

Local Plan Viability Study, December 2023

Appendix 2:

Base residential typologies

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone A - Zone 1 and Eastern Central Zone
------------	--

No Units	4
Site Area	0.045 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,853,076	£2,569,669	£2,559,567	£2,555,821	£2,495,205	£2,454,795

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£1,541,129	-£1,824,536	-£1,634,636	-£1,836,384	-£1,899,000	-£1,939,410

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£279,706	-£3,701	-£13,803	-£17,649	-£76,165	-£118,575

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,034,176	£750,769	£740,667	£736,921	£676,305	£635,895

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,926,031	£1,642,624	£1,632,522	£1,628,776	£1,568,160	£1,527,750

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone A - Kings Cross Lower
------------	----------------------------

No Units	4
Site Area	0.045 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	£2,853,076	£2,569,669	£2,559,567	£2,555,821	£2,495,205	£2,454,795

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	-£1,541,129	-£1,824,536	-£1,834,638	-£1,838,384	-£1,890,000	-£1,939,410

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	£279,706	-£3,701	-£13,803	-£17,549	-£78,195	-£118,575

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	£1,034,176	£750,769	£740,667	£736,921	£676,305	£635,895

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	£1,926,031	£1,642,624	£1,632,522	£1,628,776	£1,568,160	£1,527,750

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone A - Kings Cross Higher
------------	-----------------------------

No Units	4
Site Area	0.045 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£3,233,045	£2,943,564	£2,933,461	£2,929,715	£2,869,099	£2,826,688

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	-£1,161,160	-£1,450,641	-£1,460,744	-£1,464,490	-£1,525,106	-£1,565,517

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£659,675	£370,194	£360,091	£356,345	£295,729	£255,318

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£1,414,145	£1,124,664	£1,114,561	£1,110,815	£1,050,199	£1,009,768

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£2,306,000	£2,016,519	£2,006,416	£2,002,670	£1,942,054	£1,901,643

LB Camden
Local Plan Viability Testing 2023

Rasi 1 - 4 Houses

Value Area	Zone A - Lower Central Zone
------------	-----------------------------

No Units	4
Site Area	0.045 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£3,613,014	£3,317,458	£3,307,355	£3,303,609	£3,242,993	£3,202,582

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£781,191	-£1,076,747	-£1,086,950	-£1,090,596	-£1,151,212	-£1,191,623

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,039,644	£744,088	£733,985	£730,239	£669,623	£629,212

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,794,114	£1,498,558	£1,488,455	£1,484,709	£1,424,093	£1,383,682

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,685,969	£2,390,413	£2,380,310	£2,376,564	£2,315,948	£2,275,537

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

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

No Units	4
Site Area	0.045 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£4,499,610	£4,189,877	£4,179,774	£4,176,028	£4,115,412	£4,075,001

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£105,405	-£204,328	-£214,431	-£216,177	-£278,793	-£319,204

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£1,926,240	£1,616,507	£1,606,404	£1,602,658	£1,542,042	£1,501,631

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£2,680,710	£2,370,977	£2,360,874	£2,357,128	£2,296,512	£2,256,101

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£3,572,565	£3,262,832	£3,252,729	£3,248,983	£3,188,367	£3,147,956

LB Camden
Local Plan Viability Testing 2023

Rasi 1 - 4 Houses	
-------------------	--

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

No Units	4
Site Area	0.045 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£5,006,236	£4,688,402	£4,678,299	£4,674,553	£4,613,937	£4,573,526

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£612,031	£294,197	£284,094	£280,348	£219,732	£179,321

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,432,866	£2,115,032	£2,104,929	£2,101,183	£2,040,567	£2,000,156

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£3,187,336	£2,869,502	£2,859,399	£2,855,653	£2,795,037	£2,754,626

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£4,079,191	£3,761,357	£3,751,254	£3,747,508	£3,686,892	£3,646,481

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
------------	--

No Units	6
Site Area	0.02 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,580,162	£2,218,955	£2,203,757	£2,200,866	£2,140,075	£2,079,284

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£627,162	£265,975	£250,777	£247,886	£187,095	£126,304

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,436,442	£1,075,235	£1,060,037	£1,057,146	£996,355	£935,564

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,771,762	£1,410,555	£1,395,357	£1,392,466	£1,331,675	£1,270,884

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,168,142	£1,806,935	£1,791,737	£1,788,846	£1,728,055	£1,667,264

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone A - Kings Cross Lower
------------	----------------------------

No Units	6
Site Area	0.02 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	£2,580,162	£2,218,955	£2,203,757	£2,200,866	£2,140,075	£2,079,284

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	£627,182	£265,975	£250,777	£247,886	£187,095	£126,304

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	£1,436,442	£1,075,235	£1,060,037	£1,057,146	£996,355	£935,564

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	£1,771,762	£1,410,555	£1,395,357	£1,392,466	£1,331,675	£1,270,884

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	£2,168,142	£1,806,935	£1,791,737	£1,788,846	£1,728,055	£1,667,264

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone A - Kings Cross Higher
------------	-----------------------------

No Units	6
Site Area	0.02 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	£2,984,094	£2,616,428	£2,601,230	£2,598,340	£2,537,548	£2,476,756

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	£1,031,114	£663,448	£648,250	£645,360	£584,568	£523,776

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	£1,840,374	£1,472,708	£1,457,510	£1,454,620	£1,393,628	£1,333,036

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	£2,175,694	£1,808,028	£1,792,830	£1,789,940	£1,729,148	£1,668,356

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	£2,572,074	£2,204,408	£2,189,210	£2,186,320	£2,125,528	£2,064,736

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats	
------------------	--

Value Area	Zone A - Lower Central Zone
------------	-----------------------------

No Units	6
Site Area	0.02 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£3,388,026	£3,013,902	£2,998,703	£2,995,812	£2,935,022	£2,874,230

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,435,046	£1,060,922	£1,045,723	£1,042,832	£982,042	£921,250

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,244,306	£1,870,182	£1,854,983	£1,852,092	£1,791,302	£1,730,510

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,579,626	£2,205,502	£2,190,303	£2,187,412	£2,126,622	£2,065,830

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,976,006	£2,601,882	£2,586,683	£2,583,792	£2,523,002	£2,462,210

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

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

No Units	6
Site Area	0.02 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£4,330,535	£3,941,338	£3,926,141	£3,923,250	£3,862,460	£3,801,668

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,377,555	£1,988,358	£1,973,161	£1,970,270	£1,909,480	£1,848,688

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£3,186,815	£2,797,618	£2,782,421	£2,779,530	£2,718,740	£2,657,948

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£3,522,135	£3,132,938	£3,117,741	£3,114,850	£3,054,060	£2,993,268

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£3,918,515	£3,529,318	£3,514,121	£3,511,230	£3,450,440	£3,389,648

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats	
------------------	--

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

No Units	6
Site Area	0.02 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£4,869,111	£4,471,304	£4,456,105	£4,453,215	£4,392,424	£4,331,632

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,916,131	£2,518,324	£2,503,125	£2,500,235	£2,439,444	£2,378,652

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£3,725,391	£3,327,584	£3,312,385	£3,309,495	£3,248,704	£3,187,912

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£4,080,711	£3,682,904	£3,647,705	£3,644,815	£3,584,024	£3,523,232

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£4,457,091	£4,059,284	£4,044,085	£4,041,195	£3,980,404	£3,919,612

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
------------	--

No Units	9
Site Area	0.025 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£3,822,416	£3,158,387	£3,135,589	£3,131,252	£3,040,065	£2,948,878

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£1,381,191	£1,171,162	£694,364	£690,027	£598,840	£507,653

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£2,392,766	£1,728,737	£1,705,939	£1,701,602	£1,610,415	£1,519,228

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£2,811,916	£2,147,887	£2,125,089	£2,120,752	£2,029,565	£1,938,378

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£3,307,391	£2,643,362	£2,620,564	£2,616,227	£2,525,040	£2,433,853

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone A - Kings Cross Lower
------------	----------------------------

No Units	9
Site Area	0.025 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	12%	£3,822,416	£3,158,387	£3,135,589	£3,131,252	£3,040,065	£2,948,878

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	12%	£1,381,191	£717,162	£694,364	£690,027	£598,840	£507,653

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	12%	£2,392,766	£1,728,737	£1,705,939	£1,701,602	£1,610,415	£1,519,228

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	12%	£2,811,916	£2,147,887	£2,125,089	£2,120,752	£2,029,565	£1,938,378

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	12%	£3,307,391	£2,643,362	£2,620,564	£2,616,227	£2,525,040	£2,433,853

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone A - Kings Cross Higher
------------	-----------------------------

No Units	9
Site Area	0.025 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£4,428,315	£3,754,596	£3,731,800	£3,727,461	£3,636,274	£3,545,088

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,987,090	£1,313,371	£1,290,575	£1,286,236	£1,195,049	£1,103,863

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,998,665	£2,324,946	£2,302,150	£2,297,811	£2,206,624	£2,115,438

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£3,417,815	£2,744,096	£2,721,300	£2,716,961	£2,625,774	£2,534,588

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£3,913,290	£3,239,571	£3,216,775	£3,212,436	£3,121,249	£3,030,063

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats	
------------------	--

Value Area	Zone A - Lower Central Zone
------------	-----------------------------

No Units	9
Site Area	0.025 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£5,034,213	£4,350,806	£4,328,009	£4,323,671	£4,232,484	£4,141,297

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£2,592,988	£1,909,581	£1,886,784	£1,882,446	£1,791,259	£1,700,072

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£3,694,563	£2,921,156	£2,896,359	£2,894,021	£2,802,834	£2,711,647

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£4,023,713	£3,340,306	£3,317,509	£3,313,171	£3,221,984	£3,130,797

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£4,519,188	£3,835,781	£3,812,984	£3,808,646	£3,717,459	£3,626,272

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

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

No Units	9
Site Area	0.025 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£6,447,976	£5,741,963	£5,719,166	£5,714,828	£5,623,641	£5,532,454

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£4,006,751	£3,300,738	£3,277,941	£3,273,603	£3,182,416	£3,091,229

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£5,018,326	£4,312,313	£4,289,516	£4,285,178	£4,193,991	£4,102,804

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£5,437,476	£4,731,463	£4,708,666	£4,704,328	£4,613,141	£4,521,954

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£5,932,951	£5,226,938	£5,204,141	£5,199,803	£5,108,616	£5,017,429

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats	
------------------	--

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

No Units	9
Site Area	0.025 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£7,255,841	£6,536,909	£6,514,112	£6,509,775	£6,418,588	£6,327,400

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£4,814,616	£4,095,684	£4,072,887	£4,068,550	£3,977,363	£3,886,175

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£5,826,191	£5,107,259	£5,084,462	£5,080,125	£4,988,938	£4,897,750

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£6,245,341	£5,526,409	£5,503,612	£5,499,275	£5,408,088	£5,316,900

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£6,740,816	£6,021,884	£5,999,087	£5,994,750	£5,903,563	£5,812,375

LB Camden
Local Plan Viability Testing 2023

Resi 4- 10 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
------------	--

No Units	10
Site Area	0.02 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,410,400	£3,879,157	£3,851,755	£3,846,861	£3,737,250	£3,627,640
60% LAR : 40% CIR	8%	£3,774,701	£3,466,824	£3,439,582	£3,434,717	£3,325,752	£3,216,786
60% LAR : 40% CIR	12%	£3,555,956	£3,259,814	£3,232,647	£3,227,794	£3,119,119	£3,010,444
60% LAR : 40% CIR	14%	£3,446,432	£3,156,101	£3,128,967	£3,124,122	£3,015,584	£2,907,047
60% LAR : 40% CIR	18%	£3,226,881	£2,948,261	£2,921,192	£2,916,357	£2,808,079	£2,699,801
60% LAR : 40% CIR	20%	£3,116,896	£2,844,135	£2,817,096	£2,812,266	£2,704,109	£2,595,953
60% LAR : 40% CIR	24%	£2,886,510	£2,635,471	£2,608,489	£2,603,670	£2,495,741	£2,387,613
60% LAR : 40% CIR	26%	£2,786,109	£2,530,935	£2,503,980	£2,499,165	£2,391,343	£2,283,521
60% LAR : 40% CIR	30%	£2,564,896	£2,321,458	£2,294,522	£2,289,746	£2,182,121	£2,074,497
60% LAR : 40% CIR	35%	£2,287,612	£2,058,858	£2,032,006	£2,027,209	£1,919,803	£1,812,396
60% LAR : 40% CIR	50%	£1,450,724	£1,266,100	£1,239,364	£1,234,587	£1,127,648	£1,020,710

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,434,963	£2,103,720	£2,076,319	£2,071,424	£1,961,814	£1,852,204
60% LAR : 40% CIR	8%	£1,995,265	£1,691,387	£1,664,145	£1,659,280	£1,550,316	£1,441,350
60% LAR : 40% CIR	12%	£1,780,550	£1,484,378	£1,457,210	£1,452,358	£1,343,685	£1,235,008
60% LAR : 40% CIR	14%	£1,670,996	£1,380,665	£1,353,531	£1,348,685	£1,240,148	£1,131,510
60% LAR : 40% CIR	18%	£1,451,444	£1,172,825	£1,145,756	£1,140,921	£1,032,643	£924,364
60% LAR : 40% CIR	20%	£1,341,460	£1,068,698	£1,041,659	£1,036,830	£928,673	£820,517
60% LAR : 40% CIR	24%	£1,071,073	£860,034	£833,053	£828,234	£720,305	£616,377
60% LAR : 40% CIR	26%	£1,010,673	£755,499	£728,543	£723,728	£615,907	£508,085
60% LAR : 40% CIR	30%	£789,459	£546,022	£519,116	£514,310	£406,685	£299,061
60% LAR : 40% CIR	35%	£512,175	£283,421	£256,570	£251,773	£144,367	£36,960
60% LAR : 40% CIR	50%	£-224,712	£-909,537	£-536,072	£-540,849	£-647,788	£-754,728

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,170,854	£2,839,411	£2,812,010	£2,807,115	£2,697,505	£2,587,895
60% LAR : 40% CIR	8%	£2,734,956	£2,427,078	£2,399,836	£2,394,971	£2,285,006	£2,175,941
60% LAR : 40% CIR	12%	£2,516,251	£2,220,069	£2,192,901	£2,188,049	£2,079,374	£1,970,699
60% LAR : 40% CIR	14%	£2,406,686	£2,116,356	£2,089,222	£2,084,376	£1,975,839	£1,867,301
60% LAR : 40% CIR	18%	£2,187,135	£1,908,516	£1,881,446	£1,876,612	£1,768,334	£1,660,055
60% LAR : 40% CIR	20%	£2,077,151	£1,804,389	£1,777,350	£1,772,520	£1,664,385	£1,556,268
60% LAR : 40% CIR	24%	£1,856,764	£1,595,725	£1,568,744	£1,563,925	£1,455,996	£1,348,088
60% LAR : 40% CIR	26%	£1,746,364	£1,491,190	£1,464,234	£1,459,419	£1,351,597	£1,243,776
60% LAR : 40% CIR	30%	£1,525,150	£1,281,713	£1,254,807	£1,250,001	£1,142,376	£1,034,752
60% LAR : 40% CIR	35%	£1,247,866	£1,019,112	£992,260	£987,464	£880,058	£772,651
60% LAR : 40% CIR	50%	£410,979	£228,354	£199,619	£194,841	£87,993	£-16,036

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,475,491	£3,144,248	£3,118,848	£3,113,952	£3,002,341	£2,892,731
60% LAR : 40% CIR	8%	£3,039,792	£2,731,915	£2,704,673	£2,699,807	£2,590,843	£2,481,877
60% LAR : 40% CIR	12%	£2,821,087	£2,524,905	£2,497,737	£2,492,885	£2,384,210	£2,275,535
60% LAR : 40% CIR	14%	£2,711,523	£2,421,192	£2,394,058	£2,389,212	£2,280,675	£2,172,138
60% LAR : 40% CIR	18%	£2,491,972	£2,213,352	£2,186,283	£2,181,448	£2,073,170	£1,964,891
60% LAR : 40% CIR	20%	£2,381,987	£2,109,225	£2,082,187	£2,077,357	£1,969,200	£1,861,044
60% LAR : 40% CIR	24%	£2,161,601	£1,900,562	£1,873,580	£1,868,761	£1,760,832	£1,652,904
60% LAR : 40% CIR	26%	£2,051,200	£1,796,026	£1,769,071	£1,764,256	£1,656,434	£1,548,612
60% LAR : 40% CIR	30%	£1,829,987	£1,586,549	£1,559,643	£1,554,837	£1,447,212	£1,339,588
60% LAR : 40% CIR	35%	£1,552,703	£1,323,949	£1,297,097	£1,292,300	£1,184,894	£1,077,487
60% LAR : 40% CIR	50%	£715,815	£531,190	£504,455	£499,678	£392,739	£285,801

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,801,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,835,836	£3,504,583	£3,477,191	£3,472,297	£3,362,687	£3,253,076
60% LAR : 40% CIR	8%	£3,400,138	£3,092,260	£3,065,018	£3,060,153	£2,951,188	£2,842,223
60% LAR : 40% CIR	12%	£3,181,433	£2,885,251	£2,858,083	£2,853,231	£2,744,556	£2,635,881
60% LAR : 40% CIR	14%	£3,071,868	£2,781,538	£2,754,404	£2,749,558	£2,641,020	£2,532,483
60% LAR : 40% CIR	18%	£2,852,317	£2,573,688	£2,546,628	£2,541,794	£2,433,515	£2,325,237
60% LAR : 40% CIR	20%	£2,742,332	£2,469,571	£2,442,532	£2,437,702	£2,329,546	£2,221,390
60% LAR : 40% CIR	24%	£2,521,946	£2,260,907	£2,233,925	£2,229,106	£2,121,177	£2,013,249
60% LAR : 40% CIR	26%	£2,411,545	£2,156,371	£2,129,416	£2,124,601	£2,016,779	£1,908,957
60% LAR : 40% CIR	30%	£2,190,332	£1,946,895	£1,919,889	£1,915,183	£1,807,558	£1,699,993
60% LAR : 40% CIR	35%	£1,913,048	£1,684,294	£1,657,442	£1,652,645	£1,545,240	£1,437,833
60% LAR : 40% CIR	50%	£1,076,160	£891,536	£864,801	£860,023	£753,084	£646,146

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone A - Kings Cross Lower
------------	----------------------------

No Units	10
Site Area	0.02 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,210,400	£3,879,157	£3,851,755	£3,846,861	£3,737,250	£3,627,640
60% LAR : 40% CIR	8%	£3,774,701	£3,466,824	£3,430,582	£3,434,717	£3,325,752	£3,216,786
60% LAR : 40% CIR	12%	£3,555,996	£3,259,514	£3,232,647	£3,227,794	£3,119,119	£3,010,444
60% LAR : 40% CIR	14%	£3,446,432	£3,156,101	£3,128,967	£3,124,122	£3,015,584	£2,907,047
60% LAR : 40% CIR	18%	£3,226,881	£2,948,261	£2,921,192	£2,916,357	£2,808,079	£2,699,801
60% LAR : 40% CIR	20%	£3,116,896	£2,844,135	£2,817,096	£2,812,266	£2,704,109	£2,595,953
60% LAR : 40% CIR	24%	£2,896,510	£2,635,471	£2,608,489	£2,603,670	£2,495,741	£2,387,813
60% LAR : 40% CIR	26%	£2,786,109	£2,530,935	£2,503,980	£2,499,165	£2,391,343	£2,283,521
60% LAR : 40% CIR	30%	£2,564,896	£2,321,458	£2,294,552	£2,289,746	£2,182,121	£2,074,497
60% LAR : 40% CIR	35%	£2,287,612	£2,058,858	£2,032,006	£2,027,209	£1,919,803	£1,812,396
60% LAR : 40% CIR	50%	£1,450,724	£1,266,100	£1,239,364	£1,234,587	£1,127,648	£1,020,710

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,434,963	£2,103,720	£2,076,319	£2,071,424	£1,961,814	£1,852,204
60% LAR : 40% CIR	8%	£1,999,265	£1,691,387	£1,664,145	£1,659,280	£1,550,316	£1,441,350
60% LAR : 40% CIR	12%	£1,780,560	£1,484,378	£1,457,210	£1,452,358	£1,343,083	£1,233,068
60% LAR : 40% CIR	14%	£1,670,996	£1,380,665	£1,353,531	£1,348,685	£1,240,148	£1,131,610
60% LAR : 40% CIR	18%	£1,451,444	£1,172,825	£1,145,756	£1,140,921	£1,032,643	£924,364
60% LAR : 40% CIR	20%	£1,341,460	£1,068,698	£1,041,659	£1,036,830	£928,673	£820,517
60% LAR : 40% CIR	24%	£1,071,073	£860,034	£833,053	£828,234	£720,365	£612,377
60% LAR : 40% CIR	26%	£1,010,673	£755,499	£728,543	£723,725	£615,907	£508,085
60% LAR : 40% CIR	30%	£789,459	£546,022	£519,116	£514,310	£406,685	£299,061
60% LAR : 40% CIR	35%	£512,175	£283,421	£256,570	£251,773	£144,367	£36,960
60% LAR : 40% CIR	50%	£329,712	£99,337	£56,072	£50,849	£6,788	£75,728

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,170,654	£2,839,411	£2,812,010	£2,807,115	£2,697,505	£2,587,895
60% LAR : 40% CIR	8%	£2,734,956	£2,427,076	£2,399,636	£2,394,771	£2,286,083	£2,177,041
60% LAR : 40% CIR	12%	£2,516,251	£2,220,069	£2,192,901	£2,188,049	£2,079,374	£1,970,699
60% LAR : 40% CIR	14%	£2,406,686	£2,116,356	£2,089,222	£2,084,376	£1,975,839	£1,867,301
60% LAR : 40% CIR	18%	£2,187,135	£1,908,516	£1,881,446	£1,876,612	£1,768,334	£1,660,055
60% LAR : 40% CIR	20%	£2,077,151	£1,804,389	£1,777,350	£1,772,520	£1,664,364	£1,556,208
60% LAR : 40% CIR	24%	£1,856,764	£1,595,725	£1,568,744	£1,563,925	£1,455,996	£1,348,068
60% LAR : 40% CIR	26%	£1,746,364	£1,491,190	£1,464,234	£1,459,419	£1,351,597	£1,243,776
60% LAR : 40% CIR	30%	£1,525,150	£1,281,713	£1,254,807	£1,250,001	£1,142,376	£1,034,752
60% LAR : 40% CIR	35%	£1,247,866	£1,019,112	£992,260	£987,464	£880,058	£772,651
60% LAR : 40% CIR	50%	£410,979	£226,354	£199,619	£194,841	£37,993	£16,056

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,475,491	£3,144,248	£3,116,846	£3,111,952	£3,002,341	£2,892,731
60% LAR : 40% CIR	8%	£3,039,792	£2,731,915	£2,704,673	£2,699,807	£2,590,843	£2,481,777
60% LAR : 40% CIR	12%	£2,821,087	£2,524,905	£2,497,737	£2,492,885	£2,384,210	£2,275,535
60% LAR : 40% CIR	14%	£2,711,623	£2,421,192	£2,394,058	£2,389,212	£2,280,675	£2,172,138
60% LAR : 40% CIR	18%	£2,491,972	£2,213,352	£2,186,283	£2,181,448	£2,073,170	£1,964,891
60% LAR : 40% CIR	20%	£2,381,987	£2,109,225	£2,082,187	£2,077,357	£1,969,200	£1,861,044
60% LAR : 40% CIR	24%	£2,161,601	£1,900,562	£1,873,580	£1,868,761	£1,760,832	£1,652,904
60% LAR : 40% CIR	26%	£2,051,200	£1,796,026	£1,769,071	£1,764,256	£1,656,434	£1,548,612
60% LAR : 40% CIR	30%	£1,829,987	£1,586,549	£1,559,643	£1,554,837	£1,447,212	£1,339,588
60% LAR : 40% CIR	35%	£1,552,703	£1,323,849	£1,297,097	£1,292,300	£1,184,894	£1,077,487
60% LAR : 40% CIR	50%	£715,815	£531,190	£504,455	£499,678	£392,739	£285,801

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,835,836	£3,504,593	£3,477,191	£3,472,297	£3,362,687	£3,253,076
60% LAR : 40% CIR	8%	£3,400,138	£3,092,260	£3,065,018	£3,060,153	£2,951,188	£2,842,223
60% LAR : 40% CIR	12%	£3,181,433	£2,885,251	£2,858,083	£2,853,231	£2,744,556	£2,635,881
60% LAR : 40% CIR	14%	£3,071,868	£2,781,538	£2,754,404	£2,749,558	£2,641,026	£2,532,483
60% LAR : 40% CIR	18%	£2,852,317	£2,573,698	£2,546,629	£2,541,794	£2,433,515	£2,325,237
60% LAR : 40% CIR	20%	£2,742,332	£2,469,571	£2,442,532	£2,437,702	£2,329,546	£2,221,390
60% LAR : 40% CIR	24%	£2,521,946	£2,260,907	£2,233,925	£2,229,106	£2,121,177	£2,013,249
60% LAR : 40% CIR	26%	£2,411,545	£2,156,371	£2,129,416	£2,124,601	£2,016,779	£1,908,957
60% LAR : 40% CIR	30%	£2,190,332	£1,946,895	£1,919,989	£1,915,183	£1,807,558	£1,699,933
60% LAR : 40% CIR	35%	£1,913,048	£1,684,294	£1,657,442	£1,652,645	£1,545,240	£1,437,833
60% LAR : 40% CIR	50%	£1,076,160	£891,536	£864,801	£860,023	£753,084	£646,146

LB Camden
Local Plan Viability Testing 2023

Resi 4- 10 Flats	
------------------	--

Value Area	Zone A - Kings Cross Higher
------------	-----------------------------

No Units	10
Site Area	0.02 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,883,620	£4,541,613	£4,514,210	£4,509,316	£4,399,706	£4,290,096
60% LAR : 40% CIR	8%	£4,394,064	£4,076,283	£4,040,041	£4,044,176	£3,935,211	£3,826,245
60% LAR : 40% CIR	12%	£4,148,430	£3,842,776	£3,815,607	£3,810,755	£3,702,080	£3,593,405
60% LAR : 40% CIR	14%	£4,025,401	£3,725,814	£3,698,679	£3,693,833	£3,585,296	£3,476,758
60% LAR : 40% CIR	18%	£3,778,922	£3,491,475	£3,464,405	£3,459,570	£3,351,292	£3,243,014
60% LAR : 40% CIR	20%	£3,655,473	£3,374,099	£3,347,060	£3,342,230	£3,234,075	£3,125,918
60% LAR : 40% CIR	24%	£3,408,157	£3,138,938	£3,111,855	£3,107,136	£2,999,208	£2,891,279
60% LAR : 40% CIR	26%	£3,284,282	£3,021,153	£2,994,197	£2,989,383	£2,881,560	£2,773,738
60% LAR : 40% CIR	30%	£3,036,149	£2,785,178	£2,758,272	£2,753,465	£2,645,841	£2,538,216
60% LAR : 40% CIR	35%	£2,725,205	£2,489,454	£2,462,602	£2,457,805	£2,350,399	£2,242,992
60% LAR : 40% CIR	50%	£1,787,335	£1,597,327	£1,570,592	£1,565,815	£1,458,876	£1,351,938

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,108,184	£2,766,177	£2,738,774	£2,733,879	£2,624,269	£2,514,660
60% LAR : 40% CIR	8%	£2,618,627	£2,300,846	£2,273,605	£2,268,739	£2,159,775	£2,050,809
60% LAR : 40% CIR	12%	£2,372,994	£2,067,340	£2,040,171	£2,035,318	£1,926,343	£1,817,368
60% LAR : 40% CIR	14%	£2,249,965	£1,950,378	£1,923,243	£1,918,397	£1,809,859	£1,701,322
60% LAR : 40% CIR	18%	£2,003,486	£1,716,038	£1,688,969	£1,684,134	£1,575,856	£1,467,577
60% LAR : 40% CIR	20%	£1,880,036	£1,598,663	£1,571,624	£1,566,794	£1,458,638	£1,350,481
60% LAR : 40% CIR	24%	£1,632,720	£1,363,361	£1,336,318	£1,331,489	£1,223,771	£1,115,842
60% LAR : 40% CIR	26%	£1,508,656	£1,245,717	£1,218,760	£1,213,946	£1,106,124	£998,302
60% LAR : 40% CIR	30%	£1,260,713	£1,009,741	£982,835	£978,028	£870,404	£762,779
60% LAR : 40% CIR	35%	£949,768	£714,017	£687,166	£682,369	£574,963	£467,556
60% LAR : 40% CIR	50%	£11,898	£-178,109	£-204,844	£-209,622	£-316,561	£-423,499

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,843,875	£3,501,868	£3,474,465	£3,469,570	£3,359,960	£3,250,351
60% LAR : 40% CIR	8%	£3,354,318	£3,036,537	£3,009,295	£3,004,430	£2,894,820	£2,785,211
60% LAR : 40% CIR	12%	£3,108,685	£2,803,031	£2,775,862	£2,771,009	£2,661,399	£2,551,790
60% LAR : 40% CIR	14%	£2,985,655	£2,686,069	£2,658,934	£2,654,088	£2,544,478	£2,434,869
60% LAR : 40% CIR	18%	£2,739,177	£2,451,729	£2,424,660	£2,419,825	£2,310,215	£2,200,606
60% LAR : 40% CIR	20%	£2,615,727	£2,334,383	£2,307,315	£2,302,489	£2,192,879	£2,083,270
60% LAR : 40% CIR	24%	£2,368,411	£2,089,192	£2,072,209	£2,067,380	£1,957,770	£1,848,161
60% LAR : 40% CIR	26%	£2,244,547	£1,981,408	£1,954,451	£1,949,637	£1,840,027	£1,730,418
60% LAR : 40% CIR	30%	£1,996,404	£1,745,432	£1,718,526	£1,713,719	£1,604,109	£1,494,500
60% LAR : 40% CIR	35%	£1,685,459	£1,449,708	£1,422,856	£1,418,060	£1,308,450	£1,203,247
60% LAR : 40% CIR	50%	£747,589	£557,582	£530,846	£526,069	£419,130	£312,192

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,148,711	£3,806,704	£3,778,301	£3,774,407	£3,664,796	£3,555,187
60% LAR : 40% CIR	8%	£3,659,155	£3,341,374	£3,314,132	£3,309,267	£3,200,302	£3,091,336
60% LAR : 40% CIR	12%	£3,413,521	£3,107,867	£3,080,698	£3,075,846	£2,966,881	£2,857,915
60% LAR : 40% CIR	14%	£3,290,492	£2,990,905	£2,963,770	£2,958,924	£2,850,387	£2,741,849
60% LAR : 40% CIR	18%	£3,044,013	£2,756,366	£2,729,496	£2,724,661	£2,616,383	£2,508,105
60% LAR : 40% CIR	20%	£2,920,564	£2,639,190	£2,612,151	£2,607,321	£2,499,165	£2,391,009
60% LAR : 40% CIR	24%	£2,673,248	£2,404,028	£2,377,046	£2,372,227	£2,264,299	£2,156,370
60% LAR : 40% CIR	26%	£2,549,383	£2,286,244	£2,259,288	£2,254,474	£2,146,651	£2,038,829
60% LAR : 40% CIR	30%	£2,301,240	£2,050,269	£2,023,362	£2,018,556	£1,910,932	£1,803,306
60% LAR : 40% CIR	35%	£1,990,295	£1,734,545	£1,727,693	£1,722,896	£1,615,490	£1,508,083
60% LAR : 40% CIR	50%	£1,052,426	£862,418	£835,683	£830,905	£723,966	£617,029

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,509,056	£4,167,049	£4,139,647	£4,134,752	£4,025,142	£3,915,533
60% LAR : 40% CIR	8%	£4,019,500	£3,701,719	£3,674,477	£3,669,612	£3,560,047	£3,450,438
60% LAR : 40% CIR	12%	£3,773,867	£3,468,212	£3,441,043	£3,436,191	£3,327,516	£3,217,907
60% LAR : 40% CIR	14%	£3,650,837	£3,351,251	£3,324,115	£3,319,270	£3,210,732	£3,102,195
60% LAR : 40% CIR	18%	£3,404,358	£3,116,911	£3,089,841	£3,085,007	£2,976,729	£2,868,450
60% LAR : 40% CIR	20%	£3,280,909	£2,999,535	£2,972,496	£2,967,667	£2,859,511	£2,751,354
60% LAR : 40% CIR	24%	£3,033,593	£2,764,374	£2,737,391	£2,732,572	£2,624,644	£2,516,715
60% LAR : 40% CIR	26%	£2,909,729	£2,646,589	£2,619,633	£2,614,819	£2,506,996	£2,399,174
60% LAR : 40% CIR	30%	£2,661,586	£2,410,614	£2,383,708	£2,378,901	£2,271,277	£2,163,652
60% LAR : 40% CIR	35%	£2,350,641	£2,114,890	£2,088,038	£2,083,241	£1,975,636	£1,868,029
60% LAR : 40% CIR	50%	£1,412,771	£1,222,764	£1,196,028	£1,191,251	£1,084,312	£977,374

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone A - Lower Central Zone
------------	-----------------------------

No Units	10
Site Area	0.02 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£5,596,841	£5,204,068	£5,176,665	£5,171,771	£5,062,162	£4,952,551
60% LAR : 40% CIR	12%	£5,013,427	£4,685,742	£4,659,500	£4,653,635	£4,544,670	£4,435,704
60% LAR : 40% CIR	14%	£4,740,864	£4,425,736	£4,398,567	£4,393,715	£4,285,041	£4,176,366
60% LAR : 40% CIR	14%	£4,604,371	£4,295,526	£4,268,391	£4,263,545	£4,155,007	£4,046,470
60% LAR : 40% CIR	18%	£4,330,962	£4,034,689	£4,007,619	£4,002,784	£3,894,506	£3,786,228
60% LAR : 40% CIR	20%	£4,194,048	£3,904,063	£3,877,024	£3,872,195	£3,764,039	£3,655,862
60% LAR : 40% CIR	24%	£3,919,805	£3,642,403	£3,615,422	£3,610,603	£3,502,574	£3,394,746
60% LAR : 40% CIR	26%	£3,782,475	£3,511,370	£3,484,414	£3,479,600	£3,371,777	£3,263,955
60% LAR : 40% CIR	30%	£3,507,404	£3,248,896	£3,221,990	£3,217,184	£3,109,559	£3,001,935
60% LAR : 40% CIR	35%	£3,162,798	£2,920,050	£2,893,198	£2,888,401	£2,780,995	£2,673,588
60% LAR : 40% CIR	50%	£2,123,944	£1,928,555	£1,901,821	£1,897,042	£1,790,104	£1,683,165

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,781,404	£3,428,632	£3,401,229	£3,396,335	£3,286,725	£3,177,115
60% LAR : 40% CIR	8%	£3,237,991	£2,910,305	£2,883,064	£2,878,198	£2,769,234	£2,660,268
60% LAR : 40% CIR	12%	£2,965,426	£2,650,300	£2,623,131	£2,618,279	£2,509,605	£2,400,930
60% LAR : 40% CIR	14%	£2,828,935	£2,520,090	£2,492,954	£2,488,109	£2,379,571	£2,271,034
60% LAR : 40% CIR	18%	£2,555,526	£2,259,252	£2,232,183	£2,227,347	£2,119,070	£2,010,791
60% LAR : 40% CIR	20%	£2,418,612	£2,128,627	£2,101,598	£2,096,758	£1,988,602	£1,880,446
60% LAR : 40% CIR	24%	£2,154,365	£1,864,967	£1,838,166	£1,833,316	£1,725,237	£1,617,309
60% LAR : 40% CIR	26%	£2,007,038	£1,735,534	£1,708,977	£1,704,163	£1,596,540	£1,488,519
60% LAR : 40% CIR	30%	£1,731,968	£1,473,460	£1,446,554	£1,441,748	£1,334,123	£1,226,499
60% LAR : 40% CIR	35%	£1,387,362	£1,144,613	£1,117,762	£1,112,965	£1,005,559	£898,152
60% LAR : 40% CIR	50%	£348,508	£153,118	£126,384	£121,606	£14,668	£-82,271

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,517,095	£4,154,323	£4,136,920	£4,132,026	£4,022,416	£3,912,806
60% LAR : 40% CIR	8%	£3,973,682	£3,645,996	£3,618,754	£3,613,892	£3,504,293	£3,395,049
60% LAR : 40% CIR	12%	£3,701,119	£3,385,991	£3,358,822	£3,353,970	£3,245,296	£3,136,621
60% LAR : 40% CIR	14%	£3,564,625	£3,255,780	£3,228,645	£3,223,799	£3,115,262	£3,006,725
60% LAR : 40% CIR	18%	£3,291,217	£2,994,943	£2,967,874	£2,963,038	£2,854,761	£2,746,482
60% LAR : 40% CIR	20%	£3,154,303	£2,864,318	£2,837,279	£2,832,449	£2,724,293	£2,616,137
60% LAR : 40% CIR	24%	£2,880,059	£2,602,658	£2,575,676	£2,570,857	£2,462,628	£2,354,500
60% LAR : 40% CIR	26%	£2,742,729	£2,471,625	£2,444,668	£2,439,854	£2,332,031	£2,224,210
60% LAR : 40% CIR	30%	£2,467,659	£2,209,151	£2,182,245	£2,177,439	£2,069,814	£1,962,190
60% LAR : 40% CIR	35%	£2,123,053	£1,890,304	£1,863,452	£1,848,656	£1,741,250	£1,633,843
60% LAR : 40% CIR	50%	£1,084,199	£888,809	£862,075	£857,297	£750,359	£643,420

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,821,932	£4,469,159	£4,441,756	£4,436,892	£4,327,283	£4,217,642
60% LAR : 40% CIR	8%	£4,278,518	£3,950,833	£3,923,591	£3,918,726	£3,809,761	£3,700,795
60% LAR : 40% CIR	12%	£4,005,955	£3,690,827	£3,663,658	£3,658,806	£3,550,132	£3,441,457
60% LAR : 40% CIR	14%	£3,869,462	£3,560,617	£3,533,482	£3,528,636	£3,420,098	£3,311,561
60% LAR : 40% CIR	18%	£3,596,053	£3,299,780	£3,272,710	£3,267,875	£3,159,597	£3,051,319
60% LAR : 40% CIR	20%	£3,459,139	£3,169,154	£3,142,115	£3,137,285	£3,029,130	£2,920,913
60% LAR : 40% CIR	24%	£3,184,896	£2,907,494	£2,880,513	£2,875,693	£2,767,765	£2,659,837
60% LAR : 40% CIR	26%	£3,047,565	£2,776,461	£2,749,505	£2,744,691	£2,636,868	£2,529,046
60% LAR : 40% CIR	30%	£2,772,495	£2,513,987	£2,487,081	£2,482,275	£2,374,650	£2,267,026
60% LAR : 40% CIR	35%	£2,427,889	£2,185,141	£2,158,289	£2,153,492	£2,046,086	£1,938,679
60% LAR : 40% CIR	50%	£1,389,035	£1,193,646	£1,166,911	£1,162,133	£1,055,195	£948,256

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,182,277	£4,828,505	£4,802,102	£4,797,207	£4,687,598	£4,577,988
60% LAR : 40% CIR	8%	£4,638,863	£4,311,178	£4,283,936	£4,279,071	£4,170,106	£4,061,141
60% LAR : 40% CIR	12%	£4,366,300	£4,051,173	£4,024,004	£4,019,151	£3,910,478	£3,801,803
60% LAR : 40% CIR	14%	£4,229,807	£3,920,962	£3,893,827	£3,888,961	£3,780,444	£3,671,966
60% LAR : 40% CIR	18%	£3,956,359	£3,660,125	£3,633,055	£3,628,220	£3,519,943	£3,411,664
60% LAR : 40% CIR	20%	£3,819,485	£3,529,500	£3,502,461	£3,497,631	£3,389,475	£3,281,318
60% LAR : 40% CIR	24%	£3,545,241	£3,267,840	£3,240,858	£3,236,039	£3,128,110	£3,020,182
60% LAR : 40% CIR	26%	£3,407,911	£3,136,806	£3,109,850	£3,105,036	£2,997,213	£2,889,391
60% LAR : 40% CIR	30%	£3,132,840	£2,874,333	£2,847,426	£2,842,620	£2,734,995	£2,627,371
60% LAR : 40% CIR	35%	£2,788,235	£2,545,486	£2,518,634	£2,513,837	£2,406,431	£2,299,025
60% LAR : 40% CIR	50%	£1,749,381	£1,553,991	£1,527,257	£1,522,478	£1,415,541	£1,308,602

LB Camden
Local Plan Viability Testing 2023

Resi 4- 10 Flats	
------------------	--

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

No Units	10
Site Area	0.02 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,127,688	£6,749,797	£6,722,395	£6,717,501	£6,607,891	£6,498,280
60% LAR : 40% CIR	8%	£6,456,606	£6,107,813	£6,080,571	£6,075,706	£5,966,740	£5,857,776
60% LAR : 40% CIR	12%	£6,123,210	£5,765,979	£5,758,810	£5,753,957	£5,645,282	£5,536,607
60% LAR : 40% CIR	14%	£5,956,299	£5,624,853	£5,597,719	£5,592,872	£5,484,334	£5,375,797
60% LAR : 40% CIR	18%	£5,619,058	£5,302,186	£5,275,117	£5,270,282	£5,162,004	£5,053,725
60% LAR : 40% CIR	20%	£5,450,726	£5,140,647	£5,113,608	£5,108,779	£5,000,622	£4,892,466
60% LAR : 40% CIR	24%	£5,113,848	£4,817,158	£4,790,176	£4,785,357	£4,677,428	£4,569,500
60% LAR : 40% CIR	26%	£4,944,902	£4,655,210	£4,628,254	£4,623,440	£4,515,617	£4,407,795
60% LAR : 40% CIR	30%	£4,606,997	£4,330,907	£4,304,001	£4,299,195	£4,191,570	£4,083,946
60% LAR : 40% CIR	35%	£4,183,849	£3,924,774	£3,897,922	£3,893,125	£3,785,719	£3,678,313
60% LAR : 40% CIR	50%	£2,909,368	£2,701,420	£2,674,685	£2,669,907	£2,562,968	£2,456,030

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,352,252	£4,974,361	£4,946,959	£4,942,065	£4,832,454	£4,722,844
60% LAR : 40% CIR	8%	£4,683,170	£4,332,377	£4,305,135	£4,300,270	£4,191,304	£4,082,339
60% LAR : 40% CIR	12%	£4,347,773	£4,010,542	£3,983,373	£3,978,521	£3,869,846	£3,761,171
60% LAR : 40% CIR	14%	£4,179,863	£3,849,416	£3,822,282	£3,817,436	£3,708,898	£3,600,361
60% LAR : 40% CIR	18%	£3,843,621	£3,526,750	£3,499,680	£3,494,846	£3,386,567	£3,278,289
60% LAR : 40% CIR	20%	£3,675,290	£3,365,210	£3,338,171	£3,333,343	£3,225,186	£3,117,029
60% LAR : 40% CIR	24%	£3,338,212	£3,041,722	£3,014,789	£3,009,920	£2,901,891	£2,794,063
60% LAR : 40% CIR	26%	£3,169,466	£2,879,774	£2,852,817	£2,848,003	£2,740,180	£2,632,359
60% LAR : 40% CIR	30%	£2,831,561	£2,555,471	£2,528,564	£2,523,758	£2,415,133	£2,307,509
60% LAR : 40% CIR	35%	£2,408,413	£2,140,337	£2,122,486	£2,117,689	£2,010,283	£1,902,876
60% LAR : 40% CIR	50%	£1,133,932	£925,983	£899,248	£894,471	£787,532	£680,594

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,087,943	£5,710,052	£5,682,650	£5,677,756	£5,568,145	£5,458,535
60% LAR : 40% CIR	8%	£5,419,861	£5,068,068	£5,040,626	£5,035,961	£4,926,995	£4,818,030
60% LAR : 40% CIR	12%	£5,083,464	£4,746,233	£4,719,064	£4,714,212	£4,605,537	£4,496,862
60% LAR : 40% CIR	14%	£4,915,554	£4,585,107	£4,557,973	£4,553,126	£4,444,589	£4,336,052
60% LAR : 40% CIR	18%	£4,579,312	£4,262,441	£4,235,371	£4,230,537	£4,122,258	£4,013,980
60% LAR : 40% CIR	20%	£4,410,981	£4,100,901	£4,073,862	£4,069,034	£3,960,877	£3,852,720
60% LAR : 40% CIR	24%	£4,073,903	£3,777,413	£3,750,430	£3,745,611	£3,637,682	£3,529,754
60% LAR : 40% CIR	26%	£3,905,157	£3,615,465	£3,588,508	£3,583,694	£3,475,871	£3,368,050
60% LAR : 40% CIR	30%	£3,567,252	£3,291,161	£3,264,255	£3,259,449	£3,151,824	£3,044,200
60% LAR : 40% CIR	35%	£3,144,104	£2,865,028	£2,858,177	£2,853,380	£2,745,974	£2,638,567
60% LAR : 40% CIR	50%	£1,869,622	£1,661,674	£1,634,939	£1,630,162	£1,523,223	£1,416,285

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,392,779	£6,014,888	£5,987,486	£5,982,592	£5,872,982	£5,763,371
60% LAR : 40% CIR	8%	£5,723,697	£5,372,904	£5,345,662	£5,340,797	£5,231,831	£5,122,867
60% LAR : 40% CIR	12%	£5,388,301	£5,051,069	£5,023,900	£5,019,048	£4,910,373	£4,801,698
60% LAR : 40% CIR	14%	£5,220,390	£4,889,944	£4,862,810	£4,857,963	£4,749,425	£4,640,888
60% LAR : 40% CIR	18%	£4,884,149	£4,567,277	£4,540,208	£4,535,373	£4,427,096	£4,318,819
60% LAR : 40% CIR	20%	£4,715,817	£4,405,738	£4,378,669	£4,373,870	£4,265,713	£4,157,557
60% LAR : 40% CIR	24%	£4,378,739	£4,082,249	£4,055,267	£4,050,448	£3,942,519	£3,834,591
60% LAR : 40% CIR	26%	£4,209,993	£3,920,301	£3,893,345	£3,888,531	£3,780,708	£3,672,886
60% LAR : 40% CIR	30%	£3,872,088	£3,595,998	£3,569,092	£3,564,286	£3,456,661	£3,349,037
60% LAR : 40% CIR	35%	£3,448,940	£3,189,865	£3,163,013	£3,158,216	£3,050,810	£2,943,403
60% LAR : 40% CIR	50%	£2,174,459	£1,966,511	£1,939,775	£1,934,998	£1,828,059	£1,721,121

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,783,125	£6,375,234	£6,347,832	£6,342,937	£6,233,327	£6,123,717
60% LAR : 40% CIR	8%	£6,084,043	£5,733,250	£5,706,008	£5,701,142	£5,592,177	£5,483,212
60% LAR : 40% CIR	12%	£5,748,646	£5,411,415	£5,384,246	£5,379,394	£5,270,719	£5,162,044
60% LAR : 40% CIR	14%	£5,580,736	£5,250,289	£5,223,155	£5,218,308	£5,109,771	£5,001,233
60% LAR : 40% CIR	18%	£5,244,494	£4,927,623	£4,900,553	£4,895,719	£4,787,440	£4,679,162
60% LAR : 40% CIR	20%	£5,076,163	£4,766,083	£4,739,044	£4,734,215	£4,626,059	£4,517,902
60% LAR : 40% CIR	24%	£4,739,085	£4,442,595	£4,415,612	£4,410,793	£4,302,864	£4,194,936
60% LAR : 40% CIR	26%	£4,570,338	£4,280,646	£4,253,690	£4,248,876	£4,141,053	£4,033,231
60% LAR : 40% CIR	30%	£4,232,434	£3,958,343	£3,931,437	£3,926,631	£3,818,006	£3,709,382
60% LAR : 40% CIR	35%	£3,805,286	£3,550,210	£3,523,358	£3,518,562	£3,411,156	£3,303,749
60% LAR : 40% CIR	50%	£2,534,804	£2,326,856	£2,300,121	£2,295,344	£2,188,405	£2,081,467

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats	
-------------------	--

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

No Units	10
Site Area	0.02 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,025,316	£7,633,072	£7,605,669	£7,600,775	£7,491,165	£7,381,555
60% LAR : 40% CIR	8%	£7,284,423	£6,920,425	£6,893,184	£6,888,318	£6,779,353	£6,670,387
60% LAR : 40% CIR	12%	£6,913,122	£6,563,260	£6,538,091	£6,531,259	£6,422,564	£6,313,889
60% LAR : 40% CIR	14%	£6,727,259	£6,394,468	£6,357,334	£6,352,488	£6,243,951	£6,135,413
60% LAR : 40% CIR	18%	£6,355,112	£6,026,471	£5,999,401	£5,994,567	£5,886,288	£5,778,010
60% LAR : 40% CIR	20%	£6,168,829	£5,847,296	£5,820,227	£5,815,398	£5,707,241	£5,599,085
60% LAR : 40% CIR	24%	£5,795,845	£5,488,446	£5,461,464	£5,456,645	£5,348,716	£5,240,788
60% LAR : 40% CIR	26%	£5,609,146	£5,308,832	£5,281,877	£5,277,062	£5,169,240	£5,061,418
60% LAR : 40% CIR	30%	£5,235,337	£4,949,199	£4,922,293	£4,917,486	£4,809,862	£4,702,237
60% LAR : 40% CIR	35%	£4,767,307	£4,498,902	£4,472,050	£4,467,254	£4,359,848	£4,252,441
60% LAR : 40% CIR	50%	£3,358,182	£3,143,056	£3,116,322	£3,111,544	£3,004,606	£2,897,667

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,249,679	£5,857,636	£5,830,233	£5,825,339	£5,715,728	£5,606,119
60% LAR : 40% CIR	8%	£5,508,987	£5,144,988	£5,117,747	£5,112,862	£5,003,916	£4,894,951
60% LAR : 40% CIR	12%	£5,137,685	£4,787,824	£4,760,655	£4,755,802	£4,647,128	£4,538,453
60% LAR : 40% CIR	14%	£4,951,823	£4,609,032	£4,581,898	£4,577,052	£4,468,514	£4,359,977
60% LAR : 40% CIR	18%	£4,579,675	£4,251,034	£4,223,965	£4,219,130	£4,110,852	£4,002,574
60% LAR : 40% CIR	20%	£4,393,392	£4,071,830	£4,044,791	£4,039,962	£3,931,805	£3,823,648
60% LAR : 40% CIR	24%	£4,020,409	£3,713,010	£3,686,028	£3,681,209	£3,573,260	£3,465,312
60% LAR : 40% CIR	26%	£3,833,710	£3,533,396	£3,505,440	£3,501,625	£3,393,603	£3,285,582
60% LAR : 40% CIR	30%	£3,459,900	£3,173,763	£3,146,857	£3,142,050	£3,034,426	£2,926,801
60% LAR : 40% CIR	35%	£2,991,871	£2,723,466	£2,696,614	£2,691,817	£2,584,411	£2,477,004
60% LAR : 40% CIR	50%	£1,582,745	£1,367,620	£1,340,886	£1,336,107	£1,229,169	£1,122,230

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,985,570	£6,593,327	£6,565,924	£6,561,030	£6,451,419	£6,341,810
60% LAR : 40% CIR	8%	£6,244,678	£5,850,979	£5,823,438	£5,818,573	£5,709,007	£5,600,442
60% LAR : 40% CIR	12%	£5,873,376	£5,523,515	£5,496,346	£5,491,493	£5,382,919	£5,274,344
60% LAR : 40% CIR	14%	£5,687,514	£5,344,723	£5,317,589	£5,312,743	£5,204,205	£5,095,668
60% LAR : 40% CIR	18%	£5,315,366	£4,986,725	£4,959,656	£4,954,821	£4,846,543	£4,738,264
60% LAR : 40% CIR	20%	£5,129,083	£4,807,520	£4,780,481	£4,775,653	£4,667,496	£4,559,339
60% LAR : 40% CIR	24%	£4,756,100	£4,448,700	£4,421,719	£4,416,900	£4,308,971	£4,201,043
60% LAR : 40% CIR	26%	£4,569,401	£4,269,087	£4,242,131	£4,237,316	£4,129,494	£4,021,673
60% LAR : 40% CIR	30%	£4,195,591	£3,909,454	£3,882,547	£3,877,741	£3,770,116	£3,662,491
60% LAR : 40% CIR	35%	£3,727,562	£3,459,157	£3,432,305	£3,427,508	£3,320,102	£3,212,695
60% LAR : 40% CIR	50%	£2,318,436	£2,103,311	£2,076,577	£2,071,798	£1,964,860	£1,857,921

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£7,280,407	£6,888,183	£6,870,760	£6,865,895	£6,756,256	£6,646,646
60% LAR : 40% CIR	8%	£6,549,514	£6,185,516	£6,158,275	£6,153,409	£6,044,444	£5,935,478
60% LAR : 40% CIR	12%	£6,178,213	£5,828,351	£5,801,182	£5,796,330	£5,687,655	£5,578,980
60% LAR : 40% CIR	14%	£5,992,350	£5,649,559	£5,622,425	£5,617,579	£5,509,042	£5,400,504
60% LAR : 40% CIR	18%	£5,620,202	£5,291,562	£5,264,492	£5,259,658	£5,151,378	£5,043,101
60% LAR : 40% CIR	20%	£5,433,920	£5,112,357	£5,085,318	£5,080,489	£4,972,332	£4,864,176
60% LAR : 40% CIR	24%	£5,060,936	£4,753,537	£4,726,555	£4,721,736	£4,613,807	£4,505,879
60% LAR : 40% CIR	26%	£4,874,237	£4,573,923	£4,546,968	£4,542,153	£4,434,331	£4,326,509
60% LAR : 40% CIR	30%	£4,500,428	£4,214,290	£4,187,394	£4,182,577	£4,074,953	£3,967,328
60% LAR : 40% CIR	35%	£4,032,398	£3,753,993	£3,727,141	£3,722,344	£3,614,939	£3,507,532
60% LAR : 40% CIR	50%	£2,623,272	£2,408,147	£2,381,413	£2,376,634	£2,269,697	£2,162,758

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£7,680,752	£7,288,509	£7,231,106	£7,226,211	£7,116,601	£7,006,992
60% LAR : 40% CIR	8%	£6,909,559	£6,545,861	£6,518,620	£6,513,755	£6,404,789	£6,295,824
60% LAR : 40% CIR	12%	£6,538,558	£6,188,697	£6,161,528	£6,156,675	£6,048,000	£5,939,325
60% LAR : 40% CIR	14%	£6,352,695	£6,009,904	£5,982,770	£5,977,925	£5,869,387	£5,760,850
60% LAR : 40% CIR	18%	£5,980,548	£5,651,907	£5,624,838	£5,620,003	£5,511,725	£5,403,446
60% LAR : 40% CIR	20%	£5,794,265	£5,472,702	£5,445,663	£5,440,835	£5,332,678	£5,224,521
60% LAR : 40% CIR	24%	£5,421,282	£5,113,882	£5,086,900	£5,082,081	£4,974,152	£4,866,224
60% LAR : 40% CIR	26%	£5,234,583	£4,934,268	£4,907,313	£4,902,498	£4,794,676	£4,686,854
60% LAR : 40% CIR	30%	£4,860,773	£4,574,636	£4,547,729	£4,542,922	£4,435,298	£4,327,673
60% LAR : 40% CIR	35%	£4,392,743	£4,124,338	£4,097,467	£4,092,650	£3,985,284	£3,877,877
60% LAR : 40% CIR	50%	£2,983,618	£2,768,493	£2,741,758	£2,736,980	£2,630,042	£2,523,103

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
------------	--

No Units	13
Site Area	0.03 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,215,254	£4,771,003	£4,733,004	£4,726,641	£4,574,648	£4,422,656
60% LAR : 40% CIR	8%	£4,650,350	£4,237,871	£4,200,696	£4,193,770	£4,042,671	£3,891,573
60% LAR : 40% CIR	12%	£4,366,712	£3,970,137	£3,932,464	£3,926,154	£3,775,458	£3,624,763
60% LAR : 40% CIR	14%	£4,224,599	£3,835,982	£3,798,355	£3,792,054	£3,641,549	£3,491,044
60% LAR : 40% CIR	18%	£3,939,788	£3,567,095	£3,529,558	£3,523,271	£3,373,126	£3,222,980
60% LAR : 40% CIR	20%	£3,797,091	£3,432,365	£3,394,871	£3,388,591	£3,238,614	£3,088,637
60% LAR : 40% CIR	24%	£3,511,121	£3,192,337	£3,124,521	£3,118,656	£2,968,965	£2,819,334
60% LAR : 40% CIR	26%	£3,367,848	£3,027,040	£2,989,662	£2,983,401	£2,833,889	£2,684,375
60% LAR : 40% CIR	30%	£3,080,732	£2,755,884	£2,718,574	£2,712,325	£2,563,066	£2,413,078
60% LAR : 40% CIR	35%	£2,720,772	£2,415,892	£2,378,658	£2,372,421	£2,222,636	£2,071,427
60% LAR : 40% CIR	50%	£1,632,113	£1,383,939	£1,346,302	£1,339,995	£1,189,445	£1,038,893

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,676,380	£2,232,129	£2,194,130	£2,187,767	£2,035,774	£1,883,782
60% LAR : 40% CIR	8%	£2,111,476	£1,698,997	£1,661,222	£1,654,896	£1,503,797	£1,352,699
60% LAR : 40% CIR	12%	£1,827,838	£1,431,263	£1,393,590	£1,387,290	£1,236,584	£1,085,889
60% LAR : 40% CIR	14%	£1,685,725	£1,297,108	£1,259,481	£1,253,180	£1,102,675	£952,170
60% LAR : 40% CIR	18%	£1,400,914	£1,028,221	£990,684	£984,397	£834,252	£684,106
60% LAR : 40% CIR	20%	£1,258,217	£893,491	£855,997	£849,717	£699,740	£549,763
60% LAR : 40% CIR	24%	£972,247	£623,463	£586,047	£579,762	£430,121	£280,460
60% LAR : 40% CIR	26%	£828,974	£488,166	£450,788	£444,527	£286,015	£145,501
60% LAR : 40% CIR	30%	£541,858	£217,010	£179,700	£173,451	£24,212	£-125,796
60% LAR : 40% CIR	35%	£181,898	£-122,982	£-160,216	£-166,453	£-316,238	£-467,447
60% LAR : 40% CIR	50%	£-906,761	£-1,354,935	£-1,192,572	£-1,198,879	£-1,349,429	£-1,498,981

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,728,418	£3,284,167	£3,246,168	£3,239,805	£3,087,812	£2,935,820
60% LAR : 40% CIR	8%	£3,163,514	£2,751,035	£2,713,260	£2,706,934	£2,555,835	£2,404,737
60% LAR : 40% CIR	12%	£2,679,876	£2,483,301	£2,445,628	£2,439,318	£2,288,622	£2,137,927
60% LAR : 40% CIR	14%	£2,737,763	£2,349,146	£2,311,519	£2,305,218	£2,154,713	£2,004,208
60% LAR : 40% CIR	18%	£2,452,952	£2,080,259	£2,042,722	£2,036,435	£1,886,290	£1,736,144
60% LAR : 40% CIR	20%	£2,310,255	£1,945,528	£1,908,035	£1,901,755	£1,751,778	£1,601,801
60% LAR : 40% CIR	24%	£2,024,285	£1,675,501	£1,638,085	£1,631,820	£1,482,159	£1,332,498
60% LAR : 40% CIR	26%	£1,881,012	£1,540,204	£1,502,826	£1,496,565	£1,347,053	£1,197,539
60% LAR : 40% CIR	30%	£1,593,896	£1,269,048	£1,231,738	£1,225,489	£1,076,250	£926,242
60% LAR : 40% CIR	35%	£1,233,936	£929,056	£891,822	£885,585	£735,800	£584,501
60% LAR : 40% CIR	50%	£-145,277	£-406,895	£-340,534	£-346,841	£-497,391	£-647,943

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,164,334	£3,720,083	£3,682,084	£3,675,721	£3,523,728	£3,371,736
60% LAR : 40% CIR	8%	£3,599,430	£3,186,951	£3,149,176	£3,142,850	£2,991,751	£2,840,653
60% LAR : 40% CIR	12%	£3,315,792	£2,919,217	£2,881,544	£2,875,234	£2,724,538	£2,573,843
60% LAR : 40% CIR	14%	£3,173,679	£2,785,062	£2,747,435	£2,741,134	£2,590,629	£2,440,124
60% LAR : 40% CIR	18%	£2,888,868	£2,516,175	£2,478,638	£2,472,351	£2,322,206	£2,172,060
60% LAR : 40% CIR	20%	£2,746,171	£2,381,445	£2,343,851	£2,337,671	£2,187,694	£2,037,717
60% LAR : 40% CIR	24%	£2,460,201	£2,111,417	£2,074,001	£2,067,736	£1,918,075	£1,768,414
60% LAR : 40% CIR	26%	£2,316,928	£1,976,120	£1,938,742	£1,932,481	£1,782,969	£1,633,455
60% LAR : 40% CIR	30%	£2,029,812	£1,704,964	£1,667,654	£1,661,405	£1,512,166	£1,362,158
60% LAR : 40% CIR	35%	£1,669,852	£1,384,972	£1,327,738	£1,321,501	£1,171,716	£1,020,507
60% LAR : 40% CIR	50%	£581,193	£333,019	£295,382	£289,075	£138,525	£-12,027

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,801,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,679,628	£4,235,377	£4,197,378	£4,191,015	£4,039,022	£3,887,030
60% LAR : 40% CIR	8%	£4,114,724	£3,702,245	£3,664,470	£3,658,144	£3,507,045	£3,355,947
60% LAR : 40% CIR	12%	£3,831,086	£3,434,511	£3,396,838	£3,390,528	£3,239,832	£3,089,137
60% LAR : 40% CIR	14%	£3,688,973	£3,300,356	£3,262,729	£3,256,428	£3,105,923	£2,955,418
60% LAR : 40% CIR	18%	£3,404,162	£3,031,468	£2,993,932	£2,987,645	£2,837,500	£2,687,354
60% LAR : 40% CIR	20%	£3,261,465	£2,896,739	£2,859,245	£2,852,965	£2,702,988	£2,553,011
60% LAR : 40% CIR	24%	£2,975,495	£2,626,711	£2,589,295	£2,583,030	£2,433,369	£2,283,708
60% LAR : 40% CIR	26%	£2,832,222	£2,491,414	£2,454,036	£2,447,775	£2,298,263	£2,148,749
60% LAR : 40% CIR	30%	£2,545,106	£2,220,258	£2,182,948	£2,176,699	£2,027,460	£1,877,452
60% LAR : 40% CIR	35%	£2,185,146	£1,880,266	£1,843,032	£1,836,795	£1,687,010	£1,536,801
60% LAR : 40% CIR	50%	£1,096,487	£848,313	£810,676	£804,369	£653,819	£503,267

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone A - Kings Cross Lower
------------	----------------------------

No Units	13
Site Area	0.03 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£5,215,254	£4,771,003	£4,733,004	£4,726,841	£4,574,648	£4,422,656
60% LAR : 40% CIR	12%	£4,650,350	£4,237,871	£4,200,096	£4,193,770	£4,042,671	£3,891,573
60% LAR : 40% CIR	14%	£4,366,712	£3,970,137	£3,932,464	£3,926,154	£3,775,458	£3,624,763
60% LAR : 40% CIR	18%	£3,939,788	£3,567,095	£3,529,558	£3,523,271	£3,373,126	£3,222,980
60% LAR : 40% CIR	20%	£3,797,091	£3,432,365	£3,394,871	£3,388,591	£3,238,614	£3,088,637
60% LAR : 40% CIR	24%	£3,511,121	£3,162,337	£3,124,921	£3,118,656	£2,968,995	£2,819,334
60% LAR : 40% CIR	26%	£3,367,848	£3,027,040	£2,989,662	£2,983,401	£2,833,889	£2,684,375
60% LAR : 40% CIR	30%	£3,080,732	£2,755,884	£2,718,574	£2,712,325	£2,563,086	£2,413,078
60% LAR : 40% CIR	35%	£2,720,772	£2,415,892	£2,378,658	£2,372,421	£2,222,636	£2,071,427
60% LAR : 40% CIR	50%	£1,632,113	£1,383,939	£1,346,302	£1,339,995	£1,189,445	£1,038,893

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,676,380	£2,232,129	£2,194,130	£2,187,767	£2,035,774	£1,883,782
60% LAR : 40% CIR	8%	£2,111,476	£1,686,997	£1,661,222	£1,654,896	£1,503,797	£1,352,699
60% LAR : 40% CIR	12%	£1,827,836	£1,431,263	£1,393,590	£1,387,264	£1,236,165	£1,085,067
60% LAR : 40% CIR	14%	£1,685,725	£1,297,108	£1,259,481	£1,253,180	£1,102,081	£950,972
60% LAR : 40% CIR	18%	£1,400,914	£1,028,221	£990,684	£984,397	£834,252	£684,106
60% LAR : 40% CIR	20%	£1,258,217	£893,491	£855,997	£849,717	£699,740	£549,763
60% LAR : 40% CIR	24%	£972,247	£623,463	£586,047	£579,762	£430,721	£280,660
60% LAR : 40% CIR	26%	£828,574	£488,166	£450,758	£444,527	£295,015	£145,501
60% LAR : 40% CIR	30%	£541,858	£217,010	£179,700	£173,451	£24,212	£-125,796
60% LAR : 40% CIR	35%	£181,898	£-122,982	£-160,216	£-166,453	£-316,236	£-467,447
60% LAR : 40% CIR	50%	£-906,761	£-1,154,935	£-1,192,572	£-1,198,879	£-1,349,429	£-1,499,981

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,726,418	£3,284,167	£3,246,168	£3,239,805	£3,087,812	£2,935,820
60% LAR : 40% CIR	8%	£3,163,514	£2,731,035	£2,713,260	£2,706,934	£2,555,935	£2,404,937
60% LAR : 40% CIR	12%	£2,879,876	£2,483,301	£2,445,628	£2,439,318	£2,288,322	£2,137,327
60% LAR : 40% CIR	14%	£2,737,763	£2,349,146	£2,311,519	£2,305,218	£2,154,713	£2,004,208
60% LAR : 40% CIR	18%	£2,452,952	£2,080,259	£2,042,722	£2,036,435	£1,886,290	£1,736,144
60% LAR : 40% CIR	20%	£2,310,255	£1,945,529	£1,908,035	£1,901,755	£1,751,778	£1,601,801
60% LAR : 40% CIR	24%	£2,024,285	£1,675,501	£1,638,085	£1,631,820	£1,482,159	£1,332,498
60% LAR : 40% CIR	26%	£1,881,012	£1,540,204	£1,502,826	£1,496,565	£1,347,053	£1,197,539
60% LAR : 40% CIR	30%	£1,593,896	£1,269,048	£1,231,738	£1,225,489	£1,076,250	£926,242
60% LAR : 40% CIR	35%	£1,233,936	£929,056	£891,822	£885,585	£735,800	£584,591
60% LAR : 40% CIR	50%	£145,277	£-162,697	£-140,534	£-146,861	£-297,591	£-447,843

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,184,334	£3,720,083	£3,682,084	£3,675,721	£3,523,728	£3,371,736
60% LAR : 40% CIR	8%	£3,599,430	£3,186,951	£3,149,176	£3,142,850	£2,991,751	£2,840,653
60% LAR : 40% CIR	12%	£3,315,792	£2,919,217	£2,881,544	£2,875,234	£2,724,538	£2,573,843
60% LAR : 40% CIR	14%	£3,173,679	£2,785,062	£2,747,435	£2,741,134	£2,590,629	£2,440,124
60% LAR : 40% CIR	18%	£2,888,868	£2,516,175	£2,478,638	£2,472,351	£2,322,206	£2,172,060
60% LAR : 40% CIR	20%	£2,746,171	£2,381,445	£2,343,951	£2,337,671	£2,187,694	£2,037,717
60% LAR : 40% CIR	24%	£2,460,201	£2,111,417	£2,074,001	£2,067,736	£1,918,075	£1,768,414
60% LAR : 40% CIR	26%	£2,316,928	£1,976,120	£1,938,742	£1,932,481	£1,782,969	£1,633,455
60% LAR : 40% CIR	30%	£2,029,812	£1,704,964	£1,667,654	£1,661,405	£1,512,166	£1,362,158
60% LAR : 40% CIR	35%	£1,669,852	£1,364,972	£1,327,738	£1,321,501	£1,171,716	£1,021,507
60% LAR : 40% CIR	50%	£581,193	£333,019	£295,382	£289,075	£138,525	£-12,027

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,679,628	£4,235,377	£4,197,378	£4,191,015	£4,039,022	£3,887,030
60% LAR : 40% CIR	8%	£4,114,724	£3,702,245	£3,664,470	£3,658,144	£3,507,045	£3,355,947
60% LAR : 40% CIR	12%	£3,831,086	£3,434,511	£3,396,838	£3,390,528	£3,239,432	£3,088,337
60% LAR : 40% CIR	14%	£3,688,973	£3,300,356	£3,262,729	£3,256,428	£3,105,333	£2,954,241
60% LAR : 40% CIR	18%	£3,404,162	£3,031,469	£2,993,932	£2,987,645	£2,837,500	£2,687,354
60% LAR : 40% CIR	20%	£3,261,465	£2,896,739	£2,859,245	£2,852,965	£2,702,988	£2,553,011
60% LAR : 40% CIR	24%	£2,975,495	£2,626,711	£2,589,295	£2,583,030	£2,433,369	£2,283,708
60% LAR : 40% CIR	26%	£2,832,222	£2,491,414	£2,454,036	£2,447,775	£2,298,263	£2,148,749
60% LAR : 40% CIR	30%	£2,545,106	£2,220,258	£2,182,948	£2,176,699	£2,027,460	£1,877,452
60% LAR : 40% CIR	35%	£2,185,146	£1,860,266	£1,823,032	£1,816,795	£1,667,010	£1,517,002
60% LAR : 40% CIR	50%	£1,096,487	£848,313	£810,676	£804,369	£653,819	£503,267

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats	
------------------	--

Value Area	Zone A - Kings Cross Higher
------------	-----------------------------

No Units	13
Site Area	0.03 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,090,440	£5,632,195	£5,594,197	£5,587,833	£5,435,841	£5,283,848
60% LAR : 40% CIR	8%	£5,455,322	£5,030,166	£4,992,393	£4,986,067	£4,834,968	£4,683,869
60% LAR : 40% CIR	12%	£5,136,875	£4,727,587	£4,690,312	£4,684,004	£4,533,308	£4,382,612
60% LAR : 40% CIR	14%	£4,977,258	£4,576,606	£4,538,981	£4,532,679	£4,382,174	£4,231,669
60% LAR : 40% CIR	18%	£4,657,441	£4,273,272	£4,235,736	£4,229,450	£4,079,303	£3,929,157
60% LAR : 40% CIR	20%	£4,497,240	£4,121,319	£4,083,825	£4,077,545	£3,927,568	£3,777,591
60% LAR : 40% CIR	24%	£4,176,263	£3,816,843	£3,773,428	£3,773,161	£3,623,500	£3,473,840
60% LAR : 40% CIR	26%	£4,015,487	£3,664,322	£3,626,944	£3,620,684	£3,471,171	£3,321,657
60% LAR : 40% CIR	30%	£3,693,362	£3,358,718	£3,321,408	£3,315,159	£3,165,920	£3,016,681
60% LAR : 40% CIR	35%	£3,289,643	£2,975,667	£2,938,433	£2,932,196	£2,783,260	£2,634,322
60% LAR : 40% CIR	50%	£2,071,503	£1,818,542	£1,780,904	£1,774,597	£1,624,046	£1,473,496

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,551,566	£3,093,321	£3,055,323	£3,048,959	£2,896,967	£2,744,974
60% LAR : 40% CIR	8%	£2,916,648	£2,491,294	£2,453,519	£2,447,193	£2,295,094	£2,144,995
60% LAR : 40% CIR	12%	£2,599,001	£2,189,113	£2,151,438	£2,145,130	£1,994,434	£1,843,738
60% LAR : 40% CIR	14%	£2,438,384	£2,037,732	£2,000,107	£1,993,805	£1,843,300	£1,692,795
60% LAR : 40% CIR	18%	£2,118,567	£1,734,398	£1,696,862	£1,690,576	£1,540,429	£1,390,283
60% LAR : 40% CIR	20%	£1,958,366	£1,582,445	£1,544,951	£1,538,671	£1,388,694	£1,238,717
60% LAR : 40% CIR	24%	£1,637,389	£1,277,969	£1,240,554	£1,234,287	£1,084,626	£934,865
60% LAR : 40% CIR	26%	£1,476,613	£1,125,448	£1,088,070	£1,081,810	£932,267	£782,783
60% LAR : 40% CIR	30%	£1,154,488	£819,844	£782,534	£776,285	£627,046	£477,807
60% LAR : 40% CIR	35%	£750,769	£436,793	£399,550	£393,322	£244,386	£95,448
60% LAR : 40% CIR	50%	£467,971	£120,332	£75,970	£70,277	£14,828	£1,065,378

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£4,603,604	£4,145,359	£4,107,361	£4,100,997	£3,949,005	£3,797,012
60% LAR : 40% CIR	8%	£3,969,686	£3,543,332	£3,505,557	£3,499,231	£3,348,132	£3,197,033
60% LAR : 40% CIR	12%	£3,650,039	£3,241,151	£3,203,476	£3,197,168	£3,046,472	£2,895,776
60% LAR : 40% CIR	14%	£3,490,422	£3,089,770	£3,052,145	£3,045,843	£2,895,338	£2,744,833
60% LAR : 40% CIR	18%	£3,170,605	£2,786,436	£2,748,900	£2,742,614	£2,592,467	£2,442,321
60% LAR : 40% CIR	20%	£3,010,404	£2,634,483	£2,596,989	£2,590,709	£2,440,732	£2,290,755
60% LAR : 40% CIR	24%	£2,689,427	£2,330,007	£2,292,592	£2,286,325	£2,136,684	£1,987,004
60% LAR : 40% CIR	26%	£2,528,651	£2,177,486	£2,140,108	£2,133,848	£1,984,335	£1,834,821
60% LAR : 40% CIR	30%	£2,206,526	£1,871,882	£1,834,572	£1,828,323	£1,679,084	£1,529,845
60% LAR : 40% CIR	35%	£1,802,807	£1,488,831	£1,451,597	£1,445,360	£1,296,424	£1,147,486
60% LAR : 40% CIR	50%	£584,667	£331,708	£294,068	£287,761	£137,210	£15,946

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,039,830	£4,581,275	£4,543,277	£4,536,913	£4,384,921	£4,232,928
60% LAR : 40% CIR	8%	£4,404,602	£3,979,248	£3,941,473	£3,935,147	£3,784,048	£3,632,949
60% LAR : 40% CIR	12%	£4,085,955	£3,677,067	£3,639,392	£3,633,064	£3,482,388	£3,331,692
60% LAR : 40% CIR	14%	£3,926,338	£3,525,686	£3,488,061	£3,481,759	£3,331,254	£3,180,749
60% LAR : 40% CIR	18%	£3,606,821	£3,223,352	£3,184,816	£3,178,530	£3,028,383	£2,878,237
60% LAR : 40% CIR	20%	£3,446,320	£3,070,399	£3,032,905	£3,026,625	£2,876,648	£2,726,671
60% LAR : 40% CIR	24%	£3,125,343	£2,765,923	£2,728,508	£2,722,241	£2,572,580	£2,422,920
60% LAR : 40% CIR	26%	£2,964,567	£2,613,402	£2,576,024	£2,569,764	£2,420,251	£2,270,737
60% LAR : 40% CIR	30%	£2,642,442	£2,307,798	£2,270,488	£2,264,239	£2,115,000	£1,965,761
60% LAR : 40% CIR	35%	£2,238,723	£1,924,747	£1,887,513	£1,881,276	£1,732,340	£1,583,402
60% LAR : 40% CIR	50%	£1,020,583	£767,622	£729,984	£723,677	£573,126	£422,576

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,594,814	£5,096,569	£5,058,571	£5,052,207	£4,900,215	£4,748,222
60% LAR : 40% CIR	8%	£4,919,896	£4,494,542	£4,456,767	£4,450,441	£4,299,342	£4,148,243
60% LAR : 40% CIR	12%	£4,601,249	£4,192,361	£4,154,686	£4,148,378	£3,997,682	£3,846,986
60% LAR : 40% CIR	14%	£4,441,632	£4,040,980	£4,003,355	£3,997,053	£3,846,548	£3,695,043
60% LAR : 40% CIR	18%	£4,121,815	£3,737,646	£3,700,110	£3,693,824	£3,543,677	£3,393,531
60% LAR : 40% CIR	20%	£3,961,614	£3,585,693	£3,548,199	£3,541,919	£3,391,942	£3,241,965
60% LAR : 40% CIR	24%	£3,640,637	£3,261,217	£3,243,802	£3,237,535	£3,087,874	£2,938,214
60% LAR : 40% CIR	26%	£3,479,861	£3,128,696	£3,091,318	£3,085,058	£2,935,545	£2,786,031
60% LAR : 40% CIR	30%	£3,157,736	£2,823,092	£2,785,782	£2,779,533	£2,630,294	£2,481,055
60% LAR : 40% CIR	35%	£2,754,017	£2,440,041	£2,402,807	£2,396,570	£2,247,634	£2,098,696
60% LAR : 40% CIR	50%	£1,535,877	£1,282,916	£1,245,278	£1,238,971	£1,088,420	£937,870

LB Camden
Local Plan Viability Testing 2023

Rasi 5- 13 Flats	
------------------	--

Value Area	Zone A - Lower Central Zone
------------	-----------------------------

No Units	13
Site Area	0.03 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,965,627	£6,493,388	£6,455,389	£6,449,025	£6,297,033	£6,145,040
60% LAR : 40% CIR	8%	£5,260,693	£5,822,465	£5,784,690	£5,778,364	£5,627,265	£5,476,166
60% LAR : 40% CIR	12%	£5,907,040	£5,485,836	£5,448,162	£5,441,853	£5,291,197	£5,140,461
60% LAR : 40% CIR	14%	£5,729,919	£5,317,232	£5,279,606	£5,273,304	£5,122,800	£4,972,294
60% LAR : 40% CIR	18%	£5,375,094	£4,979,450	£4,941,913	£4,935,627	£4,785,481	£4,635,336
60% LAR : 40% CIR	20%	£5,197,389	£4,810,272	£4,772,779	£4,766,499	£4,616,521	£4,466,545
60% LAR : 40% CIR	24%	£4,841,404	£4,471,349	£4,433,034	£4,427,667	£4,278,007	£4,128,346
60% LAR : 40% CIR	26%	£4,663,124	£4,301,604	£4,264,226	£4,257,966	£4,108,453	£3,958,939
60% LAR : 40% CIR	30%	£4,305,993	£3,961,553	£3,924,243	£3,917,994	£3,768,754	£3,619,515
60% LAR : 40% CIR	35%	£3,858,514	£3,535,442	£3,498,208	£3,491,971	£3,343,034	£3,194,097
60% LAR : 40% CIR	50%	£2,509,097	£2,250,238	£2,213,165	£2,206,954	£2,058,648	£1,908,098

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£4,426,753	£3,954,514	£3,916,515	£3,910,151	£3,758,159	£3,606,166
60% LAR : 40% CIR	8%	£3,721,819	£3,283,591	£3,245,616	£3,239,490	£3,088,391	£2,937,292
60% LAR : 40% CIR	12%	£3,368,166	£2,946,962	£2,909,288	£2,903,979	£2,752,283	£2,601,587
60% LAR : 40% CIR	14%	£3,191,045	£2,778,358	£2,740,732	£2,734,430	£2,583,926	£2,433,420
60% LAR : 40% CIR	18%	£2,836,220	£2,440,576	£2,403,039	£2,396,753	£2,246,607	£2,096,462
60% LAR : 40% CIR	20%	£2,658,515	£2,271,398	£2,233,905	£2,227,625	£2,077,647	£1,927,671
60% LAR : 40% CIR	24%	£2,302,330	£1,932,476	£1,895,983	£1,889,793	£1,739,133	£1,588,472
60% LAR : 40% CIR	26%	£2,124,250	£1,762,730	£1,725,352	£1,719,052	£1,568,579	£1,420,005
60% LAR : 40% CIR	30%	£1,767,119	£1,422,679	£1,385,369	£1,379,120	£1,229,880	£1,080,641
60% LAR : 40% CIR	35%	£1,319,640	£966,568	£959,334	£953,097	£804,160	£655,223
60% LAR : 40% CIR	50%	£28,777	£268,636	£325,709	£331,920	£486,226	£630,778

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,478,791	£5,006,552	£4,968,553	£4,962,189	£4,810,197	£4,658,204
60% LAR : 40% CIR	8%	£4,773,857	£4,335,629	£4,297,654	£4,291,528	£4,140,429	£3,989,330
60% LAR : 40% CIR	12%	£4,420,204	£3,999,000	£3,961,326	£3,955,017	£3,804,321	£3,653,625
60% LAR : 40% CIR	14%	£4,243,083	£3,830,396	£3,792,770	£3,786,468	£3,635,964	£3,485,458
60% LAR : 40% CIR	18%	£3,888,258	£3,492,614	£3,455,077	£3,448,791	£3,298,645	£3,148,500
60% LAR : 40% CIR	20%	£3,710,553	£3,323,436	£3,285,943	£3,279,663	£3,129,863	£2,979,709
60% LAR : 40% CIR	24%	£3,354,568	£2,964,513	£2,927,098	£2,920,833	£2,771,171	£2,621,510
60% LAR : 40% CIR	26%	£3,176,288	£2,814,768	£2,777,390	£2,771,130	£2,621,617	£2,472,103
60% LAR : 40% CIR	30%	£2,819,157	£2,474,717	£2,437,407	£2,431,158	£2,281,918	£2,132,679
60% LAR : 40% CIR	35%	£2,371,678	£2,048,606	£2,011,372	£2,005,135	£1,856,198	£1,707,261
60% LAR : 40% CIR	50%	£1,022,261	£763,402	£726,329	£720,118	£571,612	£421,262

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,914,707	£5,442,468	£5,404,469	£5,398,105	£5,246,113	£5,094,120
60% LAR : 40% CIR	8%	£5,209,773	£4,771,545	£4,733,770	£4,727,444	£4,575,345	£4,423,246
60% LAR : 40% CIR	12%	£4,856,120	£4,434,916	£4,397,242	£4,390,933	£4,240,237	£4,089,541
60% LAR : 40% CIR	14%	£4,678,999	£4,266,312	£4,228,686	£4,222,384	£4,071,880	£3,921,374
60% LAR : 40% CIR	18%	£4,324,174	£3,928,530	£3,890,993	£3,884,707	£3,734,561	£3,584,416
60% LAR : 40% CIR	20%	£4,146,469	£3,759,352	£3,721,859	£3,715,579	£3,565,001	£3,414,625
60% LAR : 40% CIR	24%	£3,790,484	£3,420,429	£3,383,014	£3,376,747	£3,227,087	£3,077,426
60% LAR : 40% CIR	26%	£3,612,204	£3,250,684	£3,213,306	£3,207,046	£3,057,533	£2,908,019
60% LAR : 40% CIR	30%	£3,255,073	£2,910,633	£2,873,323	£2,867,074	£2,717,834	£2,568,595
60% LAR : 40% CIR	35%	£2,807,594	£2,484,522	£2,447,298	£2,441,051	£2,292,114	£2,143,177
60% LAR : 40% CIR	50%	£1,458,177	£1,199,318	£1,162,245	£1,156,034	£1,007,728	£857,178

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,430,001	£5,957,762	£5,919,763	£5,913,399	£5,761,407	£5,609,414
60% LAR : 40% CIR	8%	£5,725,067	£5,286,839	£5,249,064	£5,242,738	£5,091,639	£4,940,540
60% LAR : 40% CIR	12%	£5,371,414	£4,950,210	£4,912,536	£4,906,227	£4,755,531	£4,604,835
60% LAR : 40% CIR	14%	£5,194,293	£4,781,606	£4,743,980	£4,737,678	£4,587,174	£4,436,668
60% LAR : 40% CIR	18%	£4,839,468	£4,443,824	£4,406,287	£4,400,001	£4,249,855	£4,099,710
60% LAR : 40% CIR	20%	£4,661,763	£4,274,646	£4,237,153	£4,230,873	£4,080,995	£3,930,919
60% LAR : 40% CIR	24%	£4,305,778	£3,935,723	£3,898,308	£3,892,041	£3,742,381	£3,592,720
60% LAR : 40% CIR	26%	£4,127,498	£3,765,978	£3,728,600	£3,722,340	£3,572,827	£3,423,313
60% LAR : 40% CIR	30%	£3,770,367	£3,425,927	£3,388,617	£3,382,368	£3,233,128	£3,083,889
60% LAR : 40% CIR	35%	£3,322,888	£2,986,816	£2,950,582	£2,944,345	£2,805,408	£2,656,471
60% LAR : 40% CIR	50%	£1,973,471	£1,714,612	£1,677,539	£1,671,328	£1,523,022	£1,372,472

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

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

No Units	13
Site Area	0.03 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,007,729	£8,502,835	£8,464,838	£8,438,473	£8,306,481	£8,154,488
60% LAR : 40% CIR	8%	£8,139,427	£7,671,157	£7,633,382	£7,627,057	£7,475,358	£7,324,859
60% LAR : 40% CIR	12%	£7,704,089	£7,254,150	£7,216,476	£7,210,167	£7,059,471	£6,908,775
60% LAR : 40% CIR	14%	£7,486,127	£7,045,358	£7,007,731	£7,001,430	£6,850,925	£6,700,419
60% LAR : 40% CIR	18%	£7,049,617	£6,627,198	£6,589,661	£6,583,375	£6,433,229	£6,283,083
60% LAR : 40% CIR	20%	£6,831,072	£6,417,831	£6,380,337	£6,374,057	£6,224,081	£6,074,103
60% LAR : 40% CIR	24%	£6,393,402	£5,998,530	£5,961,115	£5,954,848	£5,805,189	£5,655,527
60% LAR : 40% CIR	26%	£6,174,280	£5,788,596	£5,751,218	£5,744,958	£5,595,445	£5,445,931
60% LAR : 40% CIR	30%	£5,735,465	£5,368,167	£5,330,857	£5,324,608	£5,175,368	£5,026,129
60% LAR : 40% CIR	35%	£5,185,881	£4,841,583	£4,804,349	£4,798,112	£4,649,176	£4,500,238
60% LAR : 40% CIR	50%	£3,530,148	£3,254,962	£3,217,890	£3,211,678	£3,063,390	£2,915,101

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,468,856	£5,963,961	£5,925,964	£5,919,599	£5,767,607	£5,615,614
60% LAR : 40% CIR	8%	£5,600,553	£5,132,283	£5,094,508	£5,088,183	£4,937,084	£4,785,985
60% LAR : 40% CIR	12%	£5,165,215	£4,715,276	£4,677,602	£4,671,293	£4,520,697	£4,369,901
60% LAR : 40% CIR	14%	£4,947,253	£4,506,484	£4,468,857	£4,462,556	£4,312,051	£4,161,545
60% LAR : 40% CIR	18%	£4,510,743	£4,088,324	£4,050,787	£4,044,501	£3,894,355	£3,744,209
60% LAR : 40% CIR	20%	£4,292,198	£3,878,957	£3,841,463	£3,835,183	£3,685,207	£3,535,229
60% LAR : 40% CIR	24%	£3,854,236	£3,459,696	£3,422,241	£3,415,974	£3,266,314	£3,116,653
60% LAR : 40% CIR	26%	£3,635,406	£3,249,722	£3,212,344	£3,206,064	£3,056,571	£2,907,057
60% LAR : 40% CIR	30%	£3,196,591	£2,829,293	£2,791,983	£2,785,734	£2,636,494	£2,487,255
60% LAR : 40% CIR	35%	£2,647,007	£2,302,709	£2,265,475	£2,259,238	£2,110,302	£1,961,364
60% LAR : 40% CIR	50%	£991,274	£716,088	£679,016	£672,804	£524,516	£376,227

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£7,520,893	£7,015,999	£6,978,002	£6,971,637	£6,819,545	£6,667,552
60% LAR : 40% CIR	8%	£6,652,591	£6,184,321	£6,146,546	£6,140,221	£5,989,122	£5,838,023
60% LAR : 40% CIR	12%	£6,217,253	£5,767,314	£5,729,640	£5,723,331	£5,572,635	£5,421,939
60% LAR : 40% CIR	14%	£5,999,291	£5,558,522	£5,520,895	£5,514,594	£5,364,089	£5,213,583
60% LAR : 40% CIR	18%	£5,562,781	£5,140,362	£5,102,825	£5,096,539	£4,946,393	£4,796,247
60% LAR : 40% CIR	20%	£5,344,236	£4,930,995	£4,893,501	£4,887,221	£4,737,245	£4,587,267
60% LAR : 40% CIR	24%	£4,906,556	£4,511,694	£4,474,279	£4,468,012	£4,318,352	£4,168,691
60% LAR : 40% CIR	26%	£4,687,444	£4,301,760	£4,264,382	£4,258,122	£4,108,609	£3,959,095
60% LAR : 40% CIR	30%	£4,248,629	£3,881,331	£3,844,021	£3,837,772	£3,688,532	£3,539,293
60% LAR : 40% CIR	35%	£3,699,045	£3,354,747	£3,317,513	£3,311,276	£3,162,340	£3,013,402
60% LAR : 40% CIR	50%	£2,043,312	£1,788,126	£1,731,054	£1,724,842	£1,576,354	£1,428,265

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£7,856,809	£7,451,915	£7,413,918	£7,407,553	£7,255,861	£7,103,568
60% LAR : 40% CIR	8%	£7,088,507	£6,620,237	£6,582,462	£6,576,137	£6,425,038	£6,273,939
60% LAR : 40% CIR	12%	£6,653,169	£6,203,230	£6,165,556	£6,159,247	£6,008,551	£5,857,855
60% LAR : 40% CIR	14%	£6,435,207	£5,994,438	£5,956,811	£5,950,510	£5,800,005	£5,649,499
60% LAR : 40% CIR	18%	£5,998,697	£5,576,278	£5,538,741	£5,532,465	£5,382,309	£5,232,163
60% LAR : 40% CIR	20%	£5,780,152	£5,366,911	£5,329,417	£5,323,137	£5,173,161	£5,023,185
60% LAR : 40% CIR	24%	£5,342,482	£4,947,610	£4,910,195	£4,903,928	£4,754,268	£4,604,607
60% LAR : 40% CIR	26%	£5,123,360	£4,737,676	£4,700,298	£4,694,038	£4,544,525	£4,395,011
60% LAR : 40% CIR	30%	£4,684,545	£4,317,247	£4,279,937	£4,273,688	£4,124,448	£3,975,209
60% LAR : 40% CIR	35%	£4,134,961	£3,790,683	£3,753,429	£3,747,192	£3,598,256	£3,449,318
60% LAR : 40% CIR	50%	£2,479,228	£2,204,042	£2,166,970	£2,160,758	£2,012,470	£1,864,181

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£8,472,103	£7,967,209	£7,929,212	£7,922,847	£7,770,855	£7,618,862
60% LAR : 40% CIR	8%	£7,603,801	£7,135,531	£7,097,756	£7,091,431	£6,940,332	£6,789,233
60% LAR : 40% CIR	12%	£7,168,463	£6,718,524	£6,680,850	£6,674,541	£6,523,845	£6,373,149
60% LAR : 40% CIR	14%	£6,950,501	£6,509,732	£6,472,105	£6,465,804	£6,315,299	£6,164,793
60% LAR : 40% CIR	18%	£6,513,991	£6,091,572	£6,054,035	£6,047,749	£5,897,603	£5,747,457
60% LAR : 40% CIR	20%	£6,295,446	£5,882,205	£5,844,711	£5,838,431	£5,688,455	£5,538,477
60% LAR : 40% CIR	24%	£5,857,776	£5,462,904	£5,425,489	£5,419,222	£5,269,562	£5,119,901
60% LAR : 40% CIR	26%	£5,638,654	£5,252,970	£5,215,592	£5,209,332	£5,059,819	£4,910,305
60% LAR : 40% CIR	30%	£5,199,839	£4,832,541	£4,795,231	£4,788,982	£4,639,742	£4,490,503
60% LAR : 40% CIR	35%	£4,650,255	£4,305,957	£4,268,723	£4,262,486	£4,113,550	£3,964,612
60% LAR : 40% CIR	50%	£2,994,522	£2,719,336	£2,682,264	£2,676,052	£2,527,764	£2,379,475

LB Camden
Local Plan Viability Testing 2023

Rasi 5- 13 Flats	
------------------	--

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

No Units	13
Site Area	0.03 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,174,644	£9,651,092	£9,613,093	£9,606,730	£9,454,737	£9,302,745
60% LAR : 40% CIR	8%	£9,212,989	£8,727,553	£8,689,776	£8,683,451	£8,532,353	£8,381,254
60% LAR : 40% CIR	12%	£8,730,975	£8,254,616	£8,226,542	£8,220,632	£8,069,937	£7,919,241
60% LAR : 40% CIR	14%	£8,489,674	£8,032,858	£7,995,232	£7,988,931	£7,838,426	£7,687,920
60% LAR : 40% CIR	18%	£8,006,488	£7,568,767	£7,531,231	£7,524,945	£7,374,799	£7,224,652
60% LAR : 40% CIR	20%	£7,764,604	£7,336,436	£7,296,942	£7,292,662	£7,142,686	£6,992,708
60% LAR : 40% CIR	24%	£7,280,257	£6,871,204	£6,833,789	£6,827,523	£6,677,862	£6,528,201
60% LAR : 40% CIR	26%	£7,037,798	£6,638,306	£6,600,927	£6,594,667	£6,445,154	£6,295,640
60% LAR : 40% CIR	30%	£6,552,305	£6,171,946	£6,134,637	£6,128,387	£5,979,148	£5,829,908
60% LAR : 40% CIR	35%	£5,944,376	£5,587,950	£5,550,716	£5,544,479	£5,395,542	£5,246,605
60% LAR : 40% CIR	50%	£4,113,606	£3,829,090	£3,792,018	£3,785,806	£3,637,518	£3,489,230

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,635,770	£7,112,218	£7,074,219	£7,067,856	£6,915,863	£6,763,871
60% LAR : 40% CIR	8%	£6,674,115	£6,156,679	£6,150,904	£6,144,577	£5,993,479	£5,842,380
60% LAR : 40% CIR	12%	£6,192,101	£5,725,742	£5,688,068	£5,681,756	£5,531,063	£5,380,367
60% LAR : 40% CIR	14%	£5,950,800	£5,493,984	£5,456,358	£5,450,057	£5,299,552	£5,149,046
60% LAR : 40% CIR	18%	£5,467,614	£5,029,893	£4,992,357	£4,986,071	£4,835,925	£4,685,778
60% LAR : 40% CIR	20%	£5,225,730	£4,797,562	£4,760,068	£4,753,788	£4,603,812	£4,453,834
60% LAR : 40% CIR	24%	£4,741,383	£4,332,330	£4,294,915	£4,288,649	£4,138,668	£3,988,327
60% LAR : 40% CIR	26%	£4,498,924	£4,099,432	£4,062,053	£4,055,793	£3,906,280	£3,756,766
60% LAR : 40% CIR	30%	£4,013,431	£3,633,072	£3,595,763	£3,589,513	£3,440,274	£3,291,034
60% LAR : 40% CIR	35%	£3,405,502	£3,049,076	£3,011,842	£3,005,605	£2,856,668	£2,707,311
60% LAR : 40% CIR	50%	£1,574,732	£1,290,216	£1,253,144	£1,246,932	£1,098,644	£950,356

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,687,808	£9,164,256	£9,126,257	£9,119,894	£8,967,901	£8,815,909
60% LAR : 40% CIR	8%	£7,726,153	£7,240,717	£7,202,942	£7,196,615	£7,045,517	£6,894,418
60% LAR : 40% CIR	12%	£7,244,139	£6,777,780	£6,740,106	£6,733,796	£6,583,101	£6,432,405
60% LAR : 40% CIR	14%	£7,002,838	£6,546,022	£6,508,396	£6,502,095	£6,351,590	£6,201,084
60% LAR : 40% CIR	18%	£6,519,652	£6,081,931	£6,044,395	£6,038,109	£5,887,963	£5,737,816
60% LAR : 40% CIR	20%	£6,277,765	£5,849,600	£5,812,106	£5,805,826	£5,655,850	£5,505,874
60% LAR : 40% CIR	24%	£5,793,421	£5,384,368	£5,346,863	£5,340,687	£5,191,026	£5,041,365
60% LAR : 40% CIR	26%	£5,550,962	£5,151,470	£5,114,091	£5,107,831	£4,958,318	£4,808,804
60% LAR : 40% CIR	30%	£5,065,469	£4,685,110	£4,647,801	£4,641,551	£4,492,312	£4,343,072
60% LAR : 40% CIR	35%	£4,457,540	£4,101,114	£4,063,880	£4,057,643	£3,908,706	£3,759,769
60% LAR : 40% CIR	50%	£2,626,770	£2,342,254	£2,305,182	£2,298,970	£2,150,682	£2,002,394

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,123,724	£8,600,172	£8,562,173	£8,555,810	£8,403,817	£8,251,825
60% LAR : 40% CIR	8%	£8,162,069	£7,676,633	£7,638,858	£7,632,531	£7,481,433	£7,330,334
60% LAR : 40% CIR	12%	£7,680,055	£7,213,696	£7,176,022	£7,169,712	£7,019,017	£6,868,321
60% LAR : 40% CIR	14%	£7,438,754	£6,981,939	£6,944,312	£6,938,011	£6,787,506	£6,637,000
60% LAR : 40% CIR	18%	£6,955,568	£6,517,847	£6,480,311	£6,474,025	£6,323,879	£6,173,732
60% LAR : 40% CIR	20%	£6,713,684	£6,285,516	£6,248,022	£6,241,742	£6,091,766	£5,941,788
60% LAR : 40% CIR	24%	£6,229,337	£5,820,284	£5,782,869	£5,776,603	£5,626,942	£5,477,281
60% LAR : 40% CIR	26%	£5,986,878	£5,587,386	£5,550,007	£5,543,747	£5,394,234	£5,244,720
60% LAR : 40% CIR	30%	£5,501,385	£5,121,026	£5,083,717	£5,077,467	£4,928,228	£4,778,988
60% LAR : 40% CIR	35%	£4,893,456	£4,537,030	£4,499,736	£4,493,559	£4,344,622	£4,195,685
60% LAR : 40% CIR	50%	£3,062,686	£2,778,170	£2,741,098	£2,734,886	£2,586,598	£2,438,310

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,639,018	£9,115,466	£9,077,467	£9,071,104	£8,919,111	£8,767,119
60% LAR : 40% CIR	8%	£8,677,363	£8,191,927	£8,154,152	£8,147,825	£7,996,727	£7,845,628
60% LAR : 40% CIR	12%	£8,195,349	£7,728,990	£7,691,316	£7,685,006	£7,534,311	£7,383,615
60% LAR : 40% CIR	14%	£7,954,048	£7,487,232	£7,450,606	£7,444,305	£7,293,800	£7,143,294
60% LAR : 40% CIR	18%	£7,470,862	£7,033,141	£7,000,605	£6,994,319	£6,843,814	£6,693,308
60% LAR : 40% CIR	20%	£7,228,978	£6,800,810	£6,763,316	£6,757,036	£6,607,060	£6,457,082
60% LAR : 40% CIR	24%	£6,744,631	£6,335,578	£6,298,163	£6,291,897	£6,142,236	£5,992,575
60% LAR : 40% CIR	26%	£6,502,172	£6,102,680	£6,065,301	£6,059,041	£5,909,528	£5,760,014
60% LAR : 40% CIR	30%	£6,016,679	£5,636,320	£5,599,011	£5,592,761	£5,443,522	£5,294,282
60% LAR : 40% CIR	35%	£5,408,750	£5,052,324	£5,015,090	£5,008,853	£4,859,916	£4,710,979
60% LAR : 40% CIR	50%	£3,577,980	£3,293,464	£3,256,392	£3,250,180	£3,101,892	£2,953,604

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
------------	--

No Units	15
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£6,009,865	£5,497,392	£5,453,548	£5,446,204	£5,270,828	£5,095,452
60% LAR : 40% CIR	8%	£5,358,053	£4,882,239	£4,838,653	£4,831,353	£4,657,008	£4,482,664
60% LAR : 40% CIR	12%	£5,030,778	£4,573,317	£4,529,946	£4,522,566	£4,348,686	£4,174,806
60% LAR : 40% CIR	14%	£4,866,801	£4,418,521	£4,375,106	£4,367,835	£4,194,175	£4,020,515
60% LAR : 40% CIR	18%	£4,538,174	£4,108,266	£4,064,955	£4,057,702	£3,884,456	£3,711,211
60% LAR : 40% CIR	20%	£4,373,524	£3,952,810	£3,909,547	£3,902,301	£3,729,291	£3,556,200
60% LAR : 40% CIR	24%	£4,043,558	£3,641,238	£3,598,067	£3,590,837	£3,418,151	£3,245,455
60% LAR : 40% CIR	26%	£3,878,244	£3,485,127	£3,441,998	£3,434,774	£3,262,259	£3,089,744
60% LAR : 40% CIR	30%	£3,546,955	£3,172,255	£3,129,205	£3,121,994	£2,949,794	£2,776,639
60% LAR : 40% CIR	35%	£3,131,617	£2,779,957	£2,736,994	£2,729,797	£2,556,898	£2,382,426
60% LAR : 40% CIR	50%	£1,875,400	£1,589,171	£1,545,742	£1,538,465	£1,364,753	£1,191,040

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	2348027,954	£1,835,555	£1,791,711	£1,784,366	£1,608,991	£1,433,615
60% LAR : 40% CIR	8%	£1,696,215	£1,220,402	£1,176,816	£1,169,516	£995,171	£820,827
60% LAR : 40% CIR	12%	£1,369,941	£911,479	£868,009	£860,729	£686,949	£512,969
60% LAR : 40% CIR	14%	£1,204,963	£756,684	£713,268	£705,997	£532,337	£358,678
60% LAR : 40% CIR	18%	£876,336	£446,429	£403,118	£395,864	£222,619	£49,373
60% LAR : 40% CIR	20%	£711,687	£290,972	£247,709	£240,484	£67,413	£-105,637
60% LAR : 40% CIR	24%	£381,720	£-50,869	£-171,001	£-171,001	£-238,661	£-410,372
60% LAR : 40% CIR	26%	£216,406	£-176,711	£-219,840	£-227,064	£-359,578	£-572,054
60% LAR : 40% CIR	30%	£-114,883	£-489,583	£-532,633	£-539,844	£-712,043	£-885,199
60% LAR : 40% CIR	35%	£-930,220	£-881,881	£-924,844	£-932,041	£-1,104,940	£-1,279,412
60% LAR : 40% CIR	50%	£-1,799,438	£-2,072,687	£-2,116,695	£-2,123,373	£-2,297,985	£-2,476,797

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,865,390	£3,352,917	£3,309,073	£3,301,729	£3,126,353	£2,950,977
60% LAR : 40% CIR	8%	£3,213,578	£2,737,784	£2,694,178	£2,686,878	£2,512,533	£2,338,169
60% LAR : 40% CIR	12%	£2,886,303	£2,428,842	£2,385,371	£2,378,091	£2,204,211	£2,030,331
60% LAR : 40% CIR	14%	£2,722,326	£2,274,046	£2,230,631	£2,223,360	£2,049,700	£1,876,040
60% LAR : 40% CIR	18%	£2,393,699	£1,963,791	£1,920,480	£1,913,227	£1,739,981	£1,566,736
60% LAR : 40% CIR	20%	£2,229,049	£1,808,338	£1,765,072	£1,757,826	£1,584,778	£1,411,728
60% LAR : 40% CIR	24%	£1,899,053	£1,498,763	£1,455,592	£1,448,362	£1,273,676	£1,100,990
60% LAR : 40% CIR	26%	£1,733,769	£1,340,652	£1,297,523	£1,290,299	£1,117,784	£945,269
60% LAR : 40% CIR	30%	£1,402,480	£1,027,780	£984,730	£977,519	£805,319	£632,164
60% LAR : 40% CIR	35%	£987,142	£635,462	£592,519	£585,322	£412,423	£237,951
60% LAR : 40% CIR	50%	£-68,076	£-656,394	£-668,738	£-676,016	£-879,722	£-1,063,436

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,494,115	£3,981,642	£3,937,798	£3,930,454	£3,755,078	£3,579,702
60% LAR : 40% CIR	8%	£3,842,303	£3,366,489	£3,322,903	£3,315,603	£3,141,258	£2,966,914
60% LAR : 40% CIR	12%	£3,515,028	£3,057,567	£3,014,096	£3,006,816	£2,832,936	£2,659,056
60% LAR : 40% CIR	14%	£3,351,051	£2,902,771	£2,859,356	£2,852,085	£2,678,425	£2,504,765
60% LAR : 40% CIR	18%	£3,022,424	£2,592,516	£2,549,205	£2,541,962	£2,368,706	£2,195,461
60% LAR : 40% CIR	20%	£2,857,774	£2,437,866	£2,394,797	£2,387,651	£2,213,901	£2,040,460
60% LAR : 40% CIR	24%	£2,527,808	£2,125,488	£2,082,317	£2,075,087	£1,902,401	£1,729,715
60% LAR : 40% CIR	26%	£2,362,494	£1,969,377	£1,926,248	£1,919,024	£1,746,509	£1,573,994
60% LAR : 40% CIR	30%	£2,031,205	£1,656,505	£1,613,455	£1,606,244	£1,434,044	£1,260,889
60% LAR : 40% CIR	35%	£1,615,867	£1,244,207	£1,221,244	£1,214,047	£1,041,149	£868,676
60% LAR : 40% CIR	50%	£359,650	£73,421	£29,992	£22,715	£-150,997	£-324,710

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,237,328	£4,724,855	£4,681,011	£4,673,666	£4,498,291	£4,322,915
60% LAR : 40% CIR	8%	£4,585,515	£4,109,702	£4,066,116	£4,058,816	£3,884,471	£3,710,127
60% LAR : 40% CIR	12%	£4,258,241	£3,800,779	£3,757,309	£3,750,028	£3,576,149	£3,402,269
60% LAR : 40% CIR	14%	£4,094,263	£3,645,984	£3,602,268	£3,595,297	£3,421,637	£3,247,978
60% LAR : 40% CIR	18%	£3,765,636	£3,335,129	£3,292,418	£3,285,164	£3,111,919	£2,938,674
60% LAR : 40% CIR	20%	£3,600,987	£3,180,272	£3,137,009	£3,129,764	£2,956,713	£2,783,663
60% LAR : 40% CIR	24%	£3,271,020	£2,868,701	£2,825,530	£2,818,299	£2,645,613	£2,472,928
60% LAR : 40% CIR	26%	£3,105,706	£2,712,589	£2,669,460	£2,662,236	£2,489,721	£2,317,206
60% LAR : 40% CIR	30%	£2,774,417	£2,399,717	£2,356,667	£2,349,456	£2,177,257	£2,004,101
60% LAR : 40% CIR	35%	£2,359,050	£2,007,419	£1,964,456	£1,957,259	£1,784,560	£1,609,888
60% LAR : 40% CIR	50%	£1,102,862	£816,633	£773,205	£765,927	£592,215	£418,503

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone A - Kings Cross Lower
------------	----------------------------

No Units	15
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£6,009,865	£5,497,392	£5,453,548	£5,446,204	£5,270,828	£5,095,452
60% LAR : 40% CIR	12%	£5,358,053	£4,982,239	£4,838,653	£4,831,353	£4,657,008	£4,482,664
60% LAR : 40% CIR	14%	£4,866,801	£4,418,521	£4,375,106	£4,367,835	£4,194,175	£4,020,515
60% LAR : 40% CIR	18%	£4,538,174	£4,108,266	£4,064,955	£4,057,702	£3,884,456	£3,711,211
60% LAR : 40% CIR	20%	£4,373,624	£3,952,810	£3,909,547	£3,902,301	£3,729,291	£3,556,200
60% LAR : 40% CIR	24%	£4,043,555	£3,641,238	£3,595,067	£3,590,837	£3,418,151	£3,245,465
60% LAR : 40% CIR	26%	£3,878,244	£3,485,127	£3,441,998	£3,434,774	£3,262,259	£3,089,744
60% LAR : 40% CIR	30%	£3,546,955	£3,172,255	£3,129,205	£3,121,994	£2,949,794	£2,776,639
60% LAR : 40% CIR	35%	£3,131,617	£2,779,957	£2,736,994	£2,729,797	£2,556,698	£2,382,426
60% LAR : 40% CIR	50%	£1,875,400	£1,589,171	£1,545,742	£1,538,465	£1,364,753	£1,191,040

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,348,028	£1,835,555	£1,791,711	£1,784,366	£1,608,991	£1,433,615
60% LAR : 40% CIR	8%	£1,696,215	£1,220,402	£1,176,816	£1,169,516	£995,171	£820,827
60% LAR : 40% CIR	12%	£1,368,941	£911,479	£868,059	£860,729	£686,849	£512,969
60% LAR : 40% CIR	14%	£1,204,963	£756,684	£713,268	£705,997	£532,337	£358,678
60% LAR : 40% CIR	18%	£876,336	£446,429	£403,118	£395,864	£222,619	£49,373
60% LAR : 40% CIR	20%	£711,687	£290,972	£247,709	£240,464	£67,413	£-105,837
60% LAR : 40% CIR	24%	£361,720	£68,566	£26,710	£26,001	£-243,681	£-416,372
60% LAR : 40% CIR	26%	£216,406	£-176,711	£-219,840	£-227,064	£-399,576	£-572,054
60% LAR : 40% CIR	30%	£-114,883	£-489,583	£-532,633	£-539,644	£-712,043	£-885,199
60% LAR : 40% CIR	35%	£-530,220	£-881,881	£-924,844	£-932,041	£-1,104,940	£-1,279,412
60% LAR : 40% CIR	50%	£-1,786,438	£-2,072,667	£-2,116,095	£-2,123,373	£-2,297,085	£-2,470,797

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,965,390	£3,352,917	£3,309,073	£3,301,729	£3,126,353	£2,950,977
60% LAR : 40% CIR	8%	£3,213,576	£2,737,784	£2,694,176	£2,686,876	£2,512,533	£2,338,189
60% LAR : 40% CIR	12%	£2,886,303	£2,428,842	£2,385,371	£2,378,091	£2,204,211	£2,030,331
60% LAR : 40% CIR	14%	£2,722,326	£2,274,046	£2,230,631	£2,223,360	£2,049,700	£1,876,040
60% LAR : 40% CIR	18%	£2,393,699	£1,963,791	£1,920,480	£1,913,227	£1,739,981	£1,566,736
60% LAR : 40% CIR	20%	£2,229,049	£1,808,538	£1,765,072	£1,757,826	£1,584,776	£1,411,725
60% LAR : 40% CIR	24%	£1,899,083	£1,496,763	£1,453,592	£1,446,362	£1,273,676	£1,100,590
60% LAR : 40% CIR	26%	£1,733,769	£1,340,652	£1,297,523	£1,290,299	£1,117,784	£945,269
60% LAR : 40% CIR	30%	£1,402,480	£1,027,780	£984,730	£977,519	£805,319	£632,164
60% LAR : 40% CIR	35%	£987,142	£635,482	£592,519	£585,322	£412,423	£237,951
60% LAR : 40% CIR	50%	£-69,075	£-565,994	£-598,743	£-606,010	£-778,722	£-955,455

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,494,115	£3,981,842	£3,937,798	£3,930,454	£3,755,078	£3,579,702
60% LAR : 40% CIR	8%	£3,842,303	£3,366,489	£3,322,903	£3,315,603	£3,141,258	£2,966,914
60% LAR : 40% CIR	12%	£3,515,028	£3,057,567	£3,014,096	£3,006,816	£2,832,396	£2,658,056
60% LAR : 40% CIR	14%	£3,351,051	£2,902,771	£2,859,356	£2,852,085	£2,678,425	£2,504,765
60% LAR : 40% CIR	18%	£3,022,424	£2,592,516	£2,549,205	£2,541,926	£2,368,706	£2,195,461
60% LAR : 40% CIR	20%	£2,857,774	£2,437,060	£2,393,797	£2,386,551	£2,213,901	£2,040,450
60% LAR : 40% CIR	24%	£2,527,808	£2,125,488	£2,082,317	£2,075,087	£1,902,401	£1,729,715
60% LAR : 40% CIR	26%	£2,362,494	£1,969,377	£1,926,248	£1,919,024	£1,746,509	£1,573,994
60% LAR : 40% CIR	30%	£2,031,205	£1,656,505	£1,613,455	£1,606,244	£1,434,044	£1,260,889
60% LAR : 40% CIR	35%	£1,615,867	£1,244,207	£1,221,244	£1,214,047	£1,041,148	£866,876
60% LAR : 40% CIR	50%	£359,650	£73,421	£29,962	£22,715	£-150,597	£-324,710

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,237,328	£4,724,855	£4,681,011	£4,673,666	£4,498,291	£4,322,915
60% LAR : 40% CIR	8%	£4,585,515	£4,109,702	£4,066,116	£4,058,816	£3,884,471	£3,710,127
60% LAR : 40% CIR	12%	£4,258,241	£3,800,779	£3,757,309	£3,750,028	£3,576,149	£3,402,269
60% LAR : 40% CIR	14%	£4,094,263	£3,645,984	£3,602,568	£3,595,297	£3,421,637	£3,247,978
60% LAR : 40% CIR	18%	£3,765,636	£3,335,729	£3,292,418	£3,285,164	£3,111,919	£2,938,673
60% LAR : 40% CIR	20%	£3,600,987	£3,180,272	£3,137,009	£3,129,764	£2,956,713	£2,783,663
60% LAR : 40% CIR	24%	£3,271,020	£2,868,701	£2,825,530	£2,818,299	£2,645,613	£2,472,928
60% LAR : 40% CIR	26%	£3,105,706	£2,712,589	£2,669,460	£2,662,236	£2,489,721	£2,317,206
60% LAR : 40% CIR	30%	£2,774,417	£2,399,717	£2,356,667	£2,349,456	£2,177,257	£2,004,101
60% LAR : 40% CIR	35%	£2,359,080	£2,007,419	£1,964,456	£1,957,259	£1,784,380	£1,609,888
60% LAR : 40% CIR	50%	£1,102,862	£816,633	£773,205	£765,927	£592,215	£418,503

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone A - Kings Cross Higher
------------	-----------------------------

No Units	15
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,019,696	£6,491,075	£6,447,231	£6,439,887	£6,264,512	£6,089,135
60% LAR : 40% CIR	8%	£6,287,097	£5,796,426	£5,752,842	£5,745,542	£5,571,198	£5,398,852
60% LAR : 40% CIR	12%	£5,619,429	£5,447,758	£5,404,288	£5,397,007	£5,223,127	£5,049,248
60% LAR : 40% CIR	14%	£5,735,256	£5,273,088	£5,229,674	£5,222,402	£5,048,743	£4,875,082
60% LAR : 40% CIR	18%	£5,366,234	£4,923,087	£4,879,776	£4,872,521	£4,699,276	£4,526,032
60% LAR : 40% CIR	20%	£5,181,389	£4,747,756	£4,704,484	£4,697,247	£4,524,197	£4,351,146
60% LAR : 40% CIR	24%	£4,811,030	£4,396,438	£4,353,257	£4,346,035	£4,173,351	£4,000,665
60% LAR : 40% CIR	26%	£4,625,518	£4,220,453	£4,177,324	£4,170,100	£3,997,585	£3,825,070
60% LAR : 40% CIR	30%	£4,253,836	£3,867,833	£3,824,783	£3,817,572	£3,645,373	£3,473,174
60% LAR : 40% CIR	35%	£3,786,007	£3,425,850	£3,382,888	£3,375,691	£3,203,840	£3,031,991
60% LAR : 40% CIR	50%	£2,382,461	£2,090,634	£2,047,207	£2,039,929	£1,866,216	£1,692,505

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,357,858	£2,829,237	£2,785,393	£2,778,050	£2,602,674	£2,427,298
60% LAR : 40% CIR	8%	£2,625,260	£2,134,591	£2,091,005	£2,083,704	£1,909,360	£1,735,015
60% LAR : 40% CIR	12%	£2,257,591	£1,785,920	£1,742,451	£1,735,170	£1,561,290	£1,387,410
60% LAR : 40% CIR	14%	£2,073,418	£1,611,251	£1,567,836	£1,560,564	£1,386,905	£1,213,245
60% LAR : 40% CIR	18%	£1,704,397	£1,261,250	£1,217,938	£1,210,684	£1,037,439	£864,194
60% LAR : 40% CIR	20%	£1,519,551	£1,085,918	£1,042,656	£1,035,410	£862,359	£689,309
60% LAR : 40% CIR	24%	£1,149,192	£734,601	£691,429	£684,198	£511,513	£338,827
60% LAR : 40% CIR	26%	£963,681	£558,615	£515,456	£508,262	£335,747	£163,252
60% LAR : 40% CIR	30%	£591,999	£205,996	£162,946	£155,735	£-16,485	£-188,664
60% LAR : 40% CIR	35%	£126,170	£-235,987	£-278,949	£-286,147	£-457,997	£-629,847
60% LAR : 40% CIR	50%	£-1,229,877	£-1,571,293	£-1,614,631	£-1,621,909	£-1,795,621	£-1,969,339

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,875,221	£4,346,600	£4,302,756	£4,295,412	£4,120,037	£3,944,660
60% LAR : 40% CIR	8%	£4,142,622	£3,651,953	£3,608,367	£3,601,067	£3,426,723	£3,252,377
60% LAR : 40% CIR	12%	£3,774,954	£3,303,283	£3,259,813	£3,252,532	£3,078,652	£2,904,773
60% LAR : 40% CIR	14%	£3,590,781	£3,128,613	£3,085,199	£3,077,927	£2,904,268	£2,730,607
60% LAR : 40% CIR	18%	£3,221,759	£2,778,612	£2,735,301	£2,728,046	£2,554,901	£2,381,557
60% LAR : 40% CIR	20%	£3,036,814	£2,603,281	£2,560,019	£2,552,772	£2,379,722	£2,206,871
60% LAR : 40% CIR	24%	£2,666,555	£2,251,963	£2,208,792	£2,201,560	£2,028,676	£1,856,190
60% LAR : 40% CIR	26%	£2,481,043	£2,075,978	£2,032,849	£2,025,625	£1,853,110	£1,680,595
60% LAR : 40% CIR	30%	£2,109,361	£1,723,358	£1,680,308	£1,673,097	£1,500,898	£1,328,699
60% LAR : 40% CIR	35%	£1,643,532	£1,281,375	£1,238,413	£1,231,216	£1,059,365	£887,516
60% LAR : 40% CIR	50%	£237,986	£-83,841	£-89,268	£-104,546	£-278,499	£-451,959

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,809,946	£4,975,325	£4,931,461	£4,924,137	£4,748,762	£4,573,385
60% LAR : 40% CIR	8%	£4,771,347	£4,280,678	£4,237,092	£4,229,792	£4,055,448	£3,881,102
60% LAR : 40% CIR	12%	£4,403,679	£3,932,008	£3,888,538	£3,881,257	£3,707,377	£3,533,498
60% LAR : 40% CIR	14%	£4,219,506	£3,757,338	£3,713,924	£3,706,652	£3,532,993	£3,359,332
60% LAR : 40% CIR	18%	£3,850,464	£3,407,337	£3,364,026	£3,356,772	£3,183,226	£3,010,262
60% LAR : 40% CIR	20%	£3,665,639	£3,232,066	£3,188,744	£3,181,487	£3,008,447	£2,835,396
60% LAR : 40% CIR	24%	£3,295,280	£2,880,688	£2,837,517	£2,830,285	£2,657,601	£2,484,915
60% LAR : 40% CIR	26%	£3,109,768	£2,704,703	£2,661,574	£2,654,350	£2,481,835	£2,309,320
60% LAR : 40% CIR	30%	£2,739,086	£2,352,083	£2,309,033	£2,301,822	£2,129,623	£1,957,424
60% LAR : 40% CIR	35%	£2,272,257	£1,910,100	£1,867,138	£1,859,941	£1,688,090	£1,516,241
60% LAR : 40% CIR	50%	£866,711	£574,884	£531,457	£524,179	£350,466	£176,755

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,247,158	£5,718,537	£5,674,693	£5,667,350	£5,491,974	£5,316,598
60% LAR : 40% CIR	8%	£5,514,560	£5,023,891	£4,980,305	£4,973,004	£4,798,660	£4,624,315
60% LAR : 40% CIR	12%	£5,146,891	£4,675,220	£4,631,751	£4,624,470	£4,450,590	£4,276,710
60% LAR : 40% CIR	14%	£4,962,718	£4,500,551	£4,457,136	£4,449,864	£4,276,205	£4,102,545
60% LAR : 40% CIR	18%	£4,593,697	£4,150,550	£4,107,238	£4,099,984	£3,926,739	£3,753,494
60% LAR : 40% CIR	20%	£4,408,851	£3,975,218	£3,931,956	£3,924,710	£3,751,659	£3,578,609
60% LAR : 40% CIR	24%	£4,038,492	£3,623,901	£3,580,729	£3,573,498	£3,400,813	£3,228,127
60% LAR : 40% CIR	26%	£3,852,981	£3,447,915	£3,404,786	£3,397,562	£3,225,047	£3,052,532
60% LAR : 40% CIR	30%	£3,481,299	£3,095,296	£3,052,246	£3,045,035	£2,872,835	£2,700,636
60% LAR : 40% CIR	35%	£3,015,470	£2,653,313	£2,610,351	£2,603,153	£2,431,303	£2,259,453
60% LAR : 40% CIR	50%	£1,609,923	£1,318,097	£1,274,669	£1,267,391	£1,093,679	£919,967

LB Camden
Local Plan Viability Testing 2023

Rasi 6 - 15 Flats	
-------------------	--

Value Area	Zone A - Lower Central Zone
------------	-----------------------------

No Units	15
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,029,527	£7,484,759	£7,440,915	£7,433,570	£7,258,195	£7,082,819
60% LAR : 40% CIR	8%	£7,216,141	£6,710,817	£6,667,030	£6,659,731	£6,485,366	£6,311,042
60% LAR : 40% CIR	12%	£6,808,080	£6,322,196	£6,278,729	£6,271,449	£6,097,569	£5,923,690
60% LAR : 40% CIR	14%	£6,803,710	£6,127,856	£6,084,241	£6,076,970	£5,903,310	£5,729,650
60% LAR : 40% CIR	18%	£6,194,296	£5,737,907	£5,694,596	£5,687,342	£5,514,097	£5,340,851
60% LAR : 40% CIR	20%	£5,989,253	£5,542,793	£5,499,440	£5,492,194	£5,319,144	£5,146,093
60% LAR : 40% CIR	24%	£5,578,501	£5,151,637	£5,108,486	£5,101,235	£4,928,549	£4,755,865
60% LAR : 40% CIR	26%	£5,372,793	£4,955,779	£4,912,649	£4,905,425	£4,732,910	£4,560,395
60% LAR : 40% CIR	30%	£4,960,718	£4,563,411	£4,520,361	£4,513,150	£4,340,951	£4,168,751
60% LAR : 40% CIR	35%	£4,444,397	£4,071,745	£4,028,783	£4,021,585	£3,849,735	£3,677,884
60% LAR : 40% CIR	50%	£2,887,377	£2,588,816	£2,546,041	£2,538,873	£2,367,681	£2,195,968

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,367,689	£3,822,921	£3,779,077	£3,771,733	£3,596,357	£3,420,981
60% LAR : 40% CIR	8%	£3,554,303	£3,048,779	£3,005,193	£2,997,893	£2,823,548	£2,649,204
60% LAR : 40% CIR	12%	£3,146,242	£2,660,362	£2,616,891	£2,609,611	£2,435,731	£2,261,852
60% LAR : 40% CIR	14%	£2,941,872	£2,465,819	£2,422,403	£2,415,132	£2,241,472	£2,067,813
60% LAR : 40% CIR	18%	£2,532,458	£2,076,069	£2,032,758	£2,025,505	£1,852,259	£1,679,014
60% LAR : 40% CIR	20%	£2,327,415	£1,880,865	£1,837,602	£1,830,357	£1,657,306	£1,484,256
60% LAR : 40% CIR	24%	£1,918,063	£1,489,799	£1,446,638	£1,439,399	£1,266,712	£1,094,027
60% LAR : 40% CIR	26%	£1,710,956	£1,293,941	£1,250,811	£1,243,587	£1,071,072	£898,557
60% LAR : 40% CIR	30%	£1,298,880	£901,573	£858,524	£851,312	£679,113	£506,914
60% LAR : 40% CIR	35%	£782,560	£409,907	£366,945	£359,748	£187,897	£16,047
60% LAR : 40% CIR	50%	£-774,461	£-1,073,021	£-1,118,797	£-1,122,965	£-1,294,157	£-1,467,870

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,985,052	£5,340,284	£5,295,440	£5,289,095	£5,115,720	£4,938,344
60% LAR : 40% CIR	8%	£5,071,666	£4,566,142	£4,522,555	£4,516,250	£4,340,913	£4,165,567
60% LAR : 40% CIR	12%	£4,663,605	£4,177,724	£4,134,254	£4,128,974	£3,953,094	£3,779,215
60% LAR : 40% CIR	14%	£4,459,235	£3,983,181	£3,939,766	£3,932,495	£3,758,835	£3,585,175
60% LAR : 40% CIR	18%	£4,049,821	£3,593,432	£3,550,121	£3,542,867	£3,369,622	£3,196,376
60% LAR : 40% CIR	20%	£3,844,778	£3,398,228	£3,354,985	£3,347,719	£3,174,669	£3,001,618
60% LAR : 40% CIR	24%	£3,434,026	£3,007,182	£2,963,991	£2,956,760	£2,784,074	£2,611,390
60% LAR : 40% CIR	26%	£3,228,318	£2,811,304	£2,768,174	£2,760,950	£2,588,435	£2,415,920
60% LAR : 40% CIR	30%	£2,816,243	£2,418,936	£2,375,886	£2,368,675	£2,196,476	£2,024,276
60% LAR : 40% CIR	35%	£2,299,922	£1,927,270	£1,884,308	£1,877,110	£1,705,260	£1,533,409
60% LAR : 40% CIR	50%	£742,802	£444,341	£401,568	£394,398	£223,206	£49,493

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,613,777	£5,989,809	£5,925,165	£5,917,820	£5,742,445	£5,567,069
60% LAR : 40% CIR	8%	£5,700,391	£5,194,867	£5,151,280	£5,143,981	£4,969,636	£4,795,292
60% LAR : 40% CIR	12%	£5,292,330	£4,806,449	£4,762,979	£4,755,699	£4,581,819	£4,407,940
60% LAR : 40% CIR	14%	£5,087,960	£4,611,906	£4,568,491	£4,561,220	£4,387,560	£4,213,900
60% LAR : 40% CIR	18%	£4,678,546	£4,222,157	£4,178,846	£4,171,599	£3,998,347	£3,825,101
60% LAR : 40% CIR	20%	£4,473,893	£4,026,953	£3,983,690	£3,976,444	£3,803,394	£3,630,343
60% LAR : 40% CIR	24%	£4,062,715	£3,635,887	£3,592,716	£3,585,485	£3,412,799	£3,240,115
60% LAR : 40% CIR	26%	£3,857,043	£3,440,029	£3,396,899	£3,389,675	£3,217,160	£3,044,645
60% LAR : 40% CIR	30%	£3,444,968	£3,047,661	£3,004,611	£2,997,400	£2,825,201	£2,653,001
60% LAR : 40% CIR	35%	£2,928,847	£2,555,995	£2,513,033	£2,505,835	£2,333,985	£2,162,134
60% LAR : 40% CIR	50%	£1,371,627	£1,073,066	£1,030,291	£1,023,123	£851,931	£678,218

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,286,989	£6,712,221	£6,668,377	£6,661,033	£6,486,657	£6,310,281
60% LAR : 40% CIR	8%	£6,443,603	£5,938,079	£5,894,493	£5,887,193	£5,712,848	£5,538,504
60% LAR : 40% CIR	12%	£6,035,542	£5,549,662	£5,506,191	£5,498,911	£5,325,031	£5,151,152
60% LAR : 40% CIR	14%	£5,831,172	£5,355,119	£5,311,703	£5,304,432	£5,130,772	£4,957,113
60% LAR : 40% CIR	18%	£5,421,758	£4,965,369	£4,922,058	£4,914,805	£4,741,559	£4,568,314
60% LAR : 40% CIR	20%	£5,216,715	£4,770,165	£4,726,902	£4,719,657	£4,546,696	£4,373,556
60% LAR : 40% CIR	24%	£4,805,963	£4,379,099	£4,335,928	£4,328,698	£4,156,012	£3,983,327
60% LAR : 40% CIR	26%	£4,600,256	£4,183,241	£4,140,111	£4,132,887	£3,960,372	£3,787,857
60% LAR : 40% CIR	30%	£4,188,180	£3,780,873	£3,747,624	£3,740,612	£3,568,413	£3,396,214
60% LAR : 40% CIR	35%	£3,671,860	£3,299,207	£3,256,245	£3,249,048	£3,077,197	£2,905,347
60% LAR : 40% CIR	50%	£2,114,839	£1,816,279	£1,773,503	£1,766,335	£1,595,143	£1,421,430

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats	
-------------------	--

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

No Units	15
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,385,798	£9,803,353	£9,759,509	£9,752,165	£9,576,789	£9,401,413
60% LAR : 40% CIR	8%	£3,383,911	£3,043,724	£3,000,137	£3,792,338	£3,616,493	£3,444,148
60% LAR : 40% CIR	12%	£8,881,598	£3,362,562	£8,319,092	£8,311,812	£3,137,931	£7,964,052
60% LAR : 40% CIR	14%	£8,630,104	£8,121,647	£8,078,232	£8,070,961	£7,897,301	£7,723,642
60% LAR : 40% CIR	18%	£8,126,438	£7,639,155	£7,595,843	£7,588,589	£7,415,344	£7,242,099
60% LAR : 40% CIR	20%	£7,874,270	£7,397,579	£7,354,315	£7,347,070	£7,174,819	£7,000,969
60% LAR : 40% CIR	24%	£7,369,267	£6,913,769	£6,870,598	£6,863,365	£6,690,951	£6,517,596
60% LAR : 40% CIR	26%	£7,116,434	£6,671,537	£6,628,409	£6,621,185	£6,448,670	£6,276,155
60% LAR : 40% CIR	30%	£6,610,108	£6,186,427	£6,143,378	£6,136,166	£5,963,967	£5,791,768
60% LAR : 40% CIR	35%	£5,975,974	£5,578,831	£5,535,868	£5,528,672	£5,356,621	£5,184,971
60% LAR : 40% CIR	50%	£4,065,513	£3,748,113	£3,705,338	£3,698,170	£3,527,068	£3,355,967

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,723,961	£6,141,515	£6,097,671	£6,090,328	£5,914,951	£5,739,576
60% LAR : 40% CIR	8%	£5,722,074	£5,181,896	£5,138,300	£5,131,000	£4,956,655	£4,782,310
60% LAR : 40% CIR	12%	£5,219,761	£4,700,724	£4,657,255	£4,649,974	£4,476,094	£4,302,215
60% LAR : 40% CIR	14%	£4,968,266	£4,459,809	£4,416,395	£4,409,124	£4,235,464	£4,061,804
60% LAR : 40% CIR	18%	£4,464,601	£3,977,317	£3,934,006	£3,926,752	£3,753,506	£3,580,262
60% LAR : 40% CIR	20%	£4,212,432	£3,735,741	£3,692,478	£3,685,232	£3,512,182	£3,339,132
60% LAR : 40% CIR	24%	£3,707,429	£3,251,932	£3,208,760	£3,201,529	£3,028,844	£2,856,158
60% LAR : 40% CIR	26%	£3,454,596	£3,009,700	£2,966,571	£2,959,347	£2,786,832	£2,614,317
60% LAR : 40% CIR	30%	£2,948,270	£2,524,590	£2,481,540	£2,474,329	£2,302,130	£2,129,930
60% LAR : 40% CIR	35%	£2,314,136	£1,916,994	£1,874,030	£1,866,834	£1,694,984	£1,523,133
60% LAR : 40% CIR	50%	£403,675	£86,276	£43,500	£36,332	£194,769	£36,871

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,241,323	£7,958,878	£7,815,034	£7,807,690	£7,432,314	£7,256,938
60% LAR : 40% CIR	8%	£7,239,436	£6,699,249	£6,655,662	£6,648,363	£6,474,019	£6,299,673
60% LAR : 40% CIR	12%	£6,737,123	£6,218,087	£6,174,617	£6,167,337	£5,993,456	£5,819,577
60% LAR : 40% CIR	14%	£6,485,629	£5,977,172	£5,933,757	£5,926,486	£5,752,826	£5,579,167
60% LAR : 40% CIR	18%	£5,981,963	£5,494,680	£5,451,368	£5,444,114	£5,270,869	£5,097,624
60% LAR : 40% CIR	20%	£5,729,795	£5,253,104	£5,209,840	£5,202,595	£5,029,844	£4,856,494
60% LAR : 40% CIR	24%	£5,224,792	£4,769,294	£4,726,123	£4,718,891	£4,546,206	£4,373,521
60% LAR : 40% CIR	26%	£4,971,959	£4,527,062	£4,483,934	£4,476,710	£4,304,195	£4,131,680
60% LAR : 40% CIR	30%	£4,468,633	£4,041,952	£3,998,903	£3,991,691	£3,819,492	£3,647,293
60% LAR : 40% CIR	35%	£3,831,499	£3,434,356	£3,391,393	£3,384,197	£3,212,346	£3,040,496
60% LAR : 40% CIR	50%	£1,921,038	£1,603,638	£1,560,863	£1,553,695	£1,382,893	£1,211,492

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,870,048	£8,287,603	£8,243,759	£8,236,415	£8,061,039	£7,885,663
60% LAR : 40% CIR	8%	£7,868,161	£7,327,974	£7,284,387	£7,277,088	£7,102,743	£6,928,398
60% LAR : 40% CIR	12%	£7,365,848	£6,846,812	£6,803,342	£6,796,062	£6,622,181	£6,448,302
60% LAR : 40% CIR	14%	£7,114,354	£6,605,897	£6,562,482	£6,555,211	£6,381,551	£6,207,892
60% LAR : 40% CIR	18%	£6,610,695	£6,123,405	£6,080,093	£6,072,839	£5,899,594	£5,726,349
60% LAR : 40% CIR	20%	£6,358,920	£5,881,629	£5,838,565	£5,831,320	£5,658,269	£5,485,219
60% LAR : 40% CIR	24%	£5,853,517	£5,398,019	£5,354,848	£5,347,616	£5,174,931	£5,002,246
60% LAR : 40% CIR	26%	£5,600,684	£5,155,787	£5,112,659	£5,105,435	£4,932,920	£4,760,405
60% LAR : 40% CIR	30%	£5,094,358	£4,670,677	£4,627,628	£4,620,416	£4,448,217	£4,276,018
60% LAR : 40% CIR	35%	£4,460,224	£4,083,081	£4,020,118	£4,012,922	£3,841,071	£3,669,221
60% LAR : 40% CIR	50%	£2,549,763	£2,232,363	£2,189,588	£2,182,420	£2,011,318	£1,840,217

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,613,261	£9,030,815	£8,986,971	£8,979,628	£8,804,251	£8,628,876
60% LAR : 40% CIR	8%	£8,611,374	£8,071,186	£8,027,600	£8,020,300	£7,845,955	£7,671,100
60% LAR : 40% CIR	12%	£8,109,061	£7,590,024	£7,546,555	£7,539,274	£7,365,394	£7,191,515
60% LAR : 40% CIR	14%	£7,857,566	£7,349,109	£7,305,695	£7,298,424	£7,124,764	£6,951,104
60% LAR : 40% CIR	18%	£7,353,901	£6,866,617	£6,823,306	£6,816,052	£6,642,806	£6,469,562
60% LAR : 40% CIR	20%	£7,101,732	£6,625,041	£6,581,778	£6,574,532	£6,401,482	£6,228,432
60% LAR : 40% CIR	24%	£6,596,729	£6,141,232	£6,098,060	£6,090,829	£5,918,144	£5,745,458
60% LAR : 40% CIR	26%	£6,343,896	£5,899,000	£5,855,871	£5,848,647	£5,676,132	£5,503,617
60% LAR : 40% CIR	30%	£5,837,570	£5,413,690	£5,370,840	£5,363,629	£5,191,430	£5,019,230
60% LAR : 40% CIR	35%	£5,203,436	£4,806,294	£4,763,330	£4,756,134	£4,584,284	£4,412,433
60% LAR : 40% CIR	50%	£3,292,975	£2,975,576	£2,932,800	£2,925,632	£2,754,531	£2,583,429

LB Camden
Local Plan Viability Testing 2023

Rasi 6 - 15 Flats	
-------------------	--

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

No Units	15
Site Area	0.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,732,239	£11,728,264	£11,084,420	£11,077,076	£10,901,700	£10,726,324
60% LAR : 40% CIR	8%	£10,622,637	£10,662,642	£10,019,056	£10,011,756	£9,837,411	£9,663,086
60% LAR : 40% CIR	12%	£10,066,467	£9,528,484	£9,465,013	£9,477,734	£9,303,653	£9,129,974
60% LAR : 40% CIR	14%	£9,788,042	£9,261,071	£9,217,656	£9,210,385	£9,036,724	£8,863,065
60% LAR : 40% CIR	18%	£9,230,520	£8,725,582	£8,682,271	£8,675,016	£8,501,771	£8,328,525
60% LAR : 40% CIR	20%	£8,951,423	£8,457,507	£8,414,244	£8,406,998	£8,233,948	£8,060,898
60% LAR : 40% CIR	24%	£8,392,562	£7,603,702	£7,677,530	£7,670,299	£7,697,614	£7,524,928
60% LAR : 40% CIR	26%	£8,112,800	£7,651,972	£7,608,843	£7,601,619	£7,429,104	£7,256,588
60% LAR : 40% CIR	30%	£7,552,617	£7,113,865	£7,070,815	£7,063,604	£6,891,405	£6,719,206
60% LAR : 40% CIR	35%	£6,851,160	£6,440,023	£6,397,061	£6,389,864	£6,218,013	£6,046,164
60% LAR : 40% CIR	50%	£4,736,733	£4,410,569	£4,367,794	£4,360,626	£4,189,524	£4,018,422

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,070,402	£7,466,427	£7,422,583	£7,415,238	£7,239,863	£7,064,487
60% LAR : 40% CIR	8%	£6,960,799	£6,450,804	£6,357,218	£6,349,918	£6,175,573	£6,001,228
60% LAR : 40% CIR	12%	£6,404,629	£5,866,646	£5,823,176	£5,815,896	£5,642,016	£5,468,137
60% LAR : 40% CIR	14%	£6,126,205	£5,599,234	£5,555,818	£5,548,547	£5,374,887	£5,201,228
60% LAR : 40% CIR	18%	£5,568,683	£5,063,745	£5,020,433	£5,013,179	£4,839,933	£4,666,688
60% LAR : 40% CIR	20%	£5,289,585	£4,795,670	£4,752,407	£4,745,161	£4,572,111	£4,399,060
60% LAR : 40% CIR	24%	£4,730,724	£4,258,864	£4,215,668	£4,208,461	£4,035,777	£3,863,091
60% LAR : 40% CIR	26%	£4,450,963	£3,990,135	£3,947,005	£3,939,781	£3,767,266	£3,594,751
60% LAR : 40% CIR	30%	£3,890,779	£3,452,028	£3,408,978	£3,401,767	£3,229,567	£3,057,368
60% LAR : 40% CIR	35%	£3,189,323	£2,778,186	£2,735,223	£2,728,026	£2,556,176	£2,384,326
60% LAR : 40% CIR	50%	£1,076,896	£748,732	£705,957	£698,788	£527,687	£356,584

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,587,764	£9,983,789	£9,939,945	£9,932,601	£9,757,225	£9,581,849
60% LAR : 40% CIR	8%	£9,476,162	£7,918,167	£7,874,581	£7,867,291	£7,692,936	£7,518,591
60% LAR : 40% CIR	12%	£7,921,992	£7,384,009	£7,340,538	£7,333,259	£7,159,378	£6,985,499
60% LAR : 40% CIR	14%	£7,643,567	£7,116,596	£7,073,181	£7,065,910	£6,892,249	£6,718,590
60% LAR : 40% CIR	18%	£7,086,045	£6,581,107	£6,537,796	£6,530,541	£6,357,296	£6,184,050
60% LAR : 40% CIR	20%	£6,806,948	£6,313,032	£6,269,769	£6,262,523	£6,089,473	£5,916,423
60% LAR : 40% CIR	24%	£6,248,087	£5,776,227	£5,733,065	£5,725,824	£5,553,139	£5,380,453
60% LAR : 40% CIR	26%	£5,968,325	£5,507,497	£5,464,368	£5,457,144	£5,284,629	£5,112,113
60% LAR : 40% CIR	30%	£5,408,142	£4,969,390	£4,926,340	£4,919,129	£4,746,930	£4,574,731
60% LAR : 40% CIR	35%	£4,706,685	£4,295,548	£4,252,586	£4,245,389	£4,073,538	£3,901,689
60% LAR : 40% CIR	50%	£2,894,258	£2,286,094	£2,223,319	£2,216,151	£2,045,049	£1,873,947

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,216,489	£9,612,514	£9,568,670	£9,561,326	£9,385,860	£9,210,574
60% LAR : 40% CIR	8%	£9,106,887	£8,546,892	£8,503,306	£8,496,006	£8,321,661	£8,147,316
60% LAR : 40% CIR	12%	£8,550,717	£8,012,734	£7,969,263	£7,961,984	£7,788,103	£7,614,224
60% LAR : 40% CIR	14%	£8,272,292	£7,745,321	£7,701,906	£7,694,635	£7,520,974	£7,347,315
60% LAR : 40% CIR	18%	£7,714,770	£7,209,832	£7,166,321	£7,159,066	£6,986,321	£6,812,775
60% LAR : 40% CIR	20%	£7,435,673	£6,941,767	£6,898,494	£6,891,248	£6,718,198	£6,545,149
60% LAR : 40% CIR	24%	£6,876,612	£6,404,952	£6,361,780	£6,354,549	£6,181,864	£6,009,178
60% LAR : 40% CIR	26%	£6,597,050	£6,136,222	£6,093,093	£6,085,869	£5,913,354	£5,740,838
60% LAR : 40% CIR	30%	£6,036,867	£5,598,115	£5,555,065	£5,547,854	£5,375,655	£5,203,456
60% LAR : 40% CIR	35%	£5,335,410	£4,924,373	£4,881,311	£4,874,114	£4,702,263	£4,530,414
60% LAR : 40% CIR	50%	£3,222,983	£2,894,819	£2,852,044	£2,844,876	£2,673,774	£2,502,672

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,859,702	£10,355,727	£10,311,883	£10,304,538	£10,129,163	£9,953,787
60% LAR : 40% CIR	8%	£9,850,099	£9,290,104	£9,246,518	£9,239,218	£9,064,873	£8,890,528
60% LAR : 40% CIR	12%	£9,293,929	£8,755,946	£8,712,476	£8,705,196	£8,531,316	£8,357,437
60% LAR : 40% CIR	14%	£9,015,505	£8,486,534	£8,443,118	£8,435,847	£8,261,487	£8,087,608
60% LAR : 40% CIR	18%	£8,457,963	£7,953,045	£7,909,733	£7,902,470	£7,728,233	£7,554,094
60% LAR : 40% CIR	20%	£8,178,885	£7,684,970	£7,641,707	£7,634,461	£7,461,117	£7,287,868
60% LAR : 40% CIR	24%	£7,620,024	£7,148,164	£7,104,993	£7,097,761	£6,925,077	£6,752,391
60% LAR : 40% CIR	26%	£7,340,263	£6,879,435	£6,836,305	£6,829,081	£6,656,566	£6,484,051
60% LAR : 40% CIR	30%	£6,780,079	£6,341,328	£6,298,278	£6,291,067	£6,118,867	£5,946,668
60% LAR : 40% CIR	35%	£6,078,623	£5,667,486	£5,624,523	£5,617,326	£5,445,476	£5,273,626
60% LAR : 40% CIR	50%	£3,966,196	£3,638,032	£3,595,257	£3,588,088	£3,416,987	£3,245,884

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
------------	--

No Units	18
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,532,184	£6,929,442	£6,879,739	£6,870,858	£6,672,044	£6,473,229
60% LAR : 40% CIR	8%	£6,749,948	£5,189,662	£5,140,270	£5,131,443	£5,033,797	£5,736,152
60% LAR : 40% CIR	12%	£6,357,277	£5,818,275	£5,768,995	£5,760,191	£5,583,072	£5,365,954
60% LAR : 40% CIR	14%	£6,160,558	£5,632,193	£5,582,975	£5,574,181	£5,377,312	£5,180,444
60% LAR : 40% CIR	18%	£5,766,354	£5,259,276	£5,210,176	£5,201,403	£5,005,004	£4,808,606
60% LAR : 40% CIR	20%	£5,568,872	£5,072,444	£5,023,399	£5,014,638	£4,818,458	£4,622,279
60% LAR : 40% CIR	24%	£5,173,152	£4,698,034	£4,649,094	£4,640,349	£4,444,584	£4,248,820
60% LAR : 40% CIR	26%	£4,974,915	£4,510,460	£4,461,567	£4,452,831	£4,257,260	£4,061,688
60% LAR : 40% CIR	30%	£4,577,696	£4,134,576	£4,085,776	£4,077,052	£3,881,838	£3,686,625
60% LAR : 40% CIR	35%	£4,079,780	£3,663,351	£3,614,646	£3,605,942	£3,411,126	£3,216,308
60% LAR : 40% CIR	50%	£2,576,897	£2,238,415	£2,189,183	£2,180,382	£1,983,453	£1,786,525

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,831,801	£3,229,059	£3,179,356	£3,170,475	£2,971,661	£2,772,845
60% LAR : 40% CIR	8%	£3,049,565	£2,489,298	£2,439,887	£2,431,059	£2,233,414	£2,035,769
60% LAR : 40% CIR	12%	£2,656,894	£2,117,802	£2,068,612	£2,059,807	£1,862,689	£1,665,571
60% LAR : 40% CIR	14%	£2,460,175	£1,931,810	£1,882,591	£1,873,798	£1,676,929	£1,480,060
60% LAR : 40% CIR	18%	£2,065,971	£1,558,893	£1,509,792	£1,501,020	£1,304,621	£1,108,223
60% LAR : 40% CIR	20%	£1,868,489	£1,372,061	£1,323,016	£1,314,252	£1,118,075	£921,896
60% LAR : 40% CIR	24%	£1,472,769	£997,651	£948,710	£939,966	£744,201	£548,436
60% LAR : 40% CIR	26%	£1,274,532	£810,077	£761,184	£752,447	£556,677	£361,305
60% LAR : 40% CIR	30%	£877,313	£434,193	£385,389	£376,669	£181,455	£-13,758
60% LAR : 40% CIR	35%	£379,397	£-37,032	£-85,737	£-84,441	£-289,257	£-484,075
60% LAR : 40% CIR	50%	£-1,123,487	£-461,968	£-511,289	£-520,091	£-716,939	£-913,658

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,365,135	£4,762,394	£4,712,691	£4,703,810	£4,504,995	£4,306,180
60% LAR : 40% CIR	8%	£4,582,900	£4,022,633	£3,973,222	£3,964,394	£3,765,748	£3,567,102
60% LAR : 40% CIR	12%	£4,190,229	£3,651,226	£3,601,946	£3,593,142	£3,394,024	£3,195,905
60% LAR : 40% CIR	14%	£3,993,509	£3,465,144	£3,415,926	£3,407,133	£3,207,914	£3,009,795
60% LAR : 40% CIR	18%	£3,599,306	£3,092,227	£3,043,127	£3,034,355	£2,835,956	£2,637,557
60% LAR : 40% CIR	20%	£3,401,823	£2,905,395	£2,856,350	£2,847,587	£2,649,110	£2,450,633
60% LAR : 40% CIR	24%	£3,006,104	£2,530,886	£2,482,045	£2,473,300	£2,274,536	£2,075,771
60% LAR : 40% CIR	26%	£2,807,867	£2,343,412	£2,294,519	£2,285,782	£2,090,211	£1,891,640
60% LAR : 40% CIR	30%	£2,410,647	£1,967,527	£1,918,723	£1,910,003	£1,714,790	£1,519,577
60% LAR : 40% CIR	35%	£1,912,732	£1,496,303	£1,447,598	£1,438,894	£1,244,077	£1,049,260
60% LAR : 40% CIR	50%	£409,848	£71,367	£22,135	£13,334	£-163,656	£-366,528

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£6,000,478	£5,397,737	£5,348,034	£5,339,153	£5,140,338	£4,941,523
60% LAR : 40% CIR	8%	£5,218,243	£4,657,976	£4,608,565	£4,599,737	£4,400,922	£4,202,447
60% LAR : 40% CIR	12%	£4,825,572	£4,286,570	£4,237,289	£4,228,485	£4,031,367	£3,834,249
60% LAR : 40% CIR	14%	£4,628,853	£4,100,488	£4,051,269	£4,042,476	£3,845,607	£3,648,738
60% LAR : 40% CIR	18%	£4,234,649	£3,727,571	£3,678,470	£3,669,698	£3,473,299	£3,276,900
60% LAR : 40% CIR	20%	£4,037,166	£3,540,738	£3,491,694	£3,482,930	£3,286,753	£3,090,574
60% LAR : 40% CIR	24%	£3,641,447	£3,166,329	£3,117,388	£3,108,644	£2,912,879	£2,717,114
60% LAR : 40% CIR	26%	£3,443,210	£2,978,755	£2,929,862	£2,921,125	£2,725,555	£2,529,983
60% LAR : 40% CIR	30%	£3,045,991	£2,602,871	£2,554,066	£2,545,347	£2,350,133	£2,154,920
60% LAR : 40% CIR	35%	£2,548,075	£2,131,946	£2,083,941	£2,074,237	£1,879,429	£1,684,603
60% LAR : 40% CIR	50%	£1,045,191	£706,710	£657,478	£648,677	£451,748	£254,820

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,801,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£6,751,514	£6,148,773	£6,099,070	£6,090,189	£5,891,374	£5,692,559
60% LAR : 40% CIR	8%	£5,969,279	£5,409,012	£5,359,601	£5,350,720	£5,151,905	£4,953,090
60% LAR : 40% CIR	12%	£5,576,608	£5,037,605	£4,988,325	£4,979,521	£4,780,706	£4,581,891
60% LAR : 40% CIR	14%	£5,379,888	£4,851,523	£4,802,305	£4,793,512	£4,594,697	£4,395,882
60% LAR : 40% CIR	18%	£4,985,685	£4,478,606	£4,429,506	£4,420,733	£4,221,918	£4,023,103
60% LAR : 40% CIR	20%	£4,788,202	£4,291,774	£4,242,729	£4,233,966	£4,035,789	£3,837,004
60% LAR : 40% CIR	24%	£4,392,483	£3,917,365	£3,868,424	£3,859,679	£3,661,915	£3,464,150
60% LAR : 40% CIR	26%	£4,194,246	£3,729,791	£3,680,898	£3,672,161	£3,474,590	£3,276,825
60% LAR : 40% CIR	30%	£3,797,026	£3,353,906	£3,305,102	£3,296,382	£3,101,169	£2,905,954
60% LAR : 40% CIR	35%	£3,299,110	£2,882,681	£2,833,977	£2,825,273	£2,630,456	£2,435,641
60% LAR : 40% CIR	50%	£1,796,227	£1,457,746	£1,408,514	£1,399,713	£1,202,784	£1,005,856

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats	
-------------------	--

Value Area	Zone A - Kings Cross Lower
------------	----------------------------

No Units	18
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,532,184	£6,929,442	£6,879,739	£6,870,858	£6,672,044	£6,473,229
60% LAR : 40% CIR	8%	£6,749,948	£6,189,882	£6,140,270	£6,131,443	£5,933,797	£5,736,152
60% LAR : 40% CIR	12%	£6,357,277	£5,818,275	£5,768,595	£5,760,191	£5,533,072	£5,365,954
60% LAR : 40% CIR	14%	£6,160,558	£5,632,193	£5,582,975	£5,574,181	£5,377,312	£5,180,444
60% LAR : 40% CIR	18%	£5,766,354	£5,259,276	£5,210,176	£5,201,403	£5,005,004	£4,808,606
60% LAR : 40% CIR	20%	£5,598,872	£5,072,444	£5,023,399	£5,014,636	£4,818,458	£4,622,279
60% LAR : 40% CIR	24%	£5,173,152	£4,638,034	£4,640,094	£4,640,349	£4,444,384	£4,248,820
60% LAR : 40% CIR	26%	£4,974,915	£4,510,460	£4,461,567	£4,452,831	£4,257,260	£4,061,688
60% LAR : 40% CIR	30%	£4,577,696	£4,134,576	£4,086,772	£4,077,052	£3,881,838	£3,686,625
60% LAR : 40% CIR	35%	£4,079,780	£3,663,351	£3,614,646	£3,605,942	£3,411,126	£3,216,308
60% LAR : 40% CIR	50%	£2,576,897	£2,238,415	£2,189,183	£2,180,382	£1,983,453	£1,786,525

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,831,801	£3,229,059	£3,179,356	£3,170,475	£2,971,061	£2,772,845
60% LAR : 40% CIR	8%	£3,049,565	£2,489,298	£2,439,887	£2,431,059	£2,233,414	£2,035,769
60% LAR : 40% CIR	12%	£2,656,894	£2,117,892	£2,068,612	£2,059,807	£1,862,689	£1,665,571
60% LAR : 40% CIR	14%	£2,460,175	£1,931,810	£1,882,591	£1,873,798	£1,676,929	£1,480,060
60% LAR : 40% CIR	18%	£2,065,971	£1,558,893	£1,509,792	£1,501,020	£1,304,621	£1,108,223
60% LAR : 40% CIR	20%	£1,888,489	£1,372,061	£1,323,016	£1,314,252	£1,118,075	£921,896
60% LAR : 40% CIR	24%	£1,472,769	£997,651	£948,710	£939,866	£744,291	£548,436
60% LAR : 40% CIR	26%	£1,274,532	£810,077	£761,184	£752,447	£556,877	£361,305
60% LAR : 40% CIR	30%	£877,313	£434,193	£385,389	£376,669	£181,455	£-13,758
60% LAR : 40% CIR	35%	£379,397	£-37,032	£-85,737	£-94,441	£-289,257	£-484,075
60% LAR : 40% CIR	50%	£-1,123,487	£-1,461,968	£-1,511,200	£-1,520,001	£-1,716,930	£-1,913,958

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,365,135	£4,762,394	£4,712,691	£4,703,810	£4,504,995	£4,306,180
60% LAR : 40% CIR	8%	£4,582,900	£4,022,633	£3,973,222	£3,964,394	£3,766,748	£3,569,104
60% LAR : 40% CIR	12%	£4,190,229	£3,651,226	£3,601,946	£3,593,142	£3,396,024	£3,198,905
60% LAR : 40% CIR	14%	£3,993,509	£3,465,144	£3,415,926	£3,407,133	£3,210,264	£3,013,395
60% LAR : 40% CIR	18%	£3,599,306	£3,092,227	£3,043,127	£3,034,355	£2,837,956	£2,641,557
60% LAR : 40% CIR	20%	£3,401,823	£2,905,395	£2,856,350	£2,847,587	£2,651,410	£2,455,231
60% LAR : 40% CIR	24%	£3,006,104	£2,530,986	£2,482,045	£2,473,300	£2,277,536	£2,081,771
60% LAR : 40% CIR	26%	£2,807,867	£2,343,412	£2,294,519	£2,285,782	£2,090,211	£1,894,640
60% LAR : 40% CIR	30%	£2,410,647	£1,967,527	£1,918,723	£1,910,003	£1,714,790	£1,519,577
60% LAR : 40% CIR	35%	£1,912,732	£1,496,303	£1,447,598	£1,438,894	£1,244,077	£1,049,200
60% LAR : 40% CIR	50%	£409,848	£71,367	£22,135	£13,334	£-163,695	£-366,823

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,000,478	£5,397,737	£5,348,034	£5,339,153	£5,140,339	£4,941,523
60% LAR : 40% CIR	8%	£5,218,243	£4,657,976	£4,608,565	£4,599,737	£4,402,092	£4,204,447
60% LAR : 40% CIR	12%	£4,825,572	£4,286,570	£4,237,289	£4,228,485	£4,031,367	£3,834,249
60% LAR : 40% CIR	14%	£4,628,853	£4,100,488	£4,051,269	£4,042,476	£3,845,607	£3,648,738
60% LAR : 40% CIR	18%	£4,234,649	£3,727,571	£3,678,470	£3,669,698	£3,473,299	£3,276,900
60% LAR : 40% CIR	20%	£4,037,166	£3,540,738	£3,491,694	£3,482,930	£3,286,753	£3,090,574
60% LAR : 40% CIR	24%	£3,641,447	£3,166,329	£3,117,388	£3,108,644	£2,912,879	£2,717,114
60% LAR : 40% CIR	26%	£3,443,210	£2,978,755	£2,929,862	£2,921,125	£2,725,555	£2,529,983
60% LAR : 40% CIR	30%	£3,045,991	£2,602,871	£2,554,066	£2,545,347	£2,350,133	£2,154,920
60% LAR : 40% CIR	35%	£2,548,075	£2,131,646	£2,082,941	£2,074,237	£1,879,420	£1,684,603
60% LAR : 40% CIR	50%	£1,045,191	£706,710	£657,478	£648,677	£451,748	£254,820

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,751,514	£6,148,773	£6,099,070	£6,090,189	£5,891,374	£5,692,559
60% LAR : 40% CIR	8%	£5,969,279	£5,409,012	£5,359,601	£5,350,773	£5,153,127	£4,955,483
60% LAR : 40% CIR	12%	£5,576,608	£5,037,605	£4,988,325	£4,979,521	£4,782,403	£4,585,284
60% LAR : 40% CIR	14%	£5,379,888	£4,851,523	£4,802,305	£4,793,512	£4,596,643	£4,399,774
60% LAR : 40% CIR	18%	£4,985,685	£4,478,606	£4,429,506	£4,420,733	£4,224,335	£4,027,936
60% LAR : 40% CIR	20%	£4,788,202	£4,291,774	£4,242,729	£4,233,966	£4,037,789	£3,841,610
60% LAR : 40% CIR	24%	£4,392,483	£3,917,365	£3,868,424	£3,859,679	£3,663,915	£3,468,150
60% LAR : 40% CIR	26%	£4,194,246	£3,729,791	£3,680,898	£3,672,161	£3,476,590	£3,281,019
60% LAR : 40% CIR	30%	£3,797,026	£3,353,906	£3,305,102	£3,296,382	£3,101,169	£2,905,955
60% LAR : 40% CIR	35%	£3,299,110	£2,852,681	£2,803,977	£2,795,273	£2,600,456	£2,405,639
60% LAR : 40% CIR	50%	£1,796,227	£1,457,746	£1,408,514	£1,399,713	£1,202,784	£1,005,856

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats	
-------------------	--

Value Area	Zone A - Kings Cross Higher
------------	-----------------------------

No Units	18
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£8,743,981	£8,121,863	£8,072,159	£8,063,278	£7,864,463	£7,665,649
60% LAR : 40% CIR	8%	£7,864,800	£7,286,708	£7,237,297	£7,228,469	£7,030,823	£6,833,178
60% LAR : 40% CIR	12%	£7,423,659	£6,867,604	£6,818,325	£6,809,520	£6,612,401	£6,415,283
60% LAR : 40% CIR	14%	£7,202,703	£6,657,673	£6,608,456	£6,599,663	£6,402,793	£6,205,524
60% LAR : 40% CIR	18%	£6,760,028	£6,237,061	£6,187,960	£6,179,188	£5,982,789	£5,786,390
60% LAR : 40% CIR	20%	£6,536,310	£6,026,379	£5,977,334	£5,968,572	£5,772,393	£5,576,216
60% LAR : 40% CIR	24%	£6,094,118	£5,604,274	£5,555,332	£5,546,568	£5,350,824	£5,155,059
60% LAR : 40% CIR	26%	£5,871,646	£5,392,850	£5,343,957	£5,335,222	£5,139,650	£4,944,078
60% LAR : 40% CIR	30%	£5,425,954	£4,969,269	£4,920,466	£4,911,745	£4,716,532	£4,521,318
60% LAR : 40% CIR	35%	£4,867,447	£4,438,424	£4,389,719	£4,381,016	£4,186,198	£3,991,380
60% LAR : 40% CIR	50%	£3,182,795	£2,836,898	£2,788,406	£2,779,738	£2,585,211	£2,388,282

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,043,598	£4,421,480	£4,371,776	£4,362,895	£4,164,080	£3,965,266
60% LAR : 40% CIR	8%	£4,164,417	£3,586,325	£3,536,914	£3,528,085	£3,330,440	£3,132,795
60% LAR : 40% CIR	12%	£3,723,276	£3,167,221	£3,117,942	£3,109,137	£2,911,018	£2,714,900
60% LAR : 40% CIR	14%	£3,502,320	£2,957,290	£2,908,073	£2,899,280	£2,702,410	£2,505,541
60% LAR : 40% CIR	18%	£3,059,644	£2,536,677	£2,487,577	£2,478,805	£2,282,406	£2,086,006
60% LAR : 40% CIR	20%	£2,837,926	£2,325,996	£2,276,951	£2,268,189	£2,072,010	£1,875,833
60% LAR : 40% CIR	24%	£2,393,734	£1,903,891	£1,854,949	£1,846,204	£1,650,441	£1,454,676
60% LAR : 40% CIR	26%	£2,171,262	£1,692,467	£1,643,574	£1,634,839	£1,438,267	£1,243,695
60% LAR : 40% CIR	30%	£1,725,570	£1,268,886	£1,220,083	£1,211,362	£1,016,149	£820,935
60% LAR : 40% CIR	35%	£1,167,064	£738,041	£689,336	£680,633	£485,815	£290,997
60% LAR : 40% CIR	50%	£517,588	£263,485	£211,977	£202,645	£115,172	£13,191

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£6,576,932	£5,954,814	£5,905,110	£5,896,229	£5,697,415	£5,498,601
60% LAR : 40% CIR	8%	£5,697,752	£5,119,660	£5,070,249	£5,061,420	£4,863,774	£4,665,129
60% LAR : 40% CIR	12%	£5,256,611	£4,700,555	£4,651,276	£4,642,471	£4,445,353	£4,248,235
60% LAR : 40% CIR	14%	£5,035,655	£4,490,625	£4,441,408	£4,432,615	£4,235,745	£4,038,676
60% LAR : 40% CIR	18%	£4,592,979	£4,070,012	£4,020,912	£4,012,139	£3,815,741	£3,619,341
60% LAR : 40% CIR	20%	£4,371,261	£3,859,331	£3,810,286	£3,801,524	£3,605,345	£3,409,167
60% LAR : 40% CIR	24%	£3,927,069	£3,437,226	£3,388,284	£3,379,539	£3,183,775	£2,988,011
60% LAR : 40% CIR	26%	£3,704,597	£3,225,802	£3,176,909	£3,168,173	£2,972,602	£2,777,030
60% LAR : 40% CIR	30%	£3,258,905	£2,802,221	£2,753,418	£2,744,697	£2,549,483	£2,354,270
60% LAR : 40% CIR	35%	£2,700,399	£2,271,376	£2,222,671	£2,213,967	£2,019,150	£1,824,332
60% LAR : 40% CIR	50%	£1,015,747	£669,850	£621,358	£612,690	£418,162	£221,234

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,212,276	£6,590,158	£6,540,454	£6,531,573	£6,332,759	£6,133,944
60% LAR : 40% CIR	8%	£6,333,095	£5,755,003	£5,705,592	£5,696,763	£5,499,117	£5,301,473
60% LAR : 40% CIR	12%	£5,891,954	£5,335,899	£5,286,619	£5,277,814	£5,080,696	£4,883,578
60% LAR : 40% CIR	14%	£5,670,998	£5,125,968	£5,076,751	£5,067,958	£4,871,088	£4,674,219
60% LAR : 40% CIR	18%	£5,228,322	£4,705,355	£4,656,255	£4,647,483	£4,451,084	£4,254,684
60% LAR : 40% CIR	20%	£5,006,604	£4,494,674	£4,445,629	£4,436,867	£4,240,688	£4,044,511
60% LAR : 40% CIR	24%	£4,562,412	£4,072,569	£4,023,627	£4,014,882	£3,819,119	£3,623,354
60% LAR : 40% CIR	26%	£4,339,940	£3,861,145	£3,812,252	£3,803,516	£3,607,945	£3,412,373
60% LAR : 40% CIR	30%	£3,894,248	£3,437,564	£3,388,761	£3,380,040	£3,184,327	£2,989,613
60% LAR : 40% CIR	35%	£3,335,742	£2,987,719	£2,938,014	£2,929,311	£2,734,493	£2,539,675
60% LAR : 40% CIR	50%	£1,651,090	£1,305,193	£1,256,701	£1,248,033	£1,053,506	£856,577

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,963,311	£7,341,193	£7,291,489	£7,282,608	£7,083,794	£6,884,980
60% LAR : 40% CIR	8%	£7,084,131	£6,506,039	£6,456,627	£6,447,799	£6,250,153	£6,052,508
60% LAR : 40% CIR	12%	£6,642,990	£6,086,934	£6,037,655	£6,028,850	£5,831,732	£5,634,613
60% LAR : 40% CIR	14%	£6,422,034	£5,877,904	£5,827,787	£5,818,994	£5,622,124	£5,425,255
60% LAR : 40% CIR	18%	£5,979,358	£5,456,391	£5,407,291	£5,398,518	£5,202,120	£5,005,720
60% LAR : 40% CIR	20%	£5,757,640	£5,245,710	£5,196,665	£5,187,903	£4,991,724	£4,795,546
60% LAR : 40% CIR	24%	£5,313,448	£4,823,605	£4,774,663	£4,765,918	£4,570,154	£4,374,390
60% LAR : 40% CIR	26%	£5,090,976	£4,612,181	£4,563,288	£4,554,552	£4,358,981	£4,163,409
60% LAR : 40% CIR	30%	£4,645,284	£4,188,600	£4,139,797	£4,131,076	£3,935,862	£3,740,649
60% LAR : 40% CIR	35%	£4,086,778	£3,657,755	£3,609,050	£3,600,346	£3,405,529	£3,210,711
60% LAR : 40% CIR	50%	£2,402,126	£2,056,229	£2,007,737	£1,999,069	£1,804,541	£1,607,613

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone A - Lower Central Zone
------------	-----------------------------

No Units	18
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£9,955,778	£9,314,282	£9,264,579	£9,255,098	£9,056,883	£8,858,069
60% LAR : 40% CIR	8%	£8,979,654	£8,383,734	£8,334,323	£8,325,494	£8,127,850	£7,930,204
60% LAR : 40% CIR	12%	£8,490,040	£7,916,534	£7,867,654	£7,858,850	£7,661,731	£7,464,613
60% LAR : 40% CIR	14%	£8,244,849	£7,683,154	£7,633,937	£7,625,144	£7,428,275	£7,231,406
60% LAR : 40% CIR	18%	£7,753,701	£7,214,844	£7,165,744	£7,156,972	£6,960,573	£6,764,174
60% LAR : 40% CIR	20%	£7,507,746	£6,960,316	£6,931,271	£6,922,507	£6,726,330	£6,530,151
60% LAR : 40% CIR	24%	£7,015,083	£6,510,513	£6,461,572	£6,452,827	£6,257,062	£6,061,298
60% LAR : 40% CIR	26%	£6,768,375	£6,275,242	£6,226,348	£6,217,612	£6,022,041	£5,826,470
60% LAR : 40% CIR	30%	£6,274,211	£5,803,964	£5,755,160	£5,746,440	£5,551,226	£5,356,013
60% LAR : 40% CIR	35%	£5,655,115	£5,213,497	£5,164,793	£5,156,089	£4,961,271	£4,766,454
60% LAR : 40% CIR	50%	£3,786,694	£3,433,109	£3,384,616	£3,375,947	£3,181,978	£2,988,010

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£6,255,395	£5,613,899	£5,564,196	£5,555,315	£5,356,500	£5,157,685
60% LAR : 40% CIR	8%	£5,279,270	£4,683,351	£4,633,940	£4,625,111	£4,427,466	£4,229,821
60% LAR : 40% CIR	12%	£4,789,657	£4,216,651	£4,167,271	£4,158,467	£3,961,348	£3,764,230
60% LAR : 40% CIR	14%	£4,544,466	£3,982,771	£3,933,554	£3,924,761	£3,727,892	£3,531,023
60% LAR : 40% CIR	18%	£4,053,317	£3,514,461	£3,465,361	£3,456,588	£3,260,190	£3,063,791
60% LAR : 40% CIR	20%	£3,807,363	£3,279,932	£3,230,887	£3,222,124	£3,025,947	£2,829,768
60% LAR : 40% CIR	24%	£3,314,700	£2,810,129	£2,761,189	£2,752,444	£2,556,879	£2,361,915
60% LAR : 40% CIR	26%	£3,067,952	£2,574,858	£2,525,865	£2,517,229	£2,321,658	£2,126,696
60% LAR : 40% CIR	30%	£2,573,828	£2,103,580	£2,054,777	£2,046,056	£1,850,843	£1,655,629
60% LAR : 40% CIR	35%	£1,954,732	£1,513,113	£1,464,410	£1,455,706	£1,260,888	£1,066,071
60% LAR : 40% CIR	50%	£88,311	£267,274	£315,767	£324,436	£516,405	£712,973

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,788,729	£7,147,234	£7,097,531	£7,088,650	£6,889,535	£6,691,020
60% LAR : 40% CIR	8%	£6,812,605	£6,216,686	£6,167,274	£6,158,446	£5,960,901	£5,763,155
60% LAR : 40% CIR	12%	£6,322,991	£5,749,885	£5,700,605	£5,691,801	£5,494,683	£5,297,565
60% LAR : 40% CIR	14%	£6,077,800	£5,516,106	£5,466,888	£5,458,095	£5,261,226	£5,064,357
60% LAR : 40% CIR	18%	£5,586,652	£5,047,796	£4,998,696	£4,989,923	£4,793,525	£4,597,126
60% LAR : 40% CIR	20%	£5,340,698	£4,813,267	£4,764,222	£4,755,459	£4,559,281	£4,363,103
60% LAR : 40% CIR	24%	£4,848,035	£4,343,484	£4,294,523	£4,285,779	£4,090,014	£3,894,249
60% LAR : 40% CIR	26%	£4,601,326	£4,108,193	£4,059,300	£4,050,564	£3,854,993	£3,659,421
60% LAR : 40% CIR	30%	£4,107,163	£3,636,915	£3,588,112	£3,579,391	£3,384,178	£3,188,964
60% LAR : 40% CIR	35%	£3,488,067	£3,046,448	£2,997,744	£2,989,041	£2,794,223	£2,599,405
60% LAR : 40% CIR	50%	£1,621,645	£1,266,050	£1,217,568	£1,208,899	£1,014,930	£820,961

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,424,073	£7,782,577	£7,732,874	£7,723,993	£7,525,178	£7,326,363
60% LAR : 40% CIR	8%	£7,447,948	£6,852,029	£6,802,618	£6,793,789	£6,596,144	£6,398,499
60% LAR : 40% CIR	12%	£6,958,335	£6,385,229	£6,335,949	£6,327,144	£6,130,026	£5,932,908
60% LAR : 40% CIR	14%	£6,713,144	£6,151,449	£6,102,232	£6,093,438	£5,896,570	£5,699,701
60% LAR : 40% CIR	18%	£6,221,995	£5,683,139	£5,634,039	£5,625,266	£5,428,868	£5,232,469
60% LAR : 40% CIR	20%	£5,976,041	£5,448,610	£5,399,565	£5,390,802	£5,194,026	£4,998,446
60% LAR : 40% CIR	24%	£5,483,378	£4,978,807	£4,929,866	£4,921,122	£4,725,357	£4,529,593
60% LAR : 40% CIR	26%	£5,236,669	£4,743,536	£4,694,643	£4,685,907	£4,490,336	£4,294,764
60% LAR : 40% CIR	30%	£4,742,506	£4,272,258	£4,223,455	£4,214,734	£4,019,521	£3,824,307
60% LAR : 40% CIR	35%	£4,123,410	£3,681,791	£3,633,087	£3,624,384	£3,429,566	£3,234,748
60% LAR : 40% CIR	50%	£2,256,988	£1,901,403	£1,852,911	£1,844,242	£1,650,273	£1,456,305

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,175,108	£8,533,613	£8,483,910	£8,475,029	£8,276,213	£8,077,399
60% LAR : 40% CIR	8%	£8,198,984	£7,603,065	£7,553,653	£7,544,825	£7,347,180	£7,149,534
60% LAR : 40% CIR	12%	£7,709,370	£7,136,264	£7,086,984	£7,078,180	£6,881,062	£6,683,944
60% LAR : 40% CIR	14%	£7,464,179	£6,902,485	£6,853,267	£6,844,474	£6,647,605	£6,450,736
60% LAR : 40% CIR	18%	£6,973,031	£6,434,175	£6,384,175	£6,375,302	£6,178,004	£5,980,505
60% LAR : 40% CIR	20%	£6,727,077	£6,199,646	£6,150,601	£6,141,838	£5,945,660	£5,749,482
60% LAR : 40% CIR	24%	£6,234,414	£5,729,843	£5,680,902	£5,672,158	£5,476,393	£5,280,628
60% LAR : 40% CIR	26%	£5,987,705	£5,494,572	£5,445,679	£5,436,942	£5,241,372	£5,045,800
60% LAR : 40% CIR	30%	£5,493,542	£5,003,294	£4,954,491	£4,945,770	£4,750,557	£4,555,343
60% LAR : 40% CIR	35%	£4,874,446	£4,432,527	£4,384,123	£4,375,420	£4,180,602	£3,985,784
60% LAR : 40% CIR	50%	£3,008,024	£2,652,439	£2,603,947	£2,595,278	£2,401,309	£2,207,340

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats	
-------------------	--

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

No Units	18
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£12,783,304	£12,096,596	£12,046,892	£12,038,011	£11,839,196	£11,640,382
60% LAR : 40% CIR	12%	£11,580,977	£10,943,463	£10,894,051	£10,885,223	£10,687,578	£10,489,932
60% LAR : 40% CIR	14%	£10,978,263	£10,365,369	£10,316,090	£10,307,285	£10,110,166	£9,913,048
60% LAR : 40% CIR	18%	£10,676,520	£10,075,944	£10,026,726	£10,017,933	£9,821,064	£9,624,195
60% LAR : 40% CIR	20%	£10,072,272	£9,496,341	£9,447,241	£9,438,469	£9,242,070	£9,045,670
60% LAR : 40% CIR	24%	£9,769,767	£9,206,196	£9,157,121	£9,148,358	£8,952,181	£8,756,002
60% LAR : 40% CIR	26%	£9,184,003	£8,625,071	£8,576,130	£8,567,385	£8,371,620	£8,175,856
60% LAR : 40% CIR	30%	£8,860,744	£8,334,153	£8,285,260	£8,276,524	£8,080,953	£7,885,381
60% LAR : 40% CIR	35%	£8,253,480	£7,751,583	£7,702,780	£7,694,059	£7,498,845	£7,303,632
60% LAR : 40% CIR	50%	£7,493,007	£7,022,000	£6,973,296	£6,964,593	£6,769,775	£6,574,957
60% LAR : 40% CIR	50%	£5,202,457	£4,824,265	£4,775,773	£4,767,105	£4,573,135	£4,379,166

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,082,921	£8,396,213	£8,346,509	£8,337,628	£8,138,813	£7,939,999
60% LAR : 40% CIR	8%	£7,880,594	£7,243,080	£7,193,668	£7,184,840	£6,987,195	£6,789,549
60% LAR : 40% CIR	12%	£7,277,880	£6,664,986	£6,615,706	£6,606,901	£6,409,783	£6,212,665
60% LAR : 40% CIR	14%	£6,976,137	£6,375,560	£6,326,343	£6,317,550	£6,120,681	£5,923,812
60% LAR : 40% CIR	18%	£6,371,889	£5,795,958	£5,746,858	£5,738,085	£5,541,687	£5,345,287
60% LAR : 40% CIR	20%	£6,069,384	£5,505,783	£5,456,738	£5,447,975	£5,251,797	£5,055,619
60% LAR : 40% CIR	24%	£5,463,620	£4,924,688	£4,875,747	£4,867,002	£4,671,237	£4,475,473
60% LAR : 40% CIR	26%	£5,160,361	£4,633,770	£4,584,877	£4,576,141	£4,380,570	£4,184,998
60% LAR : 40% CIR	30%	£4,555,066	£4,051,200	£4,002,396	£3,993,676	£3,798,462	£3,603,249
60% LAR : 40% CIR	35%	£3,792,624	£3,321,617	£3,272,913	£3,264,209	£3,069,392	£2,874,574
60% LAR : 40% CIR	50%	£1,502,074	£1,123,882	£1,075,390	£1,066,721	£872,752	£678,783

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£10,616,255	£9,929,548	£9,879,843	£9,870,962	£9,672,148	£9,473,334
60% LAR : 40% CIR	8%	£9,413,929	£8,778,414	£8,727,003	£8,718,174	£8,520,530	£8,322,884
60% LAR : 40% CIR	12%	£8,811,214	£8,198,320	£8,149,041	£8,140,236	£7,943,118	£7,745,999
60% LAR : 40% CIR	14%	£8,509,472	£7,908,895	£7,859,678	£7,850,885	£7,654,016	£7,457,147
60% LAR : 40% CIR	18%	£7,905,223	£7,329,293	£7,280,193	£7,271,420	£7,075,021	£6,878,622
60% LAR : 40% CIR	20%	£7,602,719	£7,039,118	£6,990,073	£6,981,310	£6,785,132	£6,588,953
60% LAR : 40% CIR	24%	£6,998,554	£6,458,022	£6,408,981	£6,400,337	£6,204,572	£6,008,807
60% LAR : 40% CIR	26%	£6,693,695	£6,167,105	£6,118,212	£6,109,475	£5,913,905	£5,718,333
60% LAR : 40% CIR	30%	£6,086,431	£5,584,534	£5,535,731	£5,527,010	£5,331,797	£5,136,583
60% LAR : 40% CIR	35%	£5,325,959	£4,854,952	£4,806,248	£4,797,544	£4,602,726	£4,407,909
60% LAR : 40% CIR	50%	£3,035,408	£2,657,217	£2,608,724	£2,600,056	£2,406,087	£2,212,118

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£11,251,599	£10,564,891	£10,515,187	£10,506,306	£10,307,491	£10,108,677
60% LAR : 40% CIR	8%	£10,049,272	£9,411,757	£9,362,346	£9,353,518	£9,155,873	£8,958,227
60% LAR : 40% CIR	12%	£9,446,557	£8,833,663	£8,784,384	£8,775,579	£8,578,461	£8,381,343
60% LAR : 40% CIR	14%	£9,144,815	£8,544,238	£8,495,021	£8,486,228	£8,289,359	£8,092,490
60% LAR : 40% CIR	18%	£8,540,567	£7,964,636	£7,915,536	£7,906,763	£7,710,365	£7,513,965
60% LAR : 40% CIR	20%	£8,238,062	£7,674,461	£7,625,416	£7,616,653	£7,420,476	£7,224,297
60% LAR : 40% CIR	24%	£7,632,297	£7,093,365	£7,044,425	£7,035,680	£6,839,915	£6,644,151
60% LAR : 40% CIR	26%	£7,329,039	£6,802,448	£6,753,555	£6,744,818	£6,549,248	£6,353,676
60% LAR : 40% CIR	30%	£6,721,774	£6,219,878	£6,171,074	£6,162,354	£5,967,140	£5,771,927
60% LAR : 40% CIR	35%	£5,961,302	£5,490,295	£5,441,591	£5,432,867	£5,238,070	£5,043,252
60% LAR : 40% CIR	50%	£3,670,751	£3,292,560	£3,244,067	£3,235,399	£3,041,430	£2,847,461

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£12,002,634	£11,315,926	£11,266,222	£11,257,341	£11,058,527	£10,859,713
60% LAR : 40% CIR	8%	£10,800,308	£10,162,793	£10,113,382	£10,104,553	£9,906,909	£9,709,263
60% LAR : 40% CIR	12%	£10,197,593	£9,584,699	£9,535,420	£9,526,615	£9,329,497	£9,132,378
60% LAR : 40% CIR	14%	£9,895,851	£9,285,274	£9,246,057	£9,237,264	£9,040,395	£8,843,526
60% LAR : 40% CIR	18%	£9,291,602	£8,715,672	£8,666,572	£8,657,799	£8,461,400	£8,265,001
60% LAR : 40% CIR	20%	£8,989,098	£8,425,497	£8,376,452	£8,367,689	£8,171,511	£7,975,332
60% LAR : 40% CIR	24%	£8,383,333	£7,844,401	£7,795,460	£7,786,716	£7,590,951	£7,395,186
60% LAR : 40% CIR	26%	£8,080,074	£7,553,484	£7,504,591	£7,495,854	£7,300,284	£7,104,712
60% LAR : 40% CIR	30%	£7,472,810	£6,970,913	£6,922,110	£6,913,389	£6,718,176	£6,522,962
60% LAR : 40% CIR	35%	£6,712,338	£6,241,331	£6,192,627	£6,183,923	£5,989,105	£5,794,288
60% LAR : 40% CIR	50%	£4,421,787	£4,043,595	£3,995,103	£3,986,435	£3,792,466	£3,598,497

LB Camden
Local Plan Viability Testing 2023

Rasi 7 - 18 Flats	
-------------------	--

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

No Units	18
Site Area	0.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£14,399,033	£13,686,489	£13,636,785	£13,627,904	£13,429,090	£13,230,275
60% LAR : 40% CIR	8%	£13,067,448	£12,406,164	£12,356,753	£12,347,924	£12,150,279	£11,952,654
60% LAR : 40% CIR	12%	£12,400,104	£11,764,475	£11,715,195	£11,706,351	£11,509,273	£11,312,155
60% LAR : 40% CIR	14%	£12,066,048	£11,443,252	£11,394,035	£11,385,241	£11,188,372	£10,991,503
60% LAR : 40% CIR	18%	£11,397,170	£10,800,053	£10,750,954	£10,742,182	£10,545,782	£10,349,383
60% LAR : 40% CIR	20%	£11,062,351	£10,478,080	£10,429,036	£10,420,273	£10,224,065	£10,027,916
60% LAR : 40% CIR	24%	£10,391,957	£9,833,389	£9,784,445	£9,775,704	£9,579,939	£9,384,175
60% LAR : 40% CIR	26%	£10,056,383	£9,510,674	£9,461,781	£9,453,045	£9,257,474	£9,061,902
60% LAR : 40% CIR	30%	£9,384,490	£8,864,508	£8,815,704	£8,806,964	£8,611,770	£8,416,557
60% LAR : 40% CIR	35%	£8,543,231	£8,055,431	£8,006,726	£7,998,023	£7,803,205	£7,608,388
60% LAR : 40% CIR	50%	£6,010,321	£5,619,212	£5,570,720	£5,562,051	£5,368,081	£5,174,113

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£10,698,649	£9,986,106	£9,936,402	£9,927,521	£9,728,706	£9,529,892
60% LAR : 40% CIR	8%	£9,367,065	£8,705,781	£8,656,370	£8,647,541	£8,449,896	£8,252,251
60% LAR : 40% CIR	12%	£8,699,721	£8,064,092	£8,014,812	£8,006,036	£7,809,890	£7,613,744
60% LAR : 40% CIR	14%	£8,365,665	£7,742,869	£7,693,652	£7,684,858	£7,489,989	£7,295,120
60% LAR : 40% CIR	18%	£7,696,787	£7,099,670	£7,050,571	£7,041,798	£6,845,399	£6,649,000
60% LAR : 40% CIR	20%	£7,361,968	£6,777,697	£6,728,652	£6,719,890	£6,523,712	£6,327,533
60% LAR : 40% CIR	24%	£6,693,574	£6,133,006	£6,084,065	£6,075,226	£5,879,856	£5,684,486
60% LAR : 40% CIR	26%	£6,358,000	£5,810,291	£5,761,398	£5,752,662	£5,557,090	£5,361,519
60% LAR : 40% CIR	30%	£5,684,107	£5,164,124	£5,115,321	£5,106,600	£4,911,387	£4,716,173
60% LAR : 40% CIR	35%	£4,842,848	£4,355,048	£4,306,343	£4,297,640	£4,102,822	£3,908,005
60% LAR : 40% CIR	50%	£2,309,938	£1,918,829	£1,870,337	£1,861,667	£1,667,698	£1,473,730

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£12,231,984	£11,519,441	£11,469,736	£11,460,855	£11,262,041	£11,063,227
60% LAR : 40% CIR	8%	£10,900,400	£10,239,116	£10,189,704	£10,180,876	£9,983,231	£9,785,585
60% LAR : 40% CIR	12%	£10,233,055	£9,597,427	£9,548,147	£9,539,343	£9,342,224	£9,145,106
60% LAR : 40% CIR	14%	£9,898,999	£9,276,204	£9,226,987	£9,218,193	£9,021,324	£8,824,455
60% LAR : 40% CIR	18%	£9,230,122	£8,633,005	£8,583,906	£8,575,133	£8,378,734	£8,182,335
60% LAR : 40% CIR	20%	£8,895,303	£8,311,032	£8,261,987	£8,253,226	£8,057,046	£7,860,868
60% LAR : 40% CIR	24%	£8,224,909	£7,666,341	£7,617,400	£7,608,655	£7,412,891	£7,217,127
60% LAR : 40% CIR	26%	£7,889,334	£7,343,626	£7,294,732	£7,285,997	£7,090,425	£6,894,853
60% LAR : 40% CIR	30%	£7,217,441	£6,697,459	£6,648,656	£6,639,935	£6,444,722	£6,249,508
60% LAR : 40% CIR	35%	£6,376,182	£5,888,383	£5,839,678	£5,830,974	£5,636,157	£5,441,340
60% LAR : 40% CIR	50%	£3,843,273	£3,452,164	£3,403,671	£3,395,002	£3,201,033	£3,007,065

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£12,867,327	£12,154,784	£12,105,080	£12,096,199	£11,897,384	£11,698,570
60% LAR : 40% CIR	8%	£11,535,743	£10,874,459	£10,825,047	£10,816,219	£10,618,574	£10,420,928
60% LAR : 40% CIR	12%	£10,868,398	£10,232,770	£10,183,490	£10,174,666	£9,977,568	£9,780,449
60% LAR : 40% CIR	14%	£10,534,343	£9,911,547	£9,862,330	£9,853,536	£9,656,667	£9,459,798
60% LAR : 40% CIR	18%	£9,865,465	£9,268,348	£9,219,249	£9,210,476	£9,014,077	£8,817,678
60% LAR : 40% CIR	20%	£9,530,646	£8,946,375	£8,897,330	£8,888,568	£8,692,369	£8,496,211
60% LAR : 40% CIR	24%	£8,860,252	£8,301,684	£8,252,743	£8,243,998	£8,048,234	£7,852,470
60% LAR : 40% CIR	26%	£8,524,678	£7,978,969	£7,930,076	£7,921,340	£7,725,768	£7,530,197
60% LAR : 40% CIR	30%	£7,852,785	£7,332,802	£7,283,999	£7,275,278	£7,080,065	£6,884,851
60% LAR : 40% CIR	35%	£7,011,526	£6,523,726	£6,475,021	£6,466,317	£6,271,500	£6,076,683
60% LAR : 40% CIR	50%	£4,478,616	£4,087,507	£4,039,014	£4,030,345	£3,836,376	£3,642,408

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£12,618,363	£12,905,819	£12,856,115	£12,847,234	£12,648,420	£12,449,606
60% LAR : 40% CIR	8%	£12,286,779	£11,625,495	£11,576,083	£11,567,255	£11,369,610	£11,171,964
60% LAR : 40% CIR	12%	£11,619,434	£10,983,806	£10,934,526	£10,925,722	£10,728,603	£10,531,485
60% LAR : 40% CIR	14%	£11,285,378	£10,662,583	£10,613,368	£10,604,572	£10,407,703	£10,210,834
60% LAR : 40% CIR	18%	£10,618,501	£10,019,384	£9,970,285	£9,961,512	£9,765,113	£9,568,714
60% LAR : 40% CIR	20%	£10,281,682	£9,697,411	£9,648,366	£9,639,604	£9,443,425	£9,247,247
60% LAR : 40% CIR	24%	£9,611,287	£9,052,720	£9,003,779	£8,995,034	£8,799,269	£8,603,506
60% LAR : 40% CIR	26%	£9,275,713	£8,730,005	£8,681,111	£8,672,376	£8,476,604	£8,281,232
60% LAR : 40% CIR	30%	£8,603,820	£8,083,838	£8,035,035	£8,026,314	£7,831,101	£7,635,887
60% LAR : 40% CIR	35%	£7,762,561	£7,274,762	£7,225,057	£7,216,353	£7,022,536	£6,827,719
60% LAR : 40% CIR	50%	£5,229,652	£4,838,543	£4,790,050	£4,781,381	£4,587,412	£4,393,444

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
------------	--

No Units	20
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
0%		£8,078,001	£7,385,195	£7,329,913	£7,320,045	£7,098,913	£6,877,781
60% LAR : 40% CIR	8%	£7,212,200	£6,568,756	£5,513,816	£6,504,006	£6,284,246	£6,064,487
60% LAR : 40% CIR	12%	£6,777,508	£6,158,772	£6,103,989	£6,094,204	£5,875,067	£5,655,328
60% LAR : 40% CIR	14%	£6,559,718	£5,953,345	£5,898,634	£5,888,862	£5,670,020	£5,451,177
60% LAR : 40% CIR	18%	£6,123,257	£5,541,621	£5,487,049	£5,477,302	£5,259,017	£5,040,733
60% LAR : 40% CIR	20%	£5,904,587	£5,335,327	£5,280,822	£5,271,085	£5,053,065	£4,835,043
60% LAR : 40% CIR	24%	£5,468,377	£4,921,983	£4,867,501	£4,857,785	£4,640,260	£4,422,735
60% LAR : 40% CIR	26%	£5,246,838	£4,714,735	£4,660,411	£4,650,704	£4,433,411	£4,216,118
60% LAR : 40% CIR	30%	£4,806,902	£4,299,590	£4,245,376	£4,235,686	£4,018,827	£3,801,968
60% LAR : 40% CIR	35%	£4,255,378	£3,779,084	£3,724,991	£3,715,319	£3,498,946	£3,279,372
60% LAR : 40% CIR	50%	£2,588,922	£2,200,656	£2,146,012	£2,136,233	£1,917,655	£1,699,077

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
0%		-£1,686,899	-£2,370,705	-£2,434,987	-£2,444,885	-£2,885,987	-£2,887,119
60% LAR : 40% CIR	8%	-£2,559,709	-£3,198,144	-£3,251,084	-£3,260,984	-£3,480,654	-£3,700,413
60% LAR : 40% CIR	12%	-£2,987,392	-£3,608,128	-£3,660,911	-£3,670,696	-£3,889,633	-£4,108,971
60% LAR : 40% CIR	14%	-£3,205,182	-£3,811,555	-£3,866,266	-£3,876,038	-£4,094,880	-£4,313,723
60% LAR : 40% CIR	18%	-£3,641,643	-£4,223,279	-£4,277,851	-£4,287,598	-£4,505,883	-£4,724,167
60% LAR : 40% CIR	20%	-£3,890,313	-£4,429,573	-£4,484,078	-£4,493,815	-£4,711,835	-£4,929,857
60% LAR : 40% CIR	24%	-£4,298,523	-£4,943,017	-£4,997,909	-£5,007,115	-£5,124,640	-£5,342,165
60% LAR : 40% CIR	26%	-£4,518,062	-£5,050,165	-£5,104,489	-£5,114,196	-£5,331,459	-£5,548,192
60% LAR : 40% CIR	30%	-£4,957,998	-£5,465,310	-£5,519,524	-£5,529,214	-£5,746,073	-£5,962,932
60% LAR : 40% CIR	35%	-£5,509,522	-£5,985,816	-£6,039,909	-£6,049,581	-£6,265,954	-£6,482,528
60% LAR : 40% CIR	50%	-£7,175,978	-£7,564,244	-£7,618,888	-£7,628,667	-£7,847,245	-£8,065,823

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
0%		£2,359,401	£1,666,595	£1,611,313	£1,601,445	£1,380,313	£1,158,181
60% LAR : 40% CIR	8%	£1,493,600	£850,156	£795,216	£785,406	£565,046	£345,867
60% LAR : 40% CIR	12%	£1,058,908	£440,172	£385,389	£375,604	£156,467	-£62,671
60% LAR : 40% CIR	14%	£841,118	£234,745	£180,034	£170,262	-£48,580	-£207,423
60% LAR : 40% CIR	18%	£404,657	-£176,979	-£231,551	-£241,298	-£459,593	-£677,867
60% LAR : 40% CIR	20%	£185,987	-£383,273	-£493,778	-£497,516	-£665,835	-£883,557
60% LAR : 40% CIR	24%	-£229,263	-£796,717	-£851,069	-£860,815	-£1,078,340	-£1,295,865
60% LAR : 40% CIR	26%	-£471,762	-£1,003,865	-£1,058,189	-£1,067,996	-£1,285,189	-£1,502,482
60% LAR : 40% CIR	30%	-£911,698	-£1,419,010	-£1,473,224	-£1,482,014	-£1,699,773	-£1,916,832
60% LAR : 40% CIR	35%	-£1,483,222	-£1,939,518	-£1,993,909	-£2,003,281	-£2,219,654	-£2,436,228
60% LAR : 40% CIR	50%	-£3,129,678	-£3,617,944	-£3,672,688	-£3,682,367	-£3,899,945	-£4,018,623

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
0%		£4,036,001	£3,343,195	£3,287,913	£3,278,045	£3,056,913	£2,835,781
60% LAR : 40% CIR	8%	£3,170,200	£2,526,756	£2,471,816	£2,462,006	£2,242,246	£2,022,487
60% LAR : 40% CIR	12%	£2,735,508	£2,116,772	£2,061,989	£2,052,204	£1,833,067	£1,613,929
60% LAR : 40% CIR	14%	£2,517,718	£1,911,345	£1,856,634	£1,846,862	£1,628,020	£1,408,177
60% LAR : 40% CIR	18%	£2,081,257	£1,499,621	£1,445,049	£1,435,302	£1,217,017	£998,733
60% LAR : 40% CIR	20%	£1,862,587	£1,293,327	£1,238,822	£1,229,085	£1,011,065	£793,043
60% LAR : 40% CIR	24%	£1,424,377	£879,883	£825,501	£815,785	£598,260	£380,735
60% LAR : 40% CIR	26%	£1,204,838	£672,735	£618,411	£608,704	£391,411	£174,118
60% LAR : 40% CIR	30%	£764,902	£257,590	£203,376	£193,686	£-23,173	£-240,032
60% LAR : 40% CIR	35%	£213,378	£-282,916	£-317,089	£-326,861	£-543,054	£-762,628
60% LAR : 40% CIR	50%	-£1,453,078	-£1,841,344	-£1,895,988	-£1,905,767	-£2,124,345	-£2,342,923

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
0%		£6,017,901	£5,325,095	£5,269,813	£5,259,945	£5,038,813	£4,817,681
60% LAR : 40% CIR	8%	£5,152,100	£4,508,656	£4,453,716	£4,443,906	£4,224,146	£4,004,387
60% LAR : 40% CIR	12%	£4,717,408	£4,098,672	£4,043,889	£4,034,104	£3,814,967	£3,595,829
60% LAR : 40% CIR	14%	£4,499,618	£3,893,245	£3,838,534	£3,828,762	£3,609,920	£3,391,077
60% LAR : 40% CIR	18%	£4,063,157	£3,481,521	£3,426,840	£3,417,202	£3,198,017	£2,979,633
60% LAR : 40% CIR	20%	£3,844,487	£3,275,227	£3,220,722	£3,210,985	£2,992,955	£2,774,943
60% LAR : 40% CIR	24%	£3,406,277	£2,861,783	£2,807,401	£2,797,685	£2,580,160	£2,362,635
60% LAR : 40% CIR	26%	£3,186,738	£2,654,635	£2,600,311	£2,590,604	£2,373,173	£2,156,018
60% LAR : 40% CIR	30%	£2,746,802	£2,239,490	£2,185,276	£2,175,586	£1,958,727	£1,741,869
60% LAR : 40% CIR	35%	£2,195,278	£1,718,984	£1,664,891	£1,655,219	£1,438,846	£1,219,212
60% LAR : 40% CIR	50%	£528,822	£140,556	£85,912	£76,133	-£142,445	-£361,023

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone A - Kings Cross Lower
------------	----------------------------

No Units	20
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,078,001	£7,385,195	£7,329,913	£7,320,045	£7,088,913	£6,877,781
60% LAR : 40% CIR	8%	£7,212,200	£6,568,756	£6,513,816	£6,504,006	£6,284,246	£6,064,487
60% LAR : 40% CIR	12%	£6,777,508	£6,138,772	£6,103,889	£6,094,204	£5,875,067	£5,655,929
60% LAR : 40% CIR	14%	£6,559,718	£5,953,345	£5,898,634	£5,888,862	£5,670,020	£5,451,177
60% LAR : 40% CIR	18%	£6,123,257	£5,541,621	£5,487,049	£5,477,302	£5,259,017	£5,040,733
60% LAR : 40% CIR	20%	£5,904,587	£5,335,327	£5,280,822	£5,271,085	£5,053,065	£4,835,043
60% LAR : 40% CIR	24%	£5,466,377	£4,921,893	£4,867,501	£4,857,785	£4,640,260	£4,422,735
60% LAR : 40% CIR	26%	£5,246,838	£4,714,735	£4,660,411	£4,650,704	£4,433,411	£4,216,118
60% LAR : 40% CIR	30%	£4,806,902	£4,299,590	£4,245,376	£4,235,686	£4,018,827	£3,801,968
60% LAR : 40% CIR	35%	£4,255,378	£3,779,084	£3,724,991	£3,715,319	£3,498,946	£3,279,372
60% LAR : 40% CIR	50%	£2,586,922	£2,200,656	£2,146,012	£2,136,233	£1,917,655	£1,699,077

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,888,899	£2,379,795	£2,434,987	£2,444,855	£2,685,987	£2,887,119
60% LAR : 40% CIR	8%	£2,552,709	£3,196,144	£3,251,084	£3,260,894	£3,480,654	£3,700,413
60% LAR : 40% CIR	12%	£2,987,392	£3,669,128	£3,660,911	£3,670,696	£3,889,833	£4,108,971
60% LAR : 40% CIR	14%	£3,205,182	£3,811,555	£3,866,266	£3,876,038	£4,094,880	£4,313,723
60% LAR : 40% CIR	18%	£3,641,643	£4,223,279	£4,277,851	£4,287,598	£4,505,883	£4,724,167
60% LAR : 40% CIR	20%	£3,980,313	£4,429,573	£4,484,078	£4,493,815	£4,711,835	£4,929,857
60% LAR : 40% CIR	24%	£4,298,523	£4,843,017	£4,897,399	£4,907,116	£5,124,640	£5,342,165
60% LAR : 40% CIR	26%	£4,518,062	£5,050,165	£5,104,488	£5,114,196	£5,331,488	£5,548,782
60% LAR : 40% CIR	30%	£4,957,988	£5,465,310	£5,519,524	£5,529,214	£5,746,073	£5,962,932
60% LAR : 40% CIR	35%	£5,309,522	£5,985,816	£6,039,909	£6,049,581	£6,265,954	£6,483,528
60% LAR : 40% CIR	50%	£7,125,978	£7,564,244	£7,618,898	£7,628,667	£7,847,245	£8,065,823

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,359,401	£1,866,595	£1,811,313	£1,801,445	£1,380,313	£1,159,181
60% LAR : 40% CIR	8%	£1,493,600	£2,651,156	£2,705,216	£2,705,406	£2,656,646	£2,545,887
60% LAR : 40% CIR	12%	£1,058,908	£440,172	£385,389	£375,604	£156,467	£62,671
60% LAR : 40% CIR	14%	£841,118	£234,745	£180,034	£170,262	£48,580	£267,423
60% LAR : 40% CIR	18%	£404,657	£176,979	£231,551	£241,298	£499,583	£977,867
60% LAR : 40% CIR	20%	£185,987	£283,273	£493,718	£447,515	£685,535	£885,557
60% LAR : 40% CIR	24%	£252,221	£76,717	£81,059	£80,815	£1,078,340	£1,265,865
60% LAR : 40% CIR	26%	£471,762	£1,003,865	£1,058,189	£1,067,896	£1,285,189	£1,502,482
60% LAR : 40% CIR	30%	£911,898	£1,419,910	£1,473,224	£1,482,914	£1,699,713	£1,916,632
60% LAR : 40% CIR	35%	£1,463,222	£1,939,516	£1,993,609	£2,003,281	£2,219,654	£2,439,228
60% LAR : 40% CIR	50%	£3,129,678	£3,517,844	£3,572,588	£3,582,367	£3,800,948	£4,019,523

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£4,036,001	£3,343,195	£3,287,913	£3,278,045	£3,056,913	£2,835,781
60% LAR : 40% CIR	8%	£3,170,200	£2,526,756	£2,471,816	£2,462,006	£2,242,246	£2,022,487
60% LAR : 40% CIR	12%	£2,735,508	£2,116,772	£2,061,889	£2,052,204	£1,833,067	£1,613,929
60% LAR : 40% CIR	14%	£2,517,718	£1,911,345	£1,856,634	£1,846,862	£1,628,020	£1,409,177
60% LAR : 40% CIR	18%	£2,081,257	£1,499,621	£1,445,049	£1,435,302	£1,217,017	£998,733
60% LAR : 40% CIR	20%	£1,862,587	£1,293,327	£1,238,822	£1,229,085	£1,011,065	£793,043
60% LAR : 40% CIR	24%	£1,424,377	£879,883	£825,501	£815,785	£598,260	£380,735
60% LAR : 40% CIR	26%	£1,204,838	£672,735	£618,411	£608,704	£391,411	£174,118
60% LAR : 40% CIR	30%	£764,902	£257,590	£203,376	£193,686	£23,173	£240,032
60% LAR : 40% CIR	35%	£213,378	£262,916	£211,059	£208,891	£543,664	£162,636
60% LAR : 40% CIR	50%	£1,453,078	£1,841,344	£1,895,588	£1,905,767	£2,124,345	£2,342,923

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,017,901	£5,325,095	£5,269,813	£5,259,945	£5,038,813	£4,817,681
60% LAR : 40% CIR	8%	£5,152,100	£4,508,656	£4,453,716	£4,443,906	£4,224,146	£4,004,387
60% LAR : 40% CIR	12%	£4,717,408	£4,098,672	£4,043,889	£4,034,104	£3,814,967	£3,595,829
60% LAR : 40% CIR	14%	£4,499,618	£3,893,245	£3,838,534	£3,828,762	£3,609,920	£3,391,077
60% LAR : 40% CIR	18%	£4,063,157	£3,481,521	£3,426,949	£3,417,202	£3,198,017	£2,980,633
60% LAR : 40% CIR	20%	£3,844,487	£3,275,227	£3,220,722	£3,210,985	£2,992,965	£2,774,943
60% LAR : 40% CIR	24%	£3,406,277	£2,861,783	£2,807,401	£2,797,685	£2,580,160	£2,362,635
60% LAR : 40% CIR	26%	£3,186,738	£2,654,635	£2,600,311	£2,590,604	£2,373,311	£2,156,018
60% LAR : 40% CIR	30%	£2,746,802	£2,239,490	£2,185,276	£2,175,586	£1,958,727	£1,741,868
60% LAR : 40% CIR	35%	£2,195,278	£1,718,984	£1,664,891	£1,655,219	£1,438,846	£1,219,272
60% LAR : 40% CIR	50%	£528,822	£140,556	£85,912	£78,133	£142,445	£-81,023

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone A - Kings Cross Higher
------------	-----------------------------

No Units	20
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£9,424,442	£8,710,107	£8,854,823	£8,644,955	£8,423,823	£8,202,691
60% LAR : 40% CIR	12%	£8,450,926	£7,787,674	£7,732,734	£7,722,824	£7,563,164	£7,283,405
60% LAR : 40% CIR	14%	£7,962,376	£7,324,694	£7,269,910	£7,260,126	£7,040,989	£6,821,850
60% LAR : 40% CIR	18%	£7,717,657	£7,092,768	£7,038,058	£7,028,287	£6,809,444	£6,590,601
60% LAR : 40% CIR	20%	£7,227,337	£6,628,048	£6,573,477	£6,563,729	£6,345,445	£6,127,160
60% LAR : 40% CIR	24%	£6,981,740	£6,395,256	£6,340,751	£6,331,014	£6,112,993	£5,894,972
60% LAR : 40% CIR	26%	£6,489,673	£5,928,815	£5,874,434	£5,864,717	£5,647,192	£5,429,667
60% LAR : 40% CIR	30%	£6,243,205	£5,695,169	£5,640,845	£5,631,138	£5,413,845	£5,196,552
60% LAR : 40% CIR	35%	£5,749,410	£5,227,028	£5,172,813	£5,163,123	£4,946,265	£4,729,406
60% LAR : 40% CIR	50%	£5,130,564	£4,640,276	£4,586,183	£4,576,511	£4,360,138	£4,143,765
60% LAR : 40% CIR	50%	£3,263,524	£2,869,275	£2,814,631	£2,804,851	£2,588,273	£2,367,696

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£340,458	£1,054,793	£1,116,077	£1,119,945	£1,341,077	£1,582,239
60% LAR : 40% CIR	8%	£1,313,874	£1,977,226	£2,032,166	£2,041,976	£2,281,736	£2,481,495
60% LAR : 40% CIR	12%	£1,802,524	£2,440,208	£2,494,980	£2,504,774	£2,724,911	£2,945,160
60% LAR : 40% CIR	14%	£2,047,243	£2,672,132	£2,726,842	£2,736,613	£2,955,456	£3,174,299
60% LAR : 40% CIR	18%	£2,537,563	£3,138,852	£3,191,423	£3,201,171	£3,419,455	£3,637,740
60% LAR : 40% CIR	20%	£2,783,160	£3,369,644	£3,424,149	£3,433,886	£3,651,907	£3,869,928
60% LAR : 40% CIR	24%	£3,273,227	£3,836,656	£3,890,466	£3,900,183	£4,117,708	£4,335,243
60% LAR : 40% CIR	26%	£3,521,655	£4,069,731	£4,124,055	£4,133,762	£4,351,055	£4,568,348
60% LAR : 40% CIR	30%	£4,015,490	£4,537,872	£4,592,087	£4,601,777	£4,818,633	£5,035,494
60% LAR : 40% CIR	35%	£4,834,338	£5,124,824	£5,178,717	£5,188,389	£5,404,762	£5,621,135
60% LAR : 40% CIR	50%	£6,501,376	£6,895,625	£6,950,289	£6,960,049	£7,178,627	£7,397,294

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,705,842	£2,991,507	£2,935,223	£2,926,355	£2,705,223	£2,484,091
60% LAR : 40% CIR	8%	£2,732,326	£2,069,074	£2,014,134	£2,004,324	£1,784,664	£1,564,895
60% LAR : 40% CIR	12%	£2,243,776	£1,606,094	£1,551,310	£1,541,526	£1,322,389	£1,103,250
60% LAR : 40% CIR	14%	£1,999,057	£1,374,168	£1,319,458	£1,309,687	£1,090,844	£872,001
60% LAR : 40% CIR	18%	£1,508,737	£909,448	£854,877	£845,129	£626,845	£408,560
60% LAR : 40% CIR	20%	£1,263,140	£676,656	£622,151	£612,414	£394,393	£176,373
60% LAR : 40% CIR	24%	£771,073	£210,215	£155,834	£146,117	£11,400	£-268,253
60% LAR : 40% CIR	26%	£524,605	£-23,431	£-77,755	£-87,462	£-304,755	£-522,048
60% LAR : 40% CIR	30%	£30,810	£-491,672	£-545,787	£-555,477	£-772,335	£-989,194
60% LAR : 40% CIR	35%	£-588,936	£-1,076,324	£-1,132,417	£-1,142,089	£-1,358,462	£-1,574,835
60% LAR : 40% CIR	50%	£2,455,076	£2,849,325	£2,903,969	£2,913,749	£3,132,927	£3,352,984

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,382,442	£4,868,107	£4,812,823	£4,802,955	£4,381,823	£4,169,891
60% LAR : 40% CIR	8%	£4,408,926	£3,745,674	£3,690,734	£3,680,924	£3,461,164	£3,241,405
60% LAR : 40% CIR	12%	£3,920,376	£3,282,694	£3,227,910	£3,218,126	£2,998,989	£2,779,500
60% LAR : 40% CIR	14%	£3,675,657	£3,050,768	£2,996,058	£2,986,287	£2,767,444	£2,548,601
60% LAR : 40% CIR	18%	£3,185,337	£2,586,048	£2,531,477	£2,521,729	£2,303,445	£2,085,160
60% LAR : 40% CIR	20%	£2,693,740	£2,121,256	£2,066,751	£2,057,014	£1,838,993	£1,621,972
60% LAR : 40% CIR	24%	£2,447,673	£1,889,815	£1,834,434	£1,824,717	£1,605,192	£1,387,667
60% LAR : 40% CIR	26%	£2,201,205	£1,653,169	£1,598,845	£1,589,138	£1,371,845	£1,154,552
60% LAR : 40% CIR	30%	£1,707,410	£1,185,028	£1,130,813	£1,121,123	£904,265	£687,406
60% LAR : 40% CIR	35%	£1,088,564	£596,276	£544,183	£534,511	£318,138	£101,765
60% LAR : 40% CIR	50%	£-778,476	£-1,172,725	£-1,227,388	£-1,237,149	£-1,455,727	£-1,674,304

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,364,342	£6,650,007	£6,594,723	£6,584,855	£6,363,723	£6,142,591
60% LAR : 40% CIR	8%	£6,390,826	£5,727,574	£5,672,634	£5,662,824	£5,443,064	£5,223,305
60% LAR : 40% CIR	12%	£5,902,276	£5,264,594	£5,209,810	£5,200,026	£4,980,889	£4,761,750
60% LAR : 40% CIR	14%	£5,657,557	£5,032,668	£4,977,958	£4,968,187	£4,749,344	£4,530,501
60% LAR : 40% CIR	18%	£5,167,237	£4,567,948	£4,513,377	£4,503,629	£4,285,345	£4,067,060
60% LAR : 40% CIR	20%	£4,921,640	£4,335,156	£4,280,651	£4,270,914	£4,052,893	£3,834,872
60% LAR : 40% CIR	24%	£4,429,573	£3,868,715	£3,814,334	£3,804,617	£3,587,092	£3,369,567
60% LAR : 40% CIR	26%	£4,183,105	£3,635,069	£3,580,745	£3,571,038	£3,353,745	£3,136,452
60% LAR : 40% CIR	30%	£3,689,310	£3,166,528	£3,112,713	£3,103,023	£2,886,165	£2,669,306
60% LAR : 40% CIR	35%	£3,070,464	£2,580,176	£2,526,083	£2,516,411	£2,300,038	£2,083,665
60% LAR : 40% CIR	50%	£1,203,424	£809,175	£754,531	£744,751	£526,173	£307,596

LB Camden
Local Plan Viability Testing 2023

Rasi 8 - 20 Flats	
-------------------	--

Value Area	Zone A - Lower Central Zone
------------	-----------------------------

No Units	20
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,770,883	£10,035,017	£9,979,735	£9,969,866	£9,748,735	£9,527,603
60% LAR : 40% CIR	8%	£9,689,652	£9,006,592	£8,951,652	£8,941,842	£8,722,083	£8,502,323
60% LAR : 40% CIR	12%	£9,147,244	£8,490,616	£8,435,832	£8,426,048	£8,206,911	£7,987,772
60% LAR : 40% CIR	14%	£8,875,596	£8,232,192	£8,177,481	£8,167,710	£7,948,867	£7,730,024
60% LAR : 40% CIR	18%	£8,331,419	£7,714,475	£7,659,904	£7,650,156	£7,431,871	£7,213,587
60% LAR : 40% CIR	20%	£8,098,892	£7,455,184	£7,400,679	£7,390,943	£7,172,922	£6,954,901
60% LAR : 40% CIR	24%	£7,512,968	£6,935,747	£6,881,366	£6,871,650	£6,654,125	£6,436,600
60% LAR : 40% CIR	26%	£7,239,571	£6,675,603	£6,621,279	£6,611,573	£6,394,280	£6,176,987
60% LAR : 40% CIR	30%	£6,691,918	£6,154,466	£6,100,251	£6,090,561	£5,873,703	£5,656,844
60% LAR : 40% CIR	35%	£6,005,751	£5,501,468	£5,447,375	£5,437,704	£5,221,331	£5,004,957
60% LAR : 40% CIR	50%	£3,936,744	£3,532,139	£3,478,316	£3,468,684	£3,253,391	£3,038,313

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,005,983	£270,117	£214,835	£204,966	£16,185	£237,297
60% LAR : 40% CIR	8%	-£75,248	-£758,398	-£815,248	-£833,058	-£1,042,817	-£1,262,577
60% LAR : 40% CIR	12%	-£917,656	-£1,214,284	-£1,320,968	-£1,339,552	-£1,587,889	-£1,771,728
60% LAR : 40% CIR	14%	-£889,904	-£1,532,708	-£1,587,419	-£1,597,190	-£1,816,033	-£2,034,676
60% LAR : 40% CIR	18%	-£1,433,481	-£2,050,425	-£2,104,996	-£2,114,744	-£2,333,029	-£2,551,313
60% LAR : 40% CIR	20%	-£1,706,008	-£2,309,716	-£2,364,221	-£2,373,957	-£2,591,978	-£2,809,999
60% LAR : 40% CIR	24%	-£2,340,292	-£2,736,584	-£2,820,153	-£2,830,263	-£3,110,776	-£3,295,366
60% LAR : 40% CIR	26%	-£2,525,326	-£3,089,287	-£3,143,621	-£3,153,327	-£3,370,620	-£3,557,913
60% LAR : 40% CIR	30%	-£3,072,982	-£3,610,434	-£3,664,649	-£3,674,339	-£3,891,197	-£4,108,056
60% LAR : 40% CIR	35%	-£3,759,149	-£4,263,432	-£4,317,525	-£4,327,196	-£4,543,569	-£4,759,943
60% LAR : 40% CIR	50%	-£5,828,156	-£6,232,761	-£6,286,594	-£6,296,216	-£6,511,569	-£6,728,597

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,052,283	£4,316,417	£4,261,135	£4,251,266	£4,030,135	£3,809,003
60% LAR : 40% CIR	8%	£3,971,052	£3,287,992	£3,233,082	£3,223,242	£3,003,453	£2,783,723
60% LAR : 40% CIR	12%	£3,428,644	£2,772,016	£2,717,232	£2,707,448	£2,488,311	£2,269,172
60% LAR : 40% CIR	14%	£3,156,996	£2,513,592	£2,458,881	£2,449,110	£2,230,267	£2,011,424
60% LAR : 40% CIR	18%	£2,612,819	£1,995,875	£1,941,304	£1,931,556	£1,713,271	£1,494,987
60% LAR : 40% CIR	20%	£2,340,292	£1,736,584	£1,682,079	£1,672,343	£1,454,322	£1,236,301
60% LAR : 40% CIR	24%	£1,794,368	£1,217,147	£1,162,766	£1,153,050	£935,525	£718,000
60% LAR : 40% CIR	26%	£1,520,971	£957,003	£902,679	£892,973	£675,680	£458,387
60% LAR : 40% CIR	30%	£973,318	£435,866	£381,651	£371,961	£155,103	£-81,758
60% LAR : 40% CIR	35%	£287,151	£-217,132	£-271,225	£-280,696	£-497,269	£-713,643
60% LAR : 40% CIR	50%	£-1,781,856	£-2,196,461	£-2,240,294	£-2,249,916	£-2,465,206	£-2,682,287

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,728,883	£5,993,017	£5,937,735	£5,927,866	£5,708,735	£5,488,603
60% LAR : 40% CIR	8%	£5,647,652	£4,964,592	£4,909,652	£4,899,842	£4,680,083	£4,460,323
60% LAR : 40% CIR	12%	£5,105,244	£4,448,616	£4,393,832	£4,384,048	£4,164,911	£3,945,772
60% LAR : 40% CIR	14%	£4,833,596	£4,190,192	£4,135,481	£4,125,710	£3,906,867	£3,688,024
60% LAR : 40% CIR	18%	£4,289,419	£3,672,475	£3,617,904	£3,608,156	£3,389,871	£3,171,587
60% LAR : 40% CIR	20%	£4,016,892	£3,413,184	£3,358,679	£3,348,943	£3,130,922	£2,912,901
60% LAR : 40% CIR	24%	£3,470,968	£2,893,747	£2,839,366	£2,829,650	£2,612,125	£2,394,600
60% LAR : 40% CIR	26%	£3,197,571	£2,633,603	£2,579,279	£2,569,573	£2,352,280	£2,134,987
60% LAR : 40% CIR	30%	£2,649,918	£2,112,466	£2,058,251	£2,048,561	£1,831,703	£1,614,844
60% LAR : 40% CIR	35%	£1,963,751	£1,459,468	£1,405,375	£1,395,704	£1,179,331	£962,957
60% LAR : 40% CIR	50%	£-105,256	£-509,861	£-563,654	£-573,316	£-788,609	£-1,005,587

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£8,710,783	£7,974,917	£7,919,635	£7,909,766	£7,688,635	£7,467,503
60% LAR : 40% CIR	8%	£7,629,552	£6,946,492	£6,891,552	£6,881,742	£6,661,983	£6,442,223
60% LAR : 40% CIR	12%	£7,087,144	£6,430,516	£6,375,732	£6,365,948	£6,146,811	£5,927,672
60% LAR : 40% CIR	14%	£6,815,496	£6,172,092	£6,117,381	£6,107,610	£5,888,767	£5,669,524
60% LAR : 40% CIR	18%	£6,271,319	£5,654,375	£5,599,604	£5,589,856	£5,371,771	£5,153,487
60% LAR : 40% CIR	20%	£5,998,792	£5,395,084	£5,340,579	£5,330,843	£5,112,822	£4,894,801
60% LAR : 40% CIR	24%	£5,452,868	£4,875,647	£4,821,266	£4,811,550	£4,594,025	£4,376,500
60% LAR : 40% CIR	26%	£5,179,471	£4,615,503	£4,561,179	£4,551,473	£4,334,180	£4,116,887
60% LAR : 40% CIR	30%	£4,631,818	£4,094,366	£4,040,151	£4,030,461	£3,813,803	£3,596,744
60% LAR : 40% CIR	35%	£3,945,651	£3,441,388	£3,387,275	£3,377,604	£3,161,231	£2,944,857
60% LAR : 40% CIR	50%	£1,876,644	£1,472,039	£1,418,216	£1,408,584	£1,193,291	£976,213

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

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

No Units	20
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£13,912,578	£13,126,476	£13,071,194	£13,061,325	£12,840,194	£12,619,062
60% LAR : 40% CIR	12%	£12,580,011	£11,850,734	£11,795,795	£11,785,984	£11,566,224	£11,346,465
60% LAR : 40% CIR	14%	£11,577,454	£10,890,847	£10,836,136	£10,826,365	£10,607,522	£10,388,679
60% LAR : 40% CIR	18%	£10,907,610	£10,249,471	£10,194,900	£10,185,152	£9,966,868	£9,748,583
60% LAR : 40% CIR	20%	£10,572,248	£9,928,352	£9,873,847	£9,864,110	£9,646,089	£9,428,068
60% LAR : 40% CIR	24%	£9,900,656	£9,255,257	£9,200,676	£9,191,159	£8,973,634	£8,756,108
60% LAR : 40% CIR	26%	£9,564,425	£8,963,283	£8,908,959	£8,899,252	£8,681,959	£8,464,666
60% LAR : 40% CIR	30%	£8,891,106	£8,318,487	£8,264,272	£8,254,582	£8,037,724	£7,820,865
60% LAR : 40% CIR	35%	£8,047,853	£7,510,916	£7,456,823	£7,447,153	£7,230,779	£7,014,406
60% LAR : 40% CIR	50%	£5,507,592	£5,077,870	£5,024,046	£5,014,413	£4,799,121	£4,583,828

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,147,678	£3,361,576	£3,306,294	£3,296,425	£3,075,294	£2,854,162
60% LAR : 40% CIR	8%	£2,815,111	£2,085,834	£2,030,895	£2,021,084	£1,801,324	£1,581,565
60% LAR : 40% CIR	12%	£2,147,036	£1,446,201	£1,391,416	£1,381,633	£1,162,494	£943,356
60% LAR : 40% CIR	14%	£1,812,554	£1,125,947	£1,071,236	£1,061,465	£842,622	£623,779
60% LAR : 40% CIR	18%	£1,142,710	£484,571	£430,000	£420,252	£201,968	£-16,317
60% LAR : 40% CIR	20%	£907,348	£163,452	£108,947	£99,210	£-118,811	£-338,832
60% LAR : 40% CIR	24%	£155,756	£-279,843	£-344,024	£-354,741	£-571,268	£-797,468
60% LAR : 40% CIR	26%	£-200,475	£-801,617	£-885,841	£-895,645	£-1,082,941	£-1,300,234
60% LAR : 40% CIR	30%	£-873,794	£-1,446,413	£-1,500,628	£-1,510,318	£-1,727,176	£-1,944,335
60% LAR : 40% CIR	35%	£-1,717,047	£-2,253,984	£-2,308,077	£-2,317,747	£-2,534,121	£-2,750,494
60% LAR : 40% CIR	50%	£-4,257,308	£-4,687,930	£-4,740,854	£-4,750,487	£-4,965,779	£-5,181,072

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,193,978	£7,407,876	£7,352,594	£7,342,725	£7,121,394	£6,900,462
60% LAR : 40% CIR	8%	£6,861,411	£6,132,134	£6,077,195	£6,067,384	£5,847,024	£5,627,865
60% LAR : 40% CIR	12%	£6,193,336	£5,492,501	£5,437,716	£5,427,933	£5,208,794	£4,989,656
60% LAR : 40% CIR	14%	£5,858,854	£5,172,247	£5,117,536	£5,107,765	£4,888,922	£4,670,079
60% LAR : 40% CIR	18%	£5,189,010	£4,530,871	£4,476,300	£4,466,552	£4,246,268	£4,026,983
60% LAR : 40% CIR	20%	£4,853,648	£4,209,752	£4,155,247	£4,145,510	£3,925,489	£3,705,468
60% LAR : 40% CIR	24%	£4,182,056	£3,568,657	£3,512,276	£3,502,559	£3,282,034	£3,062,508
60% LAR : 40% CIR	26%	£3,845,825	£3,244,683	£3,190,359	£3,180,652	£2,963,359	£2,746,066
60% LAR : 40% CIR	30%	£3,172,506	£2,599,887	£2,545,672	£2,535,982	£2,319,124	£2,102,265
60% LAR : 40% CIR	35%	£2,329,253	£1,792,316	£1,738,223	£1,728,553	£1,512,179	£1,295,806
60% LAR : 40% CIR	50%	£-11,808	£-640,730	£-694,554	£-704,167	£-919,479	£-1,134,772

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,870,578	£9,084,476	£9,029,194	£9,019,325	£8,798,194	£8,577,062
60% LAR : 40% CIR	8%	£8,538,011	£7,808,734	£7,753,795	£7,743,984	£7,524,224	£7,304,465
60% LAR : 40% CIR	12%	£7,869,936	£7,169,101	£7,114,316	£7,104,533	£6,885,394	£6,666,256
60% LAR : 40% CIR	14%	£7,535,454	£6,848,847	£6,794,136	£6,784,365	£6,565,522	£6,346,679
60% LAR : 40% CIR	18%	£6,865,610	£6,207,471	£6,152,900	£6,143,152	£5,924,868	£5,705,583
60% LAR : 40% CIR	20%	£6,530,248	£5,886,352	£5,831,847	£5,822,110	£5,604,089	£5,385,068
60% LAR : 40% CIR	24%	£5,858,656	£5,243,257	£5,188,676	£5,179,159	£4,961,634	£4,744,108
60% LAR : 40% CIR	26%	£5,522,425	£4,921,283	£4,866,959	£4,857,252	£4,639,959	£4,422,666
60% LAR : 40% CIR	30%	£4,849,106	£4,276,487	£4,222,272	£4,212,582	£3,995,724	£3,778,865
60% LAR : 40% CIR	35%	£4,005,853	£3,468,916	£3,414,823	£3,405,153	£3,188,779	£2,972,406
60% LAR : 40% CIR	50%	£1,465,592	£1,035,870	£982,046	£972,413	£757,121	£541,828

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£11,852,478	£11,066,376	£11,011,094	£11,001,225	£10,780,094	£10,558,962
60% LAR : 40% CIR	8%	£10,519,911	£9,790,634	£9,735,695	£9,725,884	£9,506,124	£9,286,365
60% LAR : 40% CIR	12%	£9,851,836	£9,151,001	£9,096,216	£9,086,433	£8,867,294	£8,648,156
60% LAR : 40% CIR	14%	£9,517,354	£8,830,747	£8,776,036	£8,766,265	£8,547,422	£8,328,579
60% LAR : 40% CIR	18%	£8,847,510	£8,169,371	£8,114,660	£8,104,889	£7,886,634	£7,668,483
60% LAR : 40% CIR	20%	£8,512,148	£7,868,252	£7,813,747	£7,804,010	£7,585,989	£7,367,968
60% LAR : 40% CIR	24%	£7,840,556	£7,225,157	£7,170,776	£7,161,059	£6,943,534	£6,726,008
60% LAR : 40% CIR	26%	£7,504,325	£6,903,183	£6,848,859	£6,839,152	£6,621,859	£6,404,566
60% LAR : 40% CIR	30%	£6,831,006	£6,258,387	£6,204,172	£6,194,462	£5,977,624	£5,760,765
60% LAR : 40% CIR	35%	£5,987,753	£5,450,816	£5,396,723	£5,387,053	£5,170,679	£4,954,306
60% LAR : 40% CIR	50%	£3,447,492	£3,017,770	£2,963,946	£2,954,313	£2,739,021	£2,523,728

LB Camden
Local Plan Viability Testing 2023

Rasi 8 - 20 Flats	
-------------------	--

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

No Units	20
Site Area	0.1 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£15,707,833	£14,893,024	£14,837,742	£14,827,873	£14,806,742	£14,385,510
60% LAR : 40% CIR	8%	£14,231,645	£13,475,959	£13,421,018	£13,411,209	£13,391,449	£12,971,689
60% LAR : 40% CIR	12%	£13,491,760	£12,765,663	£12,710,878	£12,701,095	£12,681,956	£12,262,819
60% LAR : 40% CIR	14%	£13,121,373	£12,410,078	£12,355,367	£12,345,596	£12,326,753	£11,907,910
60% LAR : 40% CIR	18%	£12,379,718	£11,698,041	£11,643,469	£11,633,722	£11,614,537	£11,197,152
60% LAR : 40% CIR	20%	£12,008,452	£11,341,591	£11,287,088	£11,277,348	£11,259,327	£10,841,306
60% LAR : 40% CIR	24%	£11,265,049	£10,627,833	£10,573,451	£10,563,735	£10,546,210	£10,128,695
60% LAR : 40% CIR	26%	£10,892,914	£10,270,528	£10,216,205	£10,206,498	£10,189,205	£9,771,912
60% LAR : 40% CIR	30%	£10,147,784	£9,555,071	£9,500,855	£9,491,166	£9,474,308	£9,057,449
60% LAR : 40% CIR	35%	£9,214,768	£8,659,173	£8,605,080	£8,595,408	£8,579,035	£8,162,662
60% LAR : 40% CIR	50%	£6,405,219	£5,961,143	£5,907,320	£5,897,688	£5,882,395	£5,467,102

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,942,933	£5,128,124	£5,072,842	£5,062,973	£4,841,842	£4,620,710
60% LAR : 40% CIR	8%	£4,466,745	£3,711,059	£3,656,118	£3,646,309	£3,426,549	£3,205,789
60% LAR : 40% CIR	12%	£3,726,860	£3,000,763	£2,945,978	£2,936,195	£2,717,056	£2,497,919
60% LAR : 40% CIR	14%	£3,356,473	£2,645,178	£2,590,467	£2,580,696	£2,361,853	£2,143,010
60% LAR : 40% CIR	18%	£2,614,818	£1,933,141	£1,878,569	£1,868,822	£1,650,537	£1,432,252
60% LAR : 40% CIR	20%	£2,243,552	£1,576,691	£1,522,186	£1,512,448	£1,294,427	£1,076,406
60% LAR : 40% CIR	24%	£1,500,149	£892,933	£838,351	£828,635	£610,310	£393,785
60% LAR : 40% CIR	26%	£1,128,014	£505,628	£451,305	£441,588	£224,305	£7,012
60% LAR : 40% CIR	30%	£382,884	£-208,829	£-264,045	£-273,734	£-480,592	£-707,451
60% LAR : 40% CIR	35%	£-550,132	£-1,105,727	£-1,159,820	£-1,169,492	£-1,385,865	£-1,602,238
60% LAR : 40% CIR	50%	£-3,359,681	£-3,803,757	£-3,857,589	£-3,867,212	£-4,082,595	£-4,297,798

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£9,989,233	£9,174,424	£9,119,142	£9,109,273	£8,888,142	£8,667,010
60% LAR : 40% CIR	8%	£8,513,045	£7,757,359	£7,702,418	£7,692,609	£7,472,849	£7,253,089
60% LAR : 40% CIR	12%	£7,773,160	£7,047,063	£6,992,278	£6,982,495	£6,763,356	£6,544,219
60% LAR : 40% CIR	14%	£7,402,773	£6,691,478	£6,636,767	£6,626,996	£6,408,153	£6,189,310
60% LAR : 40% CIR	18%	£6,661,118	£5,979,441	£5,924,869	£5,915,122	£5,696,837	£5,478,552
60% LAR : 40% CIR	20%	£5,289,852	£5,622,991	£5,568,486	£5,558,748	£5,340,727	£5,122,706
60% LAR : 40% CIR	24%	£5,546,449	£4,909,233	£4,854,851	£4,845,135	£4,627,610	£4,410,085
60% LAR : 40% CIR	26%	£5,174,314	£4,551,928	£4,497,605	£4,487,898	£4,270,605	£4,053,312
60% LAR : 40% CIR	30%	£4,429,184	£3,836,471	£3,782,255	£3,772,566	£3,555,708	£3,338,849
60% LAR : 40% CIR	35%	£3,496,168	£2,940,573	£2,886,480	£2,876,808	£2,660,435	£2,444,062
60% LAR : 40% CIR	50%	£686,819	£242,543	£188,720	£179,088	£-436,295	£-251,468

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£11,865,833	£10,851,024	£10,795,742	£10,785,873	£10,564,742	£10,343,510
60% LAR : 40% CIR	8%	£10,189,645	£9,433,959	£9,379,018	£9,369,209	£9,149,449	£8,929,689
60% LAR : 40% CIR	12%	£9,449,760	£8,723,663	£8,668,878	£8,659,095	£8,439,956	£8,220,819
60% LAR : 40% CIR	14%	£9,079,373	£8,368,078	£8,313,367	£8,303,596	£8,084,753	£7,865,910
60% LAR : 40% CIR	18%	£8,337,718	£7,656,041	£7,601,469	£7,591,722	£7,373,437	£7,155,152
60% LAR : 40% CIR	20%	£7,966,452	£7,299,591	£7,245,086	£7,235,348	£7,017,327	£6,799,306
60% LAR : 40% CIR	24%	£7,223,049	£6,585,833	£6,531,451	£6,521,735	£6,304,210	£6,086,685
60% LAR : 40% CIR	26%	£6,850,914	£6,228,528	£6,174,205	£6,164,498	£5,947,205	£5,729,912
60% LAR : 40% CIR	30%	£6,105,784	£5,513,071	£5,458,855	£5,449,166	£5,232,308	£5,015,449
60% LAR : 40% CIR	35%	£5,172,768	£4,617,173	£4,563,080	£4,553,408	£4,337,035	£4,120,662
60% LAR : 40% CIR	50%	£2,363,219	£1,919,143	£1,865,320	£1,855,688	£1,640,395	£1,425,102

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£13,647,733	£12,832,924	£12,777,642	£12,767,773	£12,546,642	£12,325,510
60% LAR : 40% CIR	8%	£12,171,545	£11,415,859	£11,360,918	£11,351,109	£11,131,349	£10,911,589
60% LAR : 40% CIR	12%	£11,431,660	£10,705,563	£10,650,778	£10,640,995	£10,421,856	£10,202,719
60% LAR : 40% CIR	14%	£11,061,273	£10,349,978	£10,295,267	£10,285,496	£10,066,653	£9,847,810
60% LAR : 40% CIR	18%	£7,966,452	£7,259,591	£7,205,086	£7,195,348	£6,976,505	£6,757,662
60% LAR : 40% CIR	20%	£9,948,352	£9,281,491	£9,226,986	£9,217,248	£8,999,227	£8,781,206
60% LAR : 40% CIR	24%	£9,204,949	£8,567,733	£8,513,351	£8,503,635	£8,286,110	£8,068,585
60% LAR : 40% CIR	26%	£8,832,814	£8,210,428	£8,156,105	£8,146,398	£7,929,105	£7,711,812
60% LAR : 40% CIR	30%	£9,087,684	£7,494,971	£7,440,755	£7,431,066	£7,214,208	£6,997,349
60% LAR : 40% CIR	35%	£7,154,668	£6,599,073	£6,544,980	£6,535,308	£6,318,935	£6,102,562
60% LAR : 40% CIR	50%	£4,345,119	£3,901,043	£3,847,220	£3,837,588	£3,622,295	£3,407,002

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
------------	--

No Units	30
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£23,642,900	£22,056,602	£21,996,007	£21,981,529	£21,739,149	£21,496,770
60% LAR : 40% CIR	5%	£22,447,260	£20,831,516	£20,870,923	£20,856,444	£20,614,065	£20,371,686
60% LAR : 40% CIR	10%	£21,251,621	£19,806,433	£19,745,839	£19,731,359	£19,488,980	£19,246,602
60% LAR : 40% CIR	15%	£20,055,981	£18,681,349	£18,620,754	£18,606,275	£18,363,896	£18,121,517
60% LAR : 40% CIR	20%	£18,860,342	£17,556,264	£17,495,670	£17,481,190	£17,238,812	£16,996,433
60% LAR : 40% CIR	25%	£17,664,701	£16,431,180	£16,370,585	£16,356,106	£16,113,727	£15,871,348
60% LAR : 40% CIR	30%	£16,469,062	£15,306,095	£15,245,500	£15,231,022	£14,988,643	£14,746,263
60% LAR : 40% CIR	35%	£15,273,422	£14,181,011	£14,120,416	£14,105,937	£13,863,558	£13,621,179
60% LAR : 40% CIR	40%	£14,077,783	£13,055,927	£12,995,332	£12,980,853	£12,738,473	£12,496,095
60% LAR : 40% CIR	45%	£12,882,143	£11,930,842	£11,870,247	£11,855,769	£11,613,389	£11,371,010
60% LAR : 40% CIR	50%	£11,686,504	£10,805,758	£10,745,163	£10,730,684	£10,488,305	£10,245,926

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£13,878,000	£12,291,702	£12,231,107	£12,216,629	£11,974,249	£11,731,870
60% LAR : 40% CIR	5%	£12,682,360	£11,166,618	£11,106,023	£11,091,544	£10,849,165	£10,606,786
60% LAR : 40% CIR	10%	£11,486,721	£10,041,533	£9,980,939	£9,966,459	£9,724,080	£9,481,702
60% LAR : 40% CIR	15%	£10,291,081	£8,916,448	£8,855,854	£8,841,375	£8,598,996	£8,356,617
60% LAR : 40% CIR	20%	£9,095,442	£7,791,364	£7,730,770	£7,716,290	£7,473,912	£7,231,533
60% LAR : 40% CIR	25%	£7,899,801	£6,666,280	£6,605,685	£6,591,206	£6,348,827	£6,106,448
60% LAR : 40% CIR	30%	£6,704,162	£5,541,195	£5,480,600	£5,466,122	£5,223,743	£4,981,364
60% LAR : 40% CIR	35%	£5,508,522	£4,416,111	£4,355,516	£4,341,037	£4,098,658	£3,856,279
60% LAR : 40% CIR	40%	£4,312,883	£3,291,027	£3,230,432	£3,215,953	£2,973,573	£2,731,195
60% LAR : 40% CIR	45%	£3,117,243	£2,165,942	£2,105,347	£2,090,869	£1,848,489	£1,606,110
60% LAR : 40% CIR	50%	£1,921,604	£1,040,858	£980,263	£965,784	£723,405	£481,026

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£17,924,300	£16,338,002	£16,277,407	£16,262,929	£16,020,549	£15,778,170
60% LAR : 40% CIR	5%	£16,728,660	£15,212,916	£15,152,323	£15,137,844	£14,895,465	£14,653,086
60% LAR : 40% CIR	10%	£15,533,021	£14,087,833	£14,027,239	£14,012,759	£13,770,380	£13,528,002
60% LAR : 40% CIR	15%	£14,337,381	£12,962,749	£12,902,154	£12,887,675	£12,645,296	£12,402,917
60% LAR : 40% CIR	20%	£13,141,742	£11,837,664	£11,777,070	£11,762,590	£11,520,212	£11,277,833
60% LAR : 40% CIR	25%	£11,946,101	£10,712,580	£10,651,985	£10,637,506	£10,395,127	£10,152,748
60% LAR : 40% CIR	30%	£10,750,462	£9,587,495	£9,526,900	£9,512,422	£9,270,043	£9,027,664
60% LAR : 40% CIR	35%	£9,554,822	£8,462,411	£8,401,816	£8,387,337	£8,144,958	£7,902,579
60% LAR : 40% CIR	40%	£8,359,183	£7,337,327	£7,276,732	£7,262,253	£7,019,873	£6,777,495
60% LAR : 40% CIR	45%	£7,163,543	£6,212,242	£6,151,647	£6,137,169	£5,894,789	£5,652,410
60% LAR : 40% CIR	50%	£5,967,904	£5,087,158	£5,026,563	£5,012,084	£4,769,705	£4,527,326

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£19,690,900	£18,014,602	£17,954,007	£17,939,529	£17,697,149	£17,454,770
60% LAR : 40% CIR	5%	£18,405,260	£16,889,518	£16,828,923	£16,814,444	£16,572,065	£16,329,686
60% LAR : 40% CIR	10%	£17,209,621	£15,764,433	£15,703,839	£15,689,359	£15,446,980	£15,204,602
60% LAR : 40% CIR	15%	£16,013,981	£14,639,349	£14,578,754	£14,564,275	£14,321,896	£14,079,517
60% LAR : 40% CIR	20%	£14,818,342	£13,514,264	£13,453,670	£13,439,190	£13,196,812	£12,954,433
60% LAR : 40% CIR	25%	£13,622,701	£12,389,180	£12,328,585	£12,314,106	£12,071,727	£11,829,348
60% LAR : 40% CIR	30%	£12,427,062	£11,264,095	£11,203,500	£11,189,022	£10,946,643	£10,704,263
60% LAR : 40% CIR	35%	£11,231,422	£10,139,011	£10,078,416	£10,063,937	£9,821,558	£9,579,179
60% LAR : 40% CIR	40%	£10,035,783	£9,013,927	£8,953,332	£8,938,853	£8,696,473	£8,454,095
60% LAR : 40% CIR	45%	£8,840,143	£7,888,842	£7,828,247	£7,813,769	£7,571,389	£7,329,010
60% LAR : 40% CIR	50%	£7,644,504	£6,763,758	£6,703,163	£6,688,684	£6,446,305	£6,203,926

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£21,582,800	£19,996,502	£19,935,907	£19,921,429	£19,679,049	£19,436,670
60% LAR : 40% CIR	5%	£20,387,160	£18,871,418	£18,810,823	£18,796,344	£18,553,965	£18,311,586
60% LAR : 40% CIR	10%	£19,191,521	£17,746,333	£17,685,739	£17,671,259	£17,428,880	£17,186,502
60% LAR : 40% CIR	15%	£17,995,881	£16,621,249	£16,560,654	£16,546,175	£16,303,796	£16,061,417
60% LAR : 40% CIR	20%	£16,800,242	£15,496,164	£15,435,570	£15,421,090	£15,178,712	£14,936,333
60% LAR : 40% CIR	25%	£15,604,601	£14,371,080	£14,310,485	£14,296,006	£14,053,627	£13,811,248
60% LAR : 40% CIR	30%	£14,408,962	£13,245,995	£13,185,400	£13,170,922	£12,928,543	£12,686,163
60% LAR : 40% CIR	35%	£13,213,322	£12,120,911	£12,060,316	£12,045,837	£11,803,458	£11,561,079
60% LAR : 40% CIR	40%	£12,017,683	£10,995,827	£10,935,232	£10,920,753	£10,678,373	£10,435,995
60% LAR : 40% CIR	45%	£10,822,043	£9,870,742	£9,810,147	£9,795,669	£9,553,289	£9,310,910
60% LAR : 40% CIR	50%	£9,626,404	£8,745,658	£8,685,063	£8,670,584	£8,428,205	£8,185,826

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone A - Kings Cross Lower
------------	----------------------------

No Units	30
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£23,642,900	£22,056,602	£21,996,007	£21,981,529	£21,739,149	£21,496,770
60% LAR : 40% CIR	5%	£22,447,260	£20,931,516	£20,870,923	£20,856,444	£20,614,065	£20,371,686
60% LAR : 40% CIR	10%	£21,251,621	£19,806,433	£19,745,838	£19,731,359	£19,488,980	£19,246,602
60% LAR : 40% CIR	15%	£20,055,981	£18,681,349	£18,620,754	£18,606,275	£18,363,896	£18,121,517
60% LAR : 40% CIR	20%	£18,860,342	£17,556,264	£17,495,670	£17,481,190	£17,238,812	£16,996,433
60% LAR : 40% CIR	25%	£17,664,701	£16,431,180	£16,370,585	£16,356,106	£16,113,727	£15,871,348
60% LAR : 40% CIR	30%	£16,469,062	£15,306,095	£15,245,500	£15,231,022	£14,988,643	£14,746,264
60% LAR : 40% CIR	35%	£15,273,422	£14,181,011	£14,120,416	£14,105,937	£13,863,558	£13,621,179
60% LAR : 40% CIR	40%	£14,077,783	£13,055,927	£12,995,332	£12,980,853	£12,738,474	£12,496,095
60% LAR : 40% CIR	45%	£12,882,143	£11,930,842	£11,870,247	£11,855,769	£11,613,390	£11,371,011
60% LAR : 40% CIR	50%	£11,686,504	£10,805,758	£10,745,163	£10,730,684	£10,488,305	£10,245,926

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£13,878,000	£12,291,702	£12,231,107	£12,216,629	£11,974,249	£11,731,870
60% LAR : 40% CIR	5%	£12,682,360	£11,166,618	£11,106,023	£11,091,544	£10,849,165	£10,606,786
60% LAR : 40% CIR	10%	£11,486,721	£10,041,533	£9,980,939	£9,966,460	£9,724,081	£9,481,702
60% LAR : 40% CIR	15%	£10,291,081	£8,916,449	£8,855,854	£8,841,375	£8,598,996	£8,356,617
60% LAR : 40% CIR	20%	£9,095,442	£7,791,364	£7,730,770	£7,716,290	£7,473,912	£7,231,533
60% LAR : 40% CIR	25%	£7,899,801	£6,666,280	£6,605,685	£6,591,206	£6,348,827	£6,106,448
60% LAR : 40% CIR	30%	£6,704,162	£5,541,195	£5,480,600	£5,466,122	£5,223,743	£4,981,364
60% LAR : 40% CIR	35%	£5,508,522	£4,416,111	£4,355,516	£4,341,037	£4,098,658	£3,856,279
60% LAR : 40% CIR	40%	£4,312,883	£3,291,027	£3,230,432	£3,215,953	£2,973,574	£2,731,195
60% LAR : 40% CIR	45%	£3,117,243	£2,165,942	£2,105,347	£2,090,869	£1,848,490	£1,606,111
60% LAR : 40% CIR	50%	£1,921,604	£1,040,858	£980,263	£965,784	£723,405	£481,026

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£17,924,300	£16,338,002	£16,277,407	£16,262,929	£16,020,549	£15,778,170
60% LAR : 40% CIR	5%	£16,728,660	£15,112,918	£15,052,323	£15,037,844	£14,795,465	£14,553,086
60% LAR : 40% CIR	10%	£15,533,021	£14,087,833	£14,027,239	£14,012,759	£13,770,380	£13,528,002
60% LAR : 40% CIR	15%	£14,337,381	£12,962,749	£12,902,154	£12,887,675	£12,645,296	£12,402,917
60% LAR : 40% CIR	20%	£13,141,742	£11,837,664	£11,777,070	£11,762,590	£11,520,212	£11,277,833
60% LAR : 40% CIR	25%	£11,946,101	£10,712,580	£10,651,985	£10,637,506	£10,395,127	£10,152,748
60% LAR : 40% CIR	30%	£10,750,462	£9,587,495	£9,526,900	£9,512,422	£9,270,043	£9,027,664
60% LAR : 40% CIR	35%	£9,554,822	£8,462,411	£8,401,816	£8,387,337	£8,144,958	£7,902,579
60% LAR : 40% CIR	40%	£8,359,183	£7,337,327	£7,276,732	£7,262,253	£7,019,874	£6,777,495
60% LAR : 40% CIR	45%	£7,163,543	£6,212,242	£6,151,647	£6,137,169	£5,894,790	£5,652,411
60% LAR : 40% CIR	50%	£5,967,904	£5,087,158	£5,026,563	£5,012,084	£4,769,705	£4,527,326

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£19,600,300	£18,014,602	£17,954,007	£17,939,529	£17,697,149	£17,454,770
60% LAR : 40% CIR	5%	£18,405,260	£16,889,518	£16,828,923	£16,814,444	£16,572,065	£16,329,686
60% LAR : 40% CIR	10%	£17,209,621	£15,764,433	£15,703,838	£15,689,359	£15,446,980	£15,204,602
60% LAR : 40% CIR	15%	£16,013,981	£14,639,349	£14,578,754	£14,564,275	£14,321,896	£14,079,517
60% LAR : 40% CIR	20%	£14,818,342	£13,514,264	£13,453,670	£13,439,190	£13,196,812	£12,954,433
60% LAR : 40% CIR	25%	£13,622,701	£12,389,180	£12,328,585	£12,314,106	£12,071,727	£11,829,348
60% LAR : 40% CIR	30%	£12,427,062	£11,264,095	£11,203,500	£11,189,022	£10,946,643	£10,704,264
60% LAR : 40% CIR	35%	£11,231,422	£10,139,011	£10,078,416	£10,063,937	£9,821,558	£9,579,179
60% LAR : 40% CIR	40%	£10,035,783	£9,013,927	£8,953,332	£8,938,853	£8,696,474	£8,454,095
60% LAR : 40% CIR	45%	£8,840,143	£7,888,842	£7,828,247	£7,813,769	£7,571,390	£7,329,011
60% LAR : 40% CIR	50%	£7,644,504	£6,763,758	£6,703,163	£6,688,684	£6,446,305	£6,203,926

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£21,582,800	£19,996,502	£19,935,907	£19,921,429	£19,679,049	£19,436,670
60% LAR : 40% CIR	5%	£20,387,160	£18,871,418	£18,810,823	£18,796,344	£18,553,965	£18,311,586
60% LAR : 40% CIR	10%	£19,191,521	£17,746,333	£17,685,739	£17,671,259	£17,428,880	£17,186,502
60% LAR : 40% CIR	15%	£17,995,881	£16,621,249	£16,560,654	£16,546,175	£16,303,796	£16,061,417
60% LAR : 40% CIR	20%	£16,800,242	£15,496,164	£15,435,570	£15,421,090	£15,178,712	£14,936,333
60% LAR : 40% CIR	25%	£15,604,601	£14,371,080	£14,310,485	£14,296,006	£14,053,627	£13,811,248
60% LAR : 40% CIR	30%	£14,408,962	£13,245,995	£13,185,400	£13,170,922	£12,928,543	£12,686,164
60% LAR : 40% CIR	35%	£13,213,322	£12,120,911	£12,060,316	£12,045,837	£11,803,458	£11,561,079
60% LAR : 40% CIR	40%	£12,017,683	£10,995,827	£10,935,232	£10,920,753	£10,678,374	£10,435,995
60% LAR : 40% CIR	45%	£10,822,043	£9,870,742	£9,810,147	£9,795,669	£9,553,290	£9,310,911
60% LAR : 40% CIR	50%	£9,626,404	£8,745,658	£8,685,063	£8,670,584	£8,428,205	£8,185,826

LB Camden
Local Plan Viability Testing 2023

Rasi 9 - 30 Flats

Value Area	Zone A - Lower Central Zone
------------	-----------------------------

No Units	30
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£29,342,444	£27,865,010	£27,604,415	£27,589,936	£27,347,558	£27,105,178
60% LAR : 40% CIR	5%	£27,861,828	£26,259,505	£26,198,911	£26,184,432	£25,942,052	£25,699,674
60% LAR : 40% CIR	10%	£26,381,211	£24,854,000	£24,793,406	£24,778,926	£24,536,546	£24,294,168
60% LAR : 40% CIR	15%	£24,900,593	£23,448,496	£23,387,901	£23,373,422	£23,131,042	£22,888,664
60% LAR : 40% CIR	20%	£23,419,977	£22,042,991	£21,982,396	£21,967,917	£21,725,538	£21,483,159
60% LAR : 40% CIR	25%	£21,939,360	£20,637,486	£20,576,891	£20,562,412	£20,320,033	£20,077,654
60% LAR : 40% CIR	30%	£20,458,743	£19,231,981	£19,171,386	£19,156,908	£18,914,528	£18,672,149
60% LAR : 40% CIR	35%	£18,978,127	£17,826,476	£17,765,882	£17,751,402	£17,509,024	£17,266,645
60% LAR : 40% CIR	40%	£17,497,510	£16,420,971	£16,360,376	£16,345,898	£16,103,518	£15,861,139
60% LAR : 40% CIR	45%	£16,016,893	£15,015,467	£14,954,872	£14,940,392	£14,698,014	£14,455,635
60% LAR : 40% CIR	50%	£14,536,276	£13,609,961	£13,549,367	£13,534,888	£13,292,509	£13,050,130

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£19,577,544	£17,900,110	£17,839,515	£17,825,036	£17,582,658	£17,340,278
60% LAR : 40% CIR	5%	£18,096,928	£16,484,605	£16,434,011	£16,419,532	£16,177,152	£15,934,774
60% LAR : 40% CIR	10%	£16,616,311	£15,069,100	£15,028,506	£15,014,026	£14,771,646	£14,529,268
60% LAR : 40% CIR	15%	£15,135,693	£13,653,596	£13,623,001	£13,608,522	£13,366,142	£13,123,764
60% LAR : 40% CIR	20%	£13,655,077	£12,238,091	£12,217,496	£12,203,017	£11,960,638	£11,718,259
60% LAR : 40% CIR	25%	£12,174,460	£10,822,586	£10,811,991	£10,797,512	£10,555,133	£10,312,754
60% LAR : 40% CIR	30%	£10,693,843	£9,407,081	£9,405,486	£9,392,008	£9,149,628	£8,907,249
60% LAR : 40% CIR	35%	£9,213,227	£8,001,576	£8,000,982	£7,988,502	£7,744,124	£7,501,745
60% LAR : 40% CIR	40%	£7,732,610	£6,596,071	£6,595,476	£6,580,998	£6,338,618	£6,096,239
60% LAR : 40% CIR	45%	£6,251,993	£5,190,567	£5,189,972	£5,175,492	£4,933,114	£4,690,735
60% LAR : 40% CIR	50%	£4,771,376	£3,785,061	£3,784,467	£3,769,988	£3,527,609	£3,285,230

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£23,623,844	£21,946,410	£21,885,815	£21,871,336	£21,628,958	£21,386,578
60% LAR : 40% CIR	5%	£22,143,228	£20,540,905	£20,480,311	£20,465,832	£20,223,452	£19,981,074
60% LAR : 40% CIR	10%	£20,662,611	£19,135,400	£19,074,806	£19,060,326	£18,817,946	£18,575,568
60% LAR : 40% CIR	15%	£19,181,993	£17,729,896	£17,669,301	£17,654,822	£17,412,442	£17,170,064
60% LAR : 40% CIR	20%	£17,701,377	£16,324,391	£16,263,796	£16,249,317	£16,006,938	£15,764,559
60% LAR : 40% CIR	25%	£16,220,760	£14,918,886	£14,858,291	£14,843,812	£14,601,433	£14,359,054
60% LAR : 40% CIR	30%	£14,740,143	£13,513,381	£13,452,786	£13,438,306	£13,195,928	£12,953,549
60% LAR : 40% CIR	35%	£13,259,527	£12,107,876	£12,047,282	£12,032,802	£11,790,424	£11,548,045
60% LAR : 40% CIR	40%	£11,778,910	£10,702,371	£10,641,776	£10,627,298	£10,384,918	£10,142,539
60% LAR : 40% CIR	45%	£10,298,293	£9,296,867	£9,236,272	£9,221,792	£8,979,414	£8,737,035
60% LAR : 40% CIR	50%	£8,817,676	£7,891,361	£7,830,767	£7,816,288	£7,573,909	£7,331,530

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£25,300,444	£23,623,010	£23,562,415	£23,547,936	£23,305,558	£23,063,178
60% LAR : 40% CIR	5%	£23,819,828	£22,127,505	£22,156,911	£22,142,432	£21,900,052	£21,657,674
60% LAR : 40% CIR	10%	£22,339,211	£20,812,000	£20,751,406	£20,736,926	£20,494,546	£20,252,168
60% LAR : 40% CIR	15%	£20,858,593	£19,406,496	£19,345,901	£19,331,422	£19,089,042	£18,846,664
60% LAR : 40% CIR	20%	£19,377,977	£18,000,991	£17,940,396	£17,925,917	£17,683,538	£17,441,159
60% LAR : 40% CIR	25%	£17,897,360	£16,595,486	£16,534,891	£16,520,412	£16,278,033	£16,035,654
60% LAR : 40% CIR	30%	£16,416,743	£15,189,981	£15,129,386	£15,114,908	£14,872,528	£14,630,149
60% LAR : 40% CIR	35%	£14,936,127	£13,784,476	£13,723,882	£13,709,402	£13,467,024	£13,224,645
60% LAR : 40% CIR	40%	£13,455,510	£12,378,971	£12,318,376	£12,303,898	£12,061,518	£11,819,139
60% LAR : 40% CIR	45%	£11,974,893	£10,973,467	£10,912,872	£10,898,392	£10,656,014	£10,413,635
60% LAR : 40% CIR	50%	£10,494,276	£9,567,961	£9,507,367	£9,492,888	£9,250,509	£9,008,130

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£27,282,344	£25,604,910	£25,544,315	£25,529,836	£25,287,458	£25,045,078
60% LAR : 40% CIR	5%	£25,801,728	£24,199,405	£24,138,811	£24,124,332	£23,881,952	£23,639,574
60% LAR : 40% CIR	10%	£24,321,111	£22,793,900	£22,733,306	£22,718,826	£22,476,446	£22,234,068
60% LAR : 40% CIR	15%	£22,840,493	£21,388,396	£21,327,801	£21,313,322	£21,070,942	£20,828,564
60% LAR : 40% CIR	20%	£21,359,877	£19,982,891	£19,922,296	£19,907,817	£19,665,438	£19,423,059
60% LAR : 40% CIR	25%	£19,879,260	£18,577,386	£18,516,791	£18,502,312	£18,259,933	£18,017,554
60% LAR : 40% CIR	30%	£18,398,643	£17,171,881	£17,111,286	£17,096,808	£16,854,428	£16,612,049
60% LAR : 40% CIR	35%	£16,918,027	£15,766,376	£15,705,782	£15,691,302	£15,448,924	£15,206,545
60% LAR : 40% CIR	40%	£15,437,410	£14,360,871	£14,300,276	£14,285,798	£14,043,418	£13,801,039
60% LAR : 40% CIR	45%	£13,956,793	£12,955,367	£12,894,772	£12,880,292	£12,637,914	£12,395,535
60% LAR : 40% CIR	50%	£12,476,176	£11,549,861	£11,489,267	£11,474,788	£11,232,409	£10,990,030

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

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

No Units	30
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£35,991,913	£34,208,153	£34,147,558	£34,133,079	£33,890,700	£33,648,321
60% LAR : 40% CIR	10%	£34,178,823	£32,475,491	£32,414,896	£32,400,417	£32,158,038	£31,915,659
60% LAR : 40% CIR	15%	£32,365,733	£30,742,829	£30,682,234	£30,667,755	£30,425,376	£30,182,997
60% LAR : 40% CIR	20%	£30,552,642	£29,010,167	£28,949,572	£28,935,093	£28,692,714	£28,450,335
60% LAR : 40% CIR	25%	£28,739,552	£27,277,505	£27,216,910	£27,202,431	£26,960,053	£26,717,674
60% LAR : 40% CIR	30%	£26,926,461	£25,544,843	£25,484,248	£25,469,770	£25,227,391	£24,985,011
60% LAR : 40% CIR	35%	£25,113,372	£23,812,181	£23,751,587	£23,737,107	£23,494,728	£23,252,350
60% LAR : 40% CIR	40%	£23,300,281	£22,079,519	£22,018,924	£22,004,445	£21,762,066	£21,519,687
60% LAR : 40% CIR	45%	£21,487,191	£20,346,857	£20,286,262	£20,271,783	£20,029,404	£19,787,025
60% LAR : 40% CIR	50%	£19,674,101	£18,614,195	£18,553,601	£18,539,121	£18,296,743	£18,054,363
60% LAR : 40% CIR	50%	£17,861,010	£16,881,533	£16,820,938	£16,806,460	£16,564,080	£16,321,701

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£26,227,013	£24,443,253	£24,382,658	£24,368,179	£24,125,800	£23,883,421
60% LAR : 40% CIR	5%	£24,413,923	£22,710,591	£22,649,996	£22,635,517	£22,393,138	£22,150,759
60% LAR : 40% CIR	10%	£22,600,833	£20,977,929	£20,917,334	£20,902,855	£20,660,476	£20,418,097
60% LAR : 40% CIR	15%	£20,787,742	£19,245,267	£19,184,672	£19,170,193	£18,927,814	£18,685,435
60% LAR : 40% CIR	20%	£18,974,652	£17,512,605	£17,452,010	£17,437,531	£17,195,153	£16,952,773
60% LAR : 40% CIR	25%	£17,161,561	£15,779,943	£15,719,348	£15,704,870	£15,462,491	£15,220,111
60% LAR : 40% CIR	30%	£15,348,472	£14,047,281	£13,986,687	£13,972,207	£13,729,828	£13,487,450
60% LAR : 40% CIR	35%	£13,535,381	£12,314,619	£12,254,024	£12,239,545	£11,997,166	£11,754,787
60% LAR : 40% CIR	40%	£11,722,291	£10,581,957	£10,521,362	£10,506,883	£10,264,504	£10,022,125
60% LAR : 40% CIR	45%	£9,909,201	£8,849,295	£8,788,701	£8,774,221	£8,531,843	£8,289,463
60% LAR : 40% CIR	50%	£8,096,110	£7,116,633	£7,056,038	£7,041,560	£6,799,180	£6,556,801

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£30,273,313	£28,489,553	£28,428,958	£28,414,479	£28,172,100	£27,929,721
60% LAR : 40% CIR	5%	£28,460,223	£26,756,891	£26,696,296	£26,681,817	£26,439,438	£26,197,059
60% LAR : 40% CIR	10%	£26,647,133	£25,024,229	£24,963,634	£24,949,155	£24,706,776	£24,464,397
60% LAR : 40% CIR	15%	£24,834,042	£23,291,567	£23,230,972	£23,216,493	£22,974,114	£22,731,735
60% LAR : 40% CIR	20%	£23,020,952	£21,558,905	£21,498,310	£21,483,831	£21,241,453	£20,999,073
60% LAR : 40% CIR	25%	£21,207,861	£19,826,243	£19,765,648	£19,751,170	£19,508,791	£19,266,411
60% LAR : 40% CIR	30%	£19,394,772	£18,093,581	£18,032,987	£18,018,507	£17,776,128	£17,533,750
60% LAR : 40% CIR	35%	£17,581,681	£16,360,919	£16,300,324	£16,285,845	£16,043,466	£15,801,087
60% LAR : 40% CIR	40%	£15,768,591	£14,628,257	£14,567,662	£14,553,183	£14,310,804	£14,068,425
60% LAR : 40% CIR	45%	£13,955,501	£12,895,595	£12,835,001	£12,820,521	£12,578,143	£12,335,763
60% LAR : 40% CIR	50%	£12,142,410	£11,162,933	£11,102,338	£11,087,860	£10,845,480	£10,603,101

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£31,949,913	£30,166,153	£30,105,558	£30,091,079	£29,848,700	£29,606,321
60% LAR : 40% CIR	5%	£30,136,823	£28,433,491	£28,372,896	£28,358,417	£28,116,038	£27,873,659
60% LAR : 40% CIR	10%	£28,323,733	£26,700,829	£26,640,234	£26,625,755	£26,383,376	£26,140,997
60% LAR : 40% CIR	15%	£26,510,642	£24,968,167	£24,907,572	£24,893,093	£24,650,714	£24,408,335
60% LAR : 40% CIR	20%	£24,697,552	£23,235,505	£23,174,910	£23,160,431	£22,918,053	£22,675,673
60% LAR : 40% CIR	25%	£22,884,461	£21,502,843	£21,442,248	£21,427,770	£21,185,391	£20,943,011
60% LAR : 40% CIR	30%	£21,071,372	£19,770,181	£19,709,587	£19,695,107	£19,452,728	£19,210,350
60% LAR : 40% CIR	35%	£19,258,281	£18,037,519	£17,976,924	£17,962,445	£17,720,066	£17,477,687
60% LAR : 40% CIR	40%	£17,445,191	£16,304,857	£16,244,262	£16,229,783	£15,987,404	£15,745,025
60% LAR : 40% CIR	45%	£15,632,101	£14,572,195	£14,511,601	£14,497,121	£14,254,743	£14,012,363
60% LAR : 40% CIR	50%	£13,819,010	£12,839,533	£12,778,938	£12,764,460	£12,522,080	£12,279,701

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£33,831,813	£32,148,053	£32,087,458	£32,072,979	£31,830,600	£31,588,221
60% LAR : 40% CIR	5%	£32,118,723	£30,415,391	£30,354,796	£30,340,317	£30,097,938	£29,855,559
60% LAR : 40% CIR	10%	£30,305,633	£28,682,729	£28,622,134	£28,607,655	£28,365,276	£28,122,897
60% LAR : 40% CIR	15%	£28,492,542	£26,950,067	£26,889,472	£26,874,993	£26,632,614	£26,390,235
60% LAR : 40% CIR	20%	£26,679,452	£25,217,405	£25,156,810	£25,142,331	£24,899,953	£24,657,573
60% LAR : 40% CIR	25%	£24,866,361	£23,484,743	£23,424,148	£23,409,670	£23,167,291	£22,924,911
60% LAR : 40% CIR	30%	£23,053,272	£21,752,081	£21,691,487	£21,677,007	£21,434,628	£21,192,250
60% LAR : 40% CIR	35%	£21,240,181	£20,019,419	£19,958,824	£19,944,345	£19,701,966	£19,459,587
60% LAR : 40% CIR	40%	£19,427,091	£18,286,757	£18,226,162	£18,211,683	£17,969,304	£17,726,925
60% LAR : 40% CIR	45%	£17,614,001	£16,554,095	£16,493,501	£16,479,021	£16,236,643	£15,994,263
60% LAR : 40% CIR	50%	£15,800,910	£14,821,433	£14,760,838	£14,746,360	£14,503,980	£14,261,601

LB Camden
Local Plan Viability Testing 2023

Rasi 9 - 30 Flats

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

No Units	30
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£39,791,610	£37,947,091	£37,886,497	£37,872,018	£37,629,639	£37,387,260
60% LAR : 40% CIR	5%	£37,788,535	£36,027,462	£35,966,887	£35,952,409	£35,710,030	£35,467,650
60% LAR : 40% CIR	10%	£35,785,460	£34,107,974	£34,047,279	£34,032,800	£33,790,420	£33,548,040
60% LAR : 40% CIR	15%	£33,782,384	£32,188,265	£32,127,670	£32,113,191	£31,870,812	£31,628,433
60% LAR : 40% CIR	20%	£31,779,309	£30,268,656	£30,208,061	£30,193,582	£29,951,203	£29,708,824
60% LAR : 40% CIR	25%	£29,776,234	£28,349,047	£28,288,453	£28,273,973	£28,031,594	£27,789,216
60% LAR : 40% CIR	30%	£27,773,159	£26,429,438	£26,368,843	£26,354,364	£26,111,985	£25,869,606
60% LAR : 40% CIR	35%	£25,770,084	£24,509,829	£24,449,234	£24,434,756	£24,192,376	£23,949,997
60% LAR : 40% CIR	40%	£23,767,008	£22,590,220	£22,529,626	£22,515,147	£22,272,767	£22,030,389
60% LAR : 40% CIR	45%	£21,763,934	£20,670,612	£20,610,017	£20,595,537	£20,353,159	£20,110,780
60% LAR : 40% CIR	50%	£19,760,859	£18,751,002	£18,690,408	£18,675,929	£18,433,550	£18,191,171

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£30,026,710	£28,182,191	£28,121,597	£28,107,118	£27,864,739	£27,622,360
60% LAR : 40% CIR	5%	£28,023,635	£26,262,582	£26,201,987	£26,187,509	£25,945,130	£25,702,750
60% LAR : 40% CIR	10%	£26,020,560	£24,342,974	£24,282,379	£24,267,900	£24,025,520	£23,783,140
60% LAR : 40% CIR	15%	£24,017,484	£22,423,365	£22,362,770	£22,348,291	£22,105,912	£21,863,533
60% LAR : 40% CIR	20%	£22,014,409	£20,503,756	£20,443,161	£20,428,682	£20,186,303	£19,943,924
60% LAR : 40% CIR	25%	£20,011,334	£18,584,147	£18,523,553	£18,509,073	£18,266,694	£18,024,315
60% LAR : 40% CIR	30%	£18,008,259	£16,664,538	£16,603,943	£16,589,464	£16,347,085	£16,104,706
60% LAR : 40% CIR	35%	£16,005,184	£14,744,929	£14,684,334	£14,669,856	£14,427,476	£14,185,097
60% LAR : 40% CIR	40%	£14,002,108	£12,825,320	£12,764,726	£12,750,247	£12,507,867	£12,265,489
60% LAR : 40% CIR	45%	£11,999,034	£10,905,712	£10,845,117	£10,830,637	£10,588,259	£10,345,880
60% LAR : 40% CIR	50%	£9,995,959	£8,986,102	£8,925,508	£8,911,029	£8,668,650	£8,426,271

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£34,073,010	£32,228,491	£32,167,897	£32,153,418	£31,911,039	£31,668,660
60% LAR : 40% CIR	5%	£32,069,935	£30,308,882	£30,248,287	£30,233,809	£29,991,430	£29,749,050
60% LAR : 40% CIR	10%	£30,066,860	£28,389,274	£28,328,679	£28,314,200	£28,071,820	£27,829,440
60% LAR : 40% CIR	15%	£28,063,784	£26,469,665	£26,409,070	£26,394,591	£26,152,212	£25,909,833
60% LAR : 40% CIR	20%	£26,060,709	£24,550,056	£24,489,461	£24,474,982	£24,232,603	£23,990,224
60% LAR : 40% CIR	25%	£24,057,634	£22,630,447	£22,569,853	£22,555,373	£22,312,994	£22,070,615
60% LAR : 40% CIR	30%	£22,054,559	£20,710,838	£20,650,243	£20,635,764	£20,393,385	£20,150,996
60% LAR : 40% CIR	35%	£20,051,484	£18,791,229	£18,730,634	£18,716,156	£18,473,776	£18,231,397
60% LAR : 40% CIR	40%	£18,048,408	£16,871,620	£16,811,026	£16,796,547	£16,554,167	£16,311,789
60% LAR : 40% CIR	45%	£16,045,334	£14,952,012	£14,891,417	£14,876,937	£14,634,559	£14,392,180
60% LAR : 40% CIR	50%	£14,042,259	£13,032,402	£12,971,808	£12,957,329	£12,714,950	£12,472,571

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£35,749,610	£33,905,091	£33,844,497	£33,830,018	£33,587,639	£33,345,260
60% LAR : 40% CIR	5%	£33,746,535	£31,985,482	£31,924,887	£31,910,409	£31,668,030	£31,425,650
60% LAR : 40% CIR	10%	£31,743,460	£30,065,874	£30,005,279	£29,990,800	£29,748,420	£29,506,040
60% LAR : 40% CIR	15%	£29,740,384	£28,146,265	£28,085,670	£28,071,191	£27,828,812	£27,586,433
60% LAR : 40% CIR	20%	£27,737,309	£26,226,656	£26,166,061	£26,151,582	£25,909,203	£25,666,824
60% LAR : 40% CIR	25%	£25,734,234	£24,307,047	£24,246,453	£24,231,973	£23,989,594	£23,747,216
60% LAR : 40% CIR	30%	£23,731,159	£22,387,438	£22,326,843	£22,312,364	£22,069,985	£21,827,606
60% LAR : 40% CIR	35%	£21,728,084	£20,467,829	£20,407,234	£20,392,756	£20,150,376	£19,907,997
60% LAR : 40% CIR	40%	£19,725,008	£18,548,220	£18,487,626	£18,473,147	£18,230,767	£17,988,389
60% LAR : 40% CIR	45%	£17,721,934	£16,628,612	£16,568,017	£16,553,537	£16,311,159	£16,068,780
60% LAR : 40% CIR	50%	£15,718,859	£14,709,002	£14,648,408	£14,633,929	£14,391,550	£14,149,171

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£37,731,510	£35,886,991	£35,826,397	£35,811,918	£35,569,539	£35,327,160
60% LAR : 40% CIR	5%	£35,728,435	£33,967,382	£33,906,787	£33,892,309	£33,649,930	£33,407,550
60% LAR : 40% CIR	10%	£33,725,360	£32,047,774	£31,987,179	£31,972,700	£31,730,320	£31,487,940
60% LAR : 40% CIR	15%	£31,722,284	£30,128,165	£30,067,570	£30,053,091	£29,810,712	£29,568,333
60% LAR : 40% CIR	20%	£29,719,209	£28,208,556	£28,147,961	£28,133,482	£27,891,103	£27,648,724
60% LAR : 40% CIR	25%	£27,716,134	£26,288,947	£26,228,353	£26,213,873	£25,971,494	£25,729,116
60% LAR : 40% CIR	30%	£25,713,059	£24,369,338	£24,308,743	£24,294,264	£24,051,885	£23,809,506
60% LAR : 40% CIR	35%	£23,709,984	£22,449,729	£22,389,134	£22,374,656	£22,132,276	£21,889,897
60% LAR : 40% CIR	40%	£21,706,908	£20,530,120	£20,469,526	£20,455,047	£20,212,667	£19,970,289
60% LAR : 40% CIR	45%	£19,703,834	£18,610,512	£18,549,917	£18,535,437	£18,293,059	£18,050,680
60% LAR : 40% CIR	50%	£17,700,759	£16,690,902	£16,630,308	£16,615,829	£16,373,450	£16,131,071

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
------------	--

No Units	50
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
0%		£20,521,395	£18,244,622	£18,104,306	£18,079,252	£17,517,988	£16,956,723
60% LAR : 40% CIR	5%	£19,167,626	£16,994,744	£16,854,955	£16,830,026	£16,270,989	£15,711,952
60% LAR : 40% CIR	10%	£17,809,191	£15,740,275	£15,601,030	£15,576,159	£15,015,179	£14,462,196
60% LAR : 40% CIR	15%	£16,446,135	£14,481,259	£14,342,486	£14,317,695	£13,762,604	£13,207,513
60% LAR : 40% CIR	20%	£15,078,506	£13,217,741	£13,079,400	£13,054,680	£12,501,311	£11,947,942
60% LAR : 40% CIR	25%	£13,706,345	£11,949,768	£11,811,915	£11,787,159	£11,235,347	£10,683,535
60% LAR : 40% CIR	30%	£12,329,702	£10,677,381	£10,539,776	£10,515,176	£9,964,758	£9,413,202
60% LAR : 40% CIR	35%	£10,948,620	£9,400,626	£9,263,330	£9,238,778	£8,688,260	£8,136,693
60% LAR : 40% CIR	40%	£9,563,145	£8,119,550	£7,961,264	£7,936,712	£7,391,901	£6,843,422
60% LAR : 40% CIR	45%	£8,173,322	£6,826,280	£6,687,393	£6,662,541	£6,106,990	£5,551,439
60% LAR : 40% CIR	50%	£6,779,197	£5,527,878	£5,389,183	£5,364,357	£4,809,575	£4,254,792

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
0%		£6,571,538	£4,294,765	£4,154,449	£4,129,395	£3,568,131	£3,006,866
60% LAR : 40% CIR	5%	£5,217,769	£3,044,887	£2,905,128	£2,880,169	£2,321,132	£1,762,095
60% LAR : 40% CIR	10%	£3,859,334	£1,790,418	£1,651,173	£1,626,302	£1,069,322	£512,342
60% LAR : 40% CIR	15%	£2,496,278	£531,402	£392,629	£367,838	£-167,253	£-742,344
60% LAR : 40% CIR	20%	£1,128,649	£-732,116	£-870,458	£-895,177	£-1,448,548	£-2,001,915
60% LAR : 40% CIR	25%	£-243,512	£-2,000,089	£-2,138,043	£-2,162,698	£-2,714,510	£-3,266,322
60% LAR : 40% CIR	30%	£-1,630,155	£-3,272,478	£-3,642,586	£-3,667,081	£-4,219,099	£-4,774,655
60% LAR : 40% CIR	35%	£-3,001,237	£-4,545,231	£-4,986,527	£-4,971,079	£-5,521,957	£-6,078,164
60% LAR : 40% CIR	40%	£-4,388,712	£-5,830,307	£-6,368,593	£-6,353,476	£-6,904,956	£-7,462,435
60% LAR : 40% CIR	45%	£-5,778,535	£-7,123,577	£-7,692,465	£-7,677,316	£-8,228,867	£-8,786,499
60% LAR : 40% CIR	50%	£-7,170,660	£-8,421,979	£-9,060,674	£-9,045,500	£-9,597,282	£-10,154,685

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
0%		£12,351,967	£10,075,193	£9,934,877	£9,909,823	£9,348,559	£8,787,294
60% LAR : 40% CIR	5%	£10,998,198	£8,825,316	£8,685,556	£8,660,598	£8,101,561	£7,542,323
60% LAR : 40% CIR	10%	£9,639,763	£7,570,847	£7,431,601	£7,406,731	£6,849,751	£6,292,771
60% LAR : 40% CIR	15%	£8,276,707	£6,311,830	£6,173,058	£6,148,266	£5,593,175	£5,038,085
60% LAR : 40% CIR	20%	£6,909,077	£5,048,313	£4,909,971	£4,885,252	£4,331,882	£3,778,514
60% LAR : 40% CIR	25%	£5,536,917	£3,780,339	£3,642,586	£3,617,730	£3,065,918	£2,514,106
60% LAR : 40% CIR	30%	£4,160,273	£2,507,862	£2,370,347	£2,345,747	£1,795,329	£1,243,774
60% LAR : 40% CIR	35%	£2,779,191	£1,231,197	£1,093,901	£1,069,349	£518,832	£-38,735
60% LAR : 40% CIR	40%	£1,393,716	£-49,879	£-188,165	£-213,049	£-769,528	£-1,326,006
60% LAR : 40% CIR	45%	£3,893	£-1,343,149	£-1,482,036	£-1,506,898	£-2,062,438	£-2,617,990
60% LAR : 40% CIR	50%	£-1,989,231	£-2,641,558	£-2,780,245	£-2,805,071	£-3,359,854	£-3,914,636

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
0%		£14,747,110	£12,470,336	£12,330,020	£12,304,988	£11,743,702	£11,182,437
60% LAR : 40% CIR	5%	£13,393,341	£11,220,458	£11,080,699	£11,055,741	£10,496,703	£9,937,666
60% LAR : 40% CIR	10%	£12,034,905	£9,965,989	£9,826,744	£9,801,874	£9,244,894	£8,687,914
60% LAR : 40% CIR	15%	£10,671,850	£8,706,973	£8,568,200	£8,543,409	£7,988,318	£7,433,228
60% LAR : 40% CIR	20%	£9,304,220	£7,443,456	£7,305,114	£7,280,395	£6,727,025	£6,173,656
60% LAR : 40% CIR	25%	£7,932,050	£6,175,482	£6,037,529	£6,012,873	£5,461,061	£4,907,249
60% LAR : 40% CIR	30%	£6,555,416	£4,903,995	£4,765,490	£4,740,890	£4,190,472	£3,638,917
60% LAR : 40% CIR	35%	£5,174,334	£3,626,340	£3,489,044	£3,464,492	£2,913,974	£2,362,407
60% LAR : 40% CIR	40%	£3,788,859	£2,345,264	£2,206,978	£2,182,094	£1,626,615	£1,069,136
60% LAR : 40% CIR	45%	£2,399,036	£1,051,994	£913,107	£888,255	£332,705	£-222,847
60% LAR : 40% CIR	50%	£1,004,911	£-246,807	£-385,103	£-409,928	£-954,711	£-1,519,493

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,801,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
0%		£17,578,395	£15,301,822	£15,161,306	£15,136,252	£14,574,988	£14,013,723
60% LAR : 40% CIR	5%	£16,224,626	£14,051,744	£13,911,985	£13,887,026	£13,327,989	£12,768,952
60% LAR : 40% CIR	10%	£14,866,191	£12,797,275	£12,658,030	£12,633,159	£12,074,179	£11,519,199
60% LAR : 40% CIR	15%	£13,503,135	£11,538,259	£11,399,486	£11,374,695	£10,819,604	£10,264,513
60% LAR : 40% CIR	20%	£12,135,506	£10,274,741	£10,136,400	£10,111,680	£9,558,311	£9,004,942
60% LAR : 40% CIR	25%	£10,763,345	£9,006,768	£8,868,815	£8,844,159	£8,292,347	£7,740,535
60% LAR : 40% CIR	30%	£9,396,702	£7,734,381	£7,596,776	£7,572,176	£7,021,758	£6,470,202
60% LAR : 40% CIR	35%	£8,005,620	£6,457,626	£6,320,330	£6,295,778	£5,745,260	£5,193,693
60% LAR : 40% CIR	40%	£6,620,145	£5,176,550	£5,039,264	£5,013,379	£4,462,901	£3,912,422
60% LAR : 40% CIR	45%	£5,230,322	£3,893,280	£3,744,593	£3,719,541	£3,169,990	£2,620,439
60% LAR : 40% CIR	50%	£3,836,197	£2,584,878	£2,446,183	£2,421,357	£1,866,575	£1,311,792

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone A - Kings Cross Lower
------------	----------------------------

No Units	50
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£20,521,395	£18,244,622	£18,104,306	£18,079,252	£17,517,988	£16,956,723
60% LAR : 40% CIR	5%	£19,167,626	£16,694,744	£16,854,985	£16,830,026	£16,270,989	£15,711,962
60% LAR : 40% CIR	10%	£17,805,191	£15,740,275	£15,601,030	£15,576,159	£15,016,179	£14,462,199
60% LAR : 40% CIR	15%	£16,446,135	£14,481,259	£14,342,486	£14,317,695	£13,762,604	£13,207,513
60% LAR : 40% CIR	20%	£15,078,506	£13,217,741	£13,079,400	£13,054,680	£12,501,311	£11,947,942
60% LAR : 40% CIR	25%	£13,706,345	£11,949,789	£11,811,815	£11,787,159	£11,236,347	£10,683,535
60% LAR : 40% CIR	30%	£12,329,702	£10,677,381	£10,539,776	£10,515,176	£9,964,758	£9,413,202
60% LAR : 40% CIR	35%	£10,948,620	£9,400,626	£9,263,330	£9,238,778	£8,688,260	£8,130,693
60% LAR : 40% CIR	40%	£9,563,145	£8,119,550	£7,981,264	£7,956,379	£7,399,901	£6,843,422
60% LAR : 40% CIR	45%	£8,173,322	£6,826,280	£6,687,393	£6,662,541	£6,106,990	£5,551,439
60% LAR : 40% CIR	50%	£6,779,197	£5,527,878	£5,389,183	£5,364,357	£4,809,575	£4,254,792

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,571,538	£4,294,765	£4,154,449	£4,129,395	£3,568,131	£3,006,866
60% LAR : 40% CIR	5%	£5,217,769	£3,044,887	£2,905,128	£2,880,169	£2,321,132	£1,762,095
60% LAR : 40% CIR	10%	£3,859,334	£1,790,418	£1,651,173	£1,626,302	£1,067,322	£512,342
60% LAR : 40% CIR	15%	£2,496,278	£531,402	£392,629	£367,838	£1,817,253	£-742,344
60% LAR : 40% CIR	20%	£1,128,649	£-732,116	£-870,458	£-885,177	£-1,448,546	£-2,001,915
60% LAR : 40% CIR	25%	£-243,512	£-2,050,089	£-2,138,043	£-2,162,698	£-2,714,510	£-3,266,322
60% LAR : 40% CIR	30%	£-536,917	£-3,780,339	£-3,842,386	£-3,834,691	£-4,385,909	£-4,938,065
60% LAR : 40% CIR	35%	£-801,237	£-5,549,231	£-5,686,527	£-5,711,079	£-6,261,597	£-6,813,164
60% LAR : 40% CIR	40%	£-1,086,712	£-7,330,307	£-7,496,593	£-7,521,145	£-8,071,663	£-8,623,230
60% LAR : 40% CIR	45%	£-1,383,145	£-9,133,577	£-9,320,879	£-9,345,431	£-9,895,950	£-10,447,517
60% LAR : 40% CIR	50%	£-1,689,669	£-10,948,058	£-11,166,374	£-11,191,026	£-11,741,545	£-12,293,112

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£12,351,967	£10,075,193	£9,934,877	£9,909,823	£9,348,559	£8,787,294
60% LAR : 40% CIR	5%	£10,998,198	£8,625,316	£8,685,556	£8,660,598	£8,101,341	£7,542,523
60% LAR : 40% CIR	10%	£9,639,763	£7,570,847	£7,431,601	£7,406,731	£6,849,751	£6,292,771
60% LAR : 40% CIR	15%	£8,276,707	£6,311,830	£6,173,058	£6,148,266	£5,593,175	£5,038,085
60% LAR : 40% CIR	20%	£6,909,077	£5,048,313	£4,909,971	£4,885,252	£4,331,882	£3,778,514
60% LAR : 40% CIR	25%	£5,536,917	£3,780,339	£3,642,386	£3,617,730	£3,065,918	£2,514,106
60% LAR : 40% CIR	30%	£4,160,273	£2,507,952	£2,370,347	£2,345,747	£1,795,329	£1,243,774
60% LAR : 40% CIR	35%	£2,779,191	£1,231,197	£1,093,901	£1,069,349	£518,832	£-38,735
60% LAR : 40% CIR	40%	£1,393,716	£-49,879	£-188,165	£-213,049	£-769,528	£-1,326,006
60% LAR : 40% CIR	45%	£3,893	£-1,343,149	£-1,482,036	£-1,506,888	£-2,062,438	£-2,617,990
60% LAR : 40% CIR	50%	£-1,999,231	£-3,041,859	£-3,280,245	£-3,305,071	£-3,859,854	£-4,414,636

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£14,747,110	£12,470,338	£12,330,020	£12,304,266	£11,743,702	£11,182,437
60% LAR : 40% CIR	5%	£13,393,341	£11,220,458	£11,080,699	£11,055,741	£10,496,703	£9,937,666
60% LAR : 40% CIR	10%	£12,034,905	£9,965,989	£9,826,744	£9,801,874	£9,244,894	£8,687,914
60% LAR : 40% CIR	15%	£10,671,850	£8,706,973	£8,568,200	£8,543,409	£7,988,318	£7,433,228
60% LAR : 40% CIR	20%	£9,304,220	£7,443,456	£7,305,114	£7,280,395	£6,727,025	£6,173,656
60% LAR : 40% CIR	25%	£7,932,060	£6,175,482	£6,037,529	£6,012,873	£5,461,061	£4,909,249
60% LAR : 40% CIR	30%	£6,555,416	£4,903,095	£4,765,490	£4,740,890	£4,190,472	£3,638,917
60% LAR : 40% CIR	35%	£5,174,334	£3,626,340	£3,489,044	£3,464,492	£2,913,974	£2,362,407
60% LAR : 40% CIR	40%	£3,788,859	£2,345,264	£2,208,978	£2,184,094	£1,628,615	£1,075,136
60% LAR : 40% CIR	45%	£2,399,036	£1,051,994	£913,107	£888,255	£332,705	£-225,847
60% LAR : 40% CIR	50%	£1,004,911	£-246,467	£-385,103	£-409,925	£-954,711	£-1,519,493

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£17,578,395	£15,301,622	£15,161,306	£15,136,252	£14,574,988	£14,013,723
60% LAR : 40% CIR	5%	£16,224,626	£14,051,744	£13,911,985	£13,887,026	£13,327,989	£12,768,952
60% LAR : 40% CIR	10%	£14,866,191	£12,797,275	£12,658,030	£12,633,159	£12,074,179	£11,515,199
60% LAR : 40% CIR	15%	£13,503,135	£11,538,259	£11,399,496	£11,374,695	£10,815,604	£10,254,513
60% LAR : 40% CIR	20%	£12,135,506	£10,274,741	£10,136,400	£10,111,680	£9,552,311	£8,993,942
60% LAR : 40% CIR	25%	£10,763,345	£9,006,768	£8,868,815	£8,844,159	£8,284,347	£7,724,535
60% LAR : 40% CIR	30%	£9,386,702	£7,734,381	£7,596,776	£7,572,176	£7,012,758	£6,452,202
60% LAR : 40% CIR	35%	£8,005,620	£6,457,626	£6,320,330	£6,295,778	£5,735,260	£5,174,693
60% LAR : 40% CIR	40%	£6,620,145	£5,176,550	£5,039,254	£5,013,379	£4,452,801	£3,892,422
60% LAR : 40% CIR	45%	£5,230,322	£3,883,280	£3,744,393	£3,719,541	£3,159,900	£2,600,459
60% LAR : 40% CIR	50%	£3,836,197	£2,584,878	£2,446,183	£2,421,357	£1,866,575	£1,311,792

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats	
--------------------	--

Value Area	Zone A - Kings Cross Higher
------------	-----------------------------

No Units	50
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£23,903,155	£21,572,307	£21,431,991	£21,406,936	£20,845,672	£20,284,408
60% LAR : 40% CIR	10%	£22,380,298	£20,156,045	£20,016,285	£19,991,327	£19,432,290	£18,873,253
60% LAR : 40% CIR	15%	£20,852,775	£18,735,192	£18,595,946	£18,571,076	£18,014,096	£17,457,116
60% LAR : 40% CIR	20%	£19,320,631	£17,309,792	£17,171,019	£17,146,228	£16,591,138	£16,036,405
60% LAR : 40% CIR	25%	£17,783,913	£15,879,889	£15,741,548	£15,716,828	£15,163,459	£14,610,090
60% LAR : 40% CIR	30%	£16,242,866	£14,445,531	£14,307,578	£14,282,922	£13,731,110	£13,179,298
60% LAR : 40% CIR	35%	£14,698,334	£13,006,760	£12,869,156	£12,844,556	£12,294,137	£11,743,718
60% LAR : 40% CIR	40%	£13,146,763	£11,563,621	£11,426,325	£11,401,773	£10,852,586	£10,303,400
60% LAR : 40% CIR	45%	£11,592,200	£10,116,160	£9,979,132	£9,954,621	£9,406,505	£8,858,391
60% LAR : 40% CIR	50%	£10,033,290	£8,664,422	£8,527,621	£8,503,143	£7,954,294	£7,398,744
60% LAR : 40% CIR	50%	£8,470,078	£7,207,246	£7,068,551	£7,043,725	£6,488,942	£5,934,160

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,953,298	£7,622,450	£7,482,134	£7,457,079	£6,895,815	£6,334,551
60% LAR : 40% CIR	5%	£8,430,441	£6,296,188	£6,066,428	£6,041,470	£5,482,433	£4,923,396
60% LAR : 40% CIR	10%	£6,902,918	£4,785,335	£4,546,089	£4,521,219	£3,964,299	£3,507,252
60% LAR : 40% CIR	15%	£5,370,774	£3,259,935	£3,021,162	£3,006,371	£2,449,279	£2,096,188
60% LAR : 40% CIR	20%	£3,834,056	£1,930,032	£1,791,690	£1,766,971	£1,213,602	£860,233
60% LAR : 40% CIR	25%	£2,292,808	£485,674	£357,720	£333,065	£218,747	£770,959
60% LAR : 40% CIR	30%	£747,077	£243,887	£184,767	£160,381	£185,720	£226,196
60% LAR : 40% CIR	35%	£-403,084	£-238,236	£-253,532	£-248,084	£-297,271	£-346,457
60% LAR : 40% CIR	40%	£-2,357,657	£-3,833,697	£-3,970,725	£-3,995,237	£-4,543,352	£-5,091,486
60% LAR : 40% CIR	45%	£-3,916,568	£-5,285,436	£-5,422,236	£-5,446,714	£-6,095,563	£-6,643,714
60% LAR : 40% CIR	50%	£-5,479,779	£-6,742,611	£-6,881,307	£-6,906,132	£-7,460,915	£-8,015,698

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£15,733,726	£13,402,879	£13,262,363	£13,237,508	£12,676,244	£12,114,980
60% LAR : 40% CIR	5%	£14,210,870	£11,986,016	£11,846,057	£11,821,899	£11,262,361	£10,703,825
60% LAR : 40% CIR	10%	£12,683,347	£10,565,763	£10,426,518	£10,401,647	£9,844,667	£9,287,687
60% LAR : 40% CIR	15%	£11,151,203	£9,140,363	£9,001,590	£8,976,799	£8,421,708	£7,866,617
60% LAR : 40% CIR	20%	£9,614,484	£7,710,461	£7,572,119	£7,547,400	£6,994,030	£6,440,661
60% LAR : 40% CIR	25%	£8,073,237	£6,276,102	£6,138,149	£6,113,493	£5,561,681	£5,009,869
60% LAR : 40% CIR	30%	£6,527,506	£4,837,332	£4,699,727	£4,675,127	£4,124,709	£3,574,290
60% LAR : 40% CIR	35%	£4,977,335	£3,394,193	£3,256,897	£3,232,345	£2,683,158	£2,133,972
60% LAR : 40% CIR	40%	£3,422,772	£1,946,732	£1,809,703	£1,785,192	£1,237,077	£688,963
60% LAR : 40% CIR	45%	£1,863,861	£494,993	£358,192	£333,715	£215,134	£770,885
60% LAR : 40% CIR	50%	£300,649	£262,143	£110,676	£125,704	£160,496	£225,268

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£18,128,889	£15,798,021	£15,657,708	£15,632,651	£15,071,387	£14,510,123
60% LAR : 40% CIR	5%	£16,606,013	£14,381,759	£14,242,000	£14,217,041	£13,656,004	£13,096,968
60% LAR : 40% CIR	10%	£15,078,489	£12,960,906	£12,821,661	£12,796,790	£12,236,810	£11,682,830
60% LAR : 40% CIR	15%	£13,546,346	£11,535,506	£11,396,733	£11,371,942	£10,816,851	£10,261,759
60% LAR : 40% CIR	20%	£12,009,627	£10,105,604	£9,967,262	£9,942,543	£9,389,173	£8,835,804
60% LAR : 40% CIR	25%	£10,468,380	£8,671,245	£8,533,292	£8,508,636	£7,956,624	£7,405,012
60% LAR : 40% CIR	30%	£8,922,648	£7,232,474	£7,094,870	£7,070,270	£6,519,851	£5,969,433
60% LAR : 40% CIR	35%	£7,372,478	£5,789,336	£5,652,040	£5,627,488	£5,078,301	£4,529,115
60% LAR : 40% CIR	40%	£5,817,915	£4,341,875	£4,204,846	£4,180,335	£3,632,220	£3,084,106
60% LAR : 40% CIR	45%	£4,259,004	£2,890,136	£2,753,335	£2,728,857	£2,180,009	£1,634,458
60% LAR : 40% CIR	50%	£2,695,792	£1,432,960	£1,294,285	£1,269,439	£714,656	£159,874

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£20,960,155	£18,628,307	£18,488,991	£18,463,936	£17,902,672	£17,341,408
60% LAR : 40% CIR	5%	£19,437,298	£17,213,045	£17,073,285	£17,048,327	£16,489,290	£15,930,253
60% LAR : 40% CIR	10%	£17,909,775	£15,792,192	£15,652,946	£15,628,076	£15,071,096	£14,514,116
60% LAR : 40% CIR	15%	£16,377,631	£14,366,792	£14,228,019	£14,203,228	£13,646,136	£13,089,045
60% LAR : 40% CIR	20%	£14,840,913	£12,936,889	£12,798,546	£12,773,828	£12,220,458	£11,667,090
60% LAR : 40% CIR	25%	£13,299,666	£11,502,531	£11,364,578	£11,339,922	£10,788,110	£10,236,298
60% LAR : 40% CIR	30%	£11,753,934	£10,063,760	£9,926,156	£9,901,556	£9,351,137	£8,800,718
60% LAR : 40% CIR	35%	£10,203,763	£8,620,621	£8,483,325	£8,458,773	£7,909,586	£7,360,400
60% LAR : 40% CIR	40%	£8,649,200	£7,173,160	£7,036,132	£7,011,621	£6,463,505	£5,915,391
60% LAR : 40% CIR	45%	£7,090,290	£5,721,422	£5,584,621	£5,560,143	£5,011,294	£4,465,744
60% LAR : 40% CIR	50%	£5,527,078	£4,264,246	£4,125,551	£4,100,725	£3,545,942	£2,991,160

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats	
--------------------	--

Value Area	Zone A - Lower Central Zone
------------	-----------------------------

No Units	50
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£27,284,915	£24,899,992	£24,759,676	£24,734,622	£24,173,358	£23,612,093
60% LAR : 40% CIR	10%	£25,592,970	£23,317,345	£23,177,596	£23,152,628	£22,593,591	£22,034,554
60% LAR : 40% CIR	15%	£23,896,359	£21,730,108	£21,590,863	£21,565,963	£21,006,913	£20,452,033
60% LAR : 40% CIR	20%	£22,195,127	£20,138,324	£19,999,551	£19,974,760	£19,419,668	£18,864,578
60% LAR : 40% CIR	25%	£20,489,321	£18,542,037	£18,403,695	£18,378,976	£17,825,607	£17,272,328
60% LAR : 40% CIR	30%	£18,778,985	£16,941,295	£16,803,342	£16,778,686	£16,226,874	£15,675,062
60% LAR : 40% CIR	35%	£17,064,166	£15,336,139	£15,198,535	£15,173,935	£14,623,516	£14,073,098
60% LAR : 40% CIR	40%	£15,344,907	£13,726,617	£13,589,321	£13,564,769	£13,015,582	£12,466,396
60% LAR : 40% CIR	45%	£13,621,256	£12,112,772	£11,975,742	£11,951,232	£11,403,117	£10,855,002
60% LAR : 40% CIR	50%	£11,893,258	£10,494,648	£10,357,848	£10,333,370	£9,786,169	£9,238,966
60% LAR : 40% CIR	50%	£10,160,958	£8,872,291	£8,735,681	£8,711,228	£8,164,783	£7,613,527

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£13,335,058	£10,950,134	£10,809,819	£10,784,765	£10,223,501	£9,662,236
60% LAR : 40% CIR	5%	£11,643,113	£9,367,488	£9,227,729	£9,202,770	£8,643,734	£8,084,697
60% LAR : 40% CIR	10%	£9,948,502	£7,780,250	£7,641,006	£7,616,135	£7,057,156	£6,500,176
60% LAR : 40% CIR	15%	£8,245,270	£6,188,466	£6,049,694	£6,024,902	£5,469,811	£4,914,721
60% LAR : 40% CIR	20%	£6,539,464	£4,592,180	£4,453,838	£4,429,119	£3,875,749	£3,322,381
60% LAR : 40% CIR	25%	£4,829,128	£2,991,438	£2,853,485	£2,828,829	£2,277,017	£1,725,205
60% LAR : 40% CIR	30%	£3,114,308	£1,386,282	£1,248,678	£1,224,078	£673,669	£123,241
60% LAR : 40% CIR	35%	£1,395,050	£-223,240	£-86,036	£-65,055	£-399,275	£-1,483,482
60% LAR : 40% CIR	40%	£-328,001	£-1,837,085	£-1,974,115	£-1,998,625	£-2,546,740	£-3,094,855
60% LAR : 40% CIR	45%	£-2,056,599	£-3,455,209	£-3,592,010	£-3,616,487	£-4,163,689	£-4,710,891
60% LAR : 40% CIR	50%	£-3,788,899	£-5,077,566	£-5,214,176	£-5,238,629	£-5,785,074	£-6,336,330

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£19,115,486	£16,730,563	£16,590,247	£16,565,193	£16,003,929	£15,442,664
60% LAR : 40% CIR	5%	£17,423,541	£15,147,917	£15,008,157	£14,983,199	£14,424,163	£13,865,126
60% LAR : 40% CIR	10%	£15,726,930	£13,560,679	£13,421,434	£13,396,564	£12,839,584	£12,282,604
60% LAR : 40% CIR	15%	£14,025,699	£11,968,895	£11,830,122	£11,805,331	£11,250,240	£10,695,149
60% LAR : 40% CIR	20%	£12,319,893	£10,372,609	£10,234,267	£10,209,548	£9,656,178	£9,102,809
60% LAR : 40% CIR	25%	£10,609,556	£8,771,866	£8,633,913	£8,609,257	£8,057,445	£7,505,633
60% LAR : 40% CIR	30%	£8,894,737	£7,166,711	£7,029,106	£7,004,507	£6,454,088	£5,903,669
60% LAR : 40% CIR	35%	£7,175,478	£5,557,188	£5,419,892	£5,395,340	£4,846,153	£4,296,967
60% LAR : 40% CIR	40%	£5,451,827	£3,943,343	£3,806,314	£3,781,803	£3,233,688	£2,685,573
60% LAR : 40% CIR	45%	£3,723,830	£2,329,220	£2,188,419	£2,163,941	£1,616,740	£1,069,538
60% LAR : 40% CIR	50%	£1,991,529	£702,863	£566,252	£541,800	£-4,646	£-556,902

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£21,510,629	£19,125,708	£18,985,390	£18,960,336	£18,399,072	£17,837,807
60% LAR : 40% CIR	5%	£19,818,684	£17,543,060	£17,403,300	£17,378,342	£16,819,306	£16,260,268
60% LAR : 40% CIR	10%	£18,122,073	£15,955,822	£15,816,577	£15,791,707	£15,234,727	£14,677,747
60% LAR : 40% CIR	15%	£16,420,842	£14,364,038	£14,225,265	£14,200,474	£13,645,383	£13,090,292
60% LAR : 40% CIR	20%	£14,715,035	£12,767,752	£12,629,410	£12,604,690	£12,051,321	£11,497,952
60% LAR : 40% CIR	25%	£13,004,699	£11,167,036	£11,029,056	£11,004,400	£10,452,586	£9,900,776
60% LAR : 40% CIR	30%	£11,289,880	£9,561,854	£9,424,249	£9,399,649	£8,849,231	£8,298,812
60% LAR : 40% CIR	35%	£9,570,621	£7,952,331	£7,815,035	£7,790,483	£7,241,296	£6,692,110
60% LAR : 40% CIR	40%	£7,846,970	£6,338,486	£6,201,457	£6,176,946	£5,628,831	£5,080,716
60% LAR : 40% CIR	45%	£6,118,973	£4,720,352	£4,583,552	£4,559,064	£4,011,883	£3,464,681
60% LAR : 40% CIR	50%	£4,386,672	£3,098,006	£2,961,395	£2,936,943	£2,390,497	£1,839,241

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£24,341,915	£21,956,892	£21,816,676	£21,791,622	£21,230,358	£20,669,093
60% LAR : 40% CIR	5%	£22,649,970	£20,374,345	£20,234,586	£20,209,628	£19,650,591	£19,091,554
60% LAR : 40% CIR	10%	£20,953,359	£18,787,108	£18,647,863	£18,622,993	£18,066,013	£17,509,033
60% LAR : 40% CIR	15%	£19,252,127	£17,195,324	£17,056,551	£17,031,760	£16,476,668	£15,921,578
60% LAR : 40% CIR	20%	£17,546,321	£15,599,037	£15,460,695	£15,435,976	£14,882,607	£14,329,238
60% LAR : 40% CIR	25%	£15,835,985	£13,998,295	£13,860,342	£13,835,686	£13,283,874	£12,732,062
60% LAR : 40% CIR	30%	£14,121,166	£12,393,139	£12,255,535	£12,230,935	£11,680,516	£11,130,098
60% LAR : 40% CIR	35%	£12,401,907	£10,783,617	£10,646,321	£10,621,769	£10,072,582	£9,523,396
60% LAR : 40% CIR	40%	£10,678,256	£9,169,772	£9,032,742	£9,008,232	£8,460,117	£7,912,002
60% LAR : 40% CIR	45%	£8,950,258	£7,551,648	£7,414,848	£7,390,370	£6,843,169	£6,295,966
60% LAR : 40% CIR	50%	£7,217,958	£5,929,291	£5,792,681	£5,768,228	£5,221,783	£4,670,527

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

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

No Units	50
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£35,173,882	£32,664,591	£32,524,274	£32,499,220	£31,937,956	£31,376,692
60% LAR : 40% CIR	5%	£33,089,204	£30,693,714	£30,553,955	£30,528,986	£29,969,960	£29,410,922
60% LAR : 40% CIR	10%	£30,998,054	£28,718,246	£28,579,002	£28,554,130	£27,997,150	£27,440,170
60% LAR : 40% CIR	15%	£28,902,285	£26,738,232	£26,599,460	£26,574,669	£26,019,577	£25,464,486
60% LAR : 40% CIR	20%	£26,801,940	£24,753,717	£24,615,374	£24,590,654	£24,037,286	£23,483,916
60% LAR : 40% CIR	25%	£24,697,065	£22,764,743	£22,626,790	£22,602,134	£22,050,322	£21,498,510
60% LAR : 40% CIR	30%	£22,587,707	£20,771,358	£20,633,754	£20,609,154	£20,058,735	£19,508,316
60% LAR : 40% CIR	35%	£20,473,909	£18,773,606	£18,636,309	£18,611,758	£18,062,571	£17,513,384
60% LAR : 40% CIR	40%	£18,355,720	£16,771,530	£16,634,502	£16,609,990	£16,061,875	£15,513,761
60% LAR : 40% CIR	45%	£16,233,183	£14,765,177	£14,628,377	£14,603,898	£14,056,697	£13,509,496
60% LAR : 40% CIR	50%	£14,106,344	£12,754,591	£12,617,980	£12,593,527	£12,047,082	£11,500,637

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£21,224,025	£18,714,733	£18,574,417	£18,549,363	£17,988,099	£17,426,835
60% LAR : 40% CIR	5%	£19,139,347	£16,743,856	£16,604,098	£16,579,139	£16,020,102	£15,461,065
60% LAR : 40% CIR	10%	£17,048,197	£14,788,389	£14,649,145	£14,624,273	£14,067,293	£13,508,313
60% LAR : 40% CIR	15%	£14,952,428	£12,788,375	£12,649,603	£12,624,811	£12,069,720	£11,511,629
60% LAR : 40% CIR	20%	£12,852,083	£10,803,859	£10,665,517	£10,640,797	£10,087,429	£9,534,059
60% LAR : 40% CIR	25%	£10,747,208	£8,814,886	£8,676,933	£8,652,277	£8,100,465	£7,548,653
60% LAR : 40% CIR	30%	£8,637,850	£6,821,501	£6,683,897	£6,659,297	£6,108,878	£5,558,459
60% LAR : 40% CIR	35%	£6,524,052	£4,823,740	£4,686,452	£4,661,901	£4,112,714	£3,563,527
60% LAR : 40% CIR	40%	£4,405,863	£2,821,673	£2,684,645	£2,660,133	£2,112,018	£1,563,904
60% LAR : 40% CIR	45%	£2,283,326	£815,320	£778,520	£764,041	£106,840	£440,361
60% LAR : 40% CIR	50%	£156,487	£-1,195,266	£-1,331,877	£-1,356,330	£-1,302,775	£-2,449,226

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£27,004,453	£24,495,162	£24,354,845	£24,329,791	£23,768,527	£23,207,263
60% LAR : 40% CIR	5%	£24,919,775	£22,524,285	£22,384,527	£22,359,567	£21,800,351	£21,241,494
60% LAR : 40% CIR	10%	£22,828,626	£20,548,818	£20,409,573	£20,384,702	£19,827,722	£19,270,742
60% LAR : 40% CIR	15%	£20,732,856	£18,568,804	£18,430,031	£18,405,240	£17,850,149	£17,295,057
60% LAR : 40% CIR	20%	£18,632,511	£16,584,288	£16,445,945	£16,421,226	£15,867,857	£15,314,488
60% LAR : 40% CIR	25%	£16,527,636	£14,595,315	£14,457,362	£14,432,706	£13,880,878	£13,329,052
60% LAR : 40% CIR	30%	£14,418,276	£12,601,930	£12,464,325	£12,439,725	£11,889,307	£11,338,888
60% LAR : 40% CIR	35%	£12,304,481	£10,604,177	£10,466,880	£10,442,329	£9,893,142	£9,343,955
60% LAR : 40% CIR	40%	£10,186,291	£8,602,102	£8,465,073	£8,440,562	£7,892,447	£7,344,333
60% LAR : 40% CIR	45%	£8,063,755	£6,595,748	£6,458,949	£6,434,470	£5,887,269	£5,340,067
60% LAR : 40% CIR	50%	£5,936,916	£4,585,163	£4,448,551	£4,424,099	£3,877,653	£3,331,299

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£29,309,596	£26,890,305	£26,749,968	£26,724,934	£26,163,670	£25,602,406
60% LAR : 40% CIR	5%	£27,314,918	£24,919,428	£24,779,670	£24,754,710	£24,195,674	£23,636,637
60% LAR : 40% CIR	10%	£25,223,768	£22,943,960	£22,804,716	£22,779,845	£22,222,865	£21,665,885
60% LAR : 40% CIR	15%	£23,127,999	£20,963,947	£20,825,174	£20,800,383	£20,245,292	£19,690,200
60% LAR : 40% CIR	20%	£21,027,654	£18,979,431	£18,841,088	£18,816,369	£18,263,000	£17,709,631
60% LAR : 40% CIR	25%	£18,922,779	£16,990,458	£16,852,504	£16,827,849	£16,274,037	£15,720,225
60% LAR : 40% CIR	30%	£16,813,421	£14,997,072	£14,859,468	£14,834,868	£14,284,545	£13,734,031
60% LAR : 40% CIR	35%	£14,699,624	£12,999,320	£12,862,023	£12,837,472	£12,288,285	£11,739,098
60% LAR : 40% CIR	40%	£12,581,434	£10,997,245	£10,860,216	£10,835,705	£10,287,590	£9,739,475
60% LAR : 40% CIR	45%	£10,458,898	£8,990,891	£8,854,092	£8,829,813	£8,282,412	£7,735,210
60% LAR : 40% CIR	50%	£8,332,058	£6,980,306	£6,843,694	£6,819,242	£6,272,796	£5,726,352

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£32,230,882	£29,721,581	£29,581,274	£29,556,220	£28,994,956	£28,433,692
60% LAR : 40% CIR	5%	£30,146,204	£27,750,714	£27,610,955	£27,585,996	£27,026,960	£26,467,922
60% LAR : 40% CIR	10%	£28,055,054	£25,775,246	£25,636,002	£25,611,130	£25,054,150	£24,497,170
60% LAR : 40% CIR	15%	£25,959,285	£23,795,232	£23,656,490	£23,631,669	£23,076,577	£22,521,496
60% LAR : 40% CIR	20%	£23,858,940	£21,810,717	£21,672,374	£21,647,554	£21,094,286	£20,540,916
60% LAR : 40% CIR	25%	£21,754,065	£19,821,743	£19,683,790	£19,659,134	£19,107,322	£18,555,510
60% LAR : 40% CIR	30%	£19,644,707	£17,828,358	£17,690,754	£17,666,154	£17,115,735	£16,565,316
60% LAR : 40% CIR	35%	£17,530,909	£15,830,606	£15,693,309	£15,668,758	£15,119,571	£14,570,384
60% LAR : 40% CIR	40%	£15,412,720	£13,828,530	£13,691,502	£13,666,990	£13,118,875	£12,570,761
60% LAR : 40% CIR	45%	£13,290,163	£11,822,177	£11,685,377	£11,660,898	£11,113,697	£10,566,496
60% LAR : 40% CIR	50%	£11,163,344	£9,811,591	£9,674,980	£9,650,527	£9,104,082	£8,557,637

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats	
--------------------	--

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

No Units	50
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£39,662,019	£37,101,503	£36,961,187	£36,936,133	£36,374,869	£35,813,604
60% LAR : 40% CIR	5%	£37,355,767	£34,908,781	£34,769,022	£34,744,064	£34,185,026	£33,625,980
60% LAR : 40% CIR	10%	£35,044,919	£32,711,468	£32,572,224	£32,547,352	£31,990,372	£31,433,302
60% LAR : 40% CIR	15%	£32,729,520	£30,509,609	£30,370,836	£30,346,045	£29,790,953	£29,235,862
60% LAR : 40% CIR	20%	£30,409,150	£28,303,247	£28,164,905	£28,140,185	£27,586,816	£27,033,447
60% LAR : 40% CIR	25%	£28,078,825	£26,092,429	£25,954,476	£25,929,820	£25,376,008	£24,822,196
60% LAR : 40% CIR	30%	£25,744,016	£23,877,198	£23,739,593	£23,714,994	£23,161,375	£22,607,156
60% LAR : 40% CIR	35%	£23,404,768	£21,657,600	£21,520,303	£21,495,751	£20,942,565	£20,389,378
60% LAR : 40% CIR	40%	£21,061,128	£19,433,678	£19,296,650	£19,272,138	£18,724,024	£18,170,509
60% LAR : 40% CIR	45%	£18,713,141	£17,205,480	£17,068,679	£17,044,202	£16,496,999	£15,949,798
60% LAR : 40% CIR	50%	£16,360,851	£14,973,048	£14,836,436	£14,811,984	£14,265,539	£13,719,094

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£25,712,161	£23,151,646	£23,011,330	£22,986,276	£22,425,012	£21,863,747
60% LAR : 40% CIR	5%	£23,405,909	£20,958,924	£20,819,165	£20,794,206	£20,233,169	£19,672,133
60% LAR : 40% CIR	10%	£21,095,062	£18,781,611	£18,622,366	£18,597,495	£18,040,515	£17,483,535
60% LAR : 40% CIR	15%	£18,779,663	£16,559,751	£16,420,979	£16,396,188	£15,841,996	£15,286,005
60% LAR : 40% CIR	20%	£16,459,293	£14,353,390	£14,215,048	£14,190,328	£13,636,959	£13,083,590
60% LAR : 40% CIR	25%	£14,128,967	£12,142,572	£12,004,618	£11,979,963	£11,428,151	£10,876,339
60% LAR : 40% CIR	30%	£11,794,158	£9,923,341	£9,785,336	£9,760,381	£9,214,716	£8,664,299
60% LAR : 40% CIR	35%	£9,454,911	£7,707,742	£7,570,445	£7,545,883	£6,998,707	£6,447,520
60% LAR : 40% CIR	40%	£7,111,271	£5,483,821	£5,346,793	£5,322,281	£4,774,167	£4,226,552
60% LAR : 40% CIR	45%	£4,763,283	£3,255,623	£3,118,822	£3,094,344	£2,547,142	£1,999,941
60% LAR : 40% CIR	50%	£2,410,993	£1,023,191	£886,579	£862,126	£315,682	£-290,764

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£31,492,590	£28,932,075	£28,791,759	£28,766,705	£28,205,441	£27,644,176
60% LAR : 40% CIR	5%	£29,186,338	£26,739,353	£26,599,593	£26,574,635	£26,013,598	£25,452,562
60% LAR : 40% CIR	10%	£26,875,491	£24,542,040	£24,402,795	£24,377,924	£23,820,944	£23,263,964
60% LAR : 40% CIR	15%	£24,560,092	£22,340,180	£22,201,407	£22,176,616	£21,621,525	£21,066,433
60% LAR : 40% CIR	20%	£22,239,722	£20,133,818	£19,995,476	£19,970,756	£19,417,388	£18,864,019
60% LAR : 40% CIR	25%	£19,909,396	£17,923,000	£17,785,047	£17,760,381	£17,208,570	£16,656,767
60% LAR : 40% CIR	30%	£17,574,587	£15,707,769	£15,570,165	£15,545,565	£14,995,146	£14,444,728
60% LAR : 40% CIR	35%	£15,235,340	£13,488,171	£13,350,874	£13,326,322	£12,777,136	£12,227,949
60% LAR : 40% CIR	40%	£12,891,699	£11,264,250	£11,127,221	£11,102,710	£10,554,596	£10,006,481
60% LAR : 40% CIR	45%	£10,543,712	£9,036,051	£8,899,251	£8,874,773	£8,327,571	£7,780,370
60% LAR : 40% CIR	50%	£8,191,422	£6,803,619	£6,667,007	£6,642,555	£6,096,111	£5,549,665

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£33,807,733	£31,327,217	£31,188,902	£31,164,846	£30,603,584	£30,042,319
60% LAR : 40% CIR	5%	£31,581,481	£29,134,496	£28,994,736	£28,969,778	£28,410,741	£27,851,704
60% LAR : 40% CIR	10%	£29,270,634	£26,937,182	£26,797,938	£26,773,066	£26,216,066	£25,659,107
60% LAR : 40% CIR	15%	£26,955,235	£24,735,323	£24,596,550	£24,571,759	£24,016,668	£23,461,576
60% LAR : 40% CIR	20%	£24,634,865	£22,528,961	£22,390,619	£22,365,889	£21,812,530	£21,259,162
60% LAR : 40% CIR	25%	£22,304,539	£20,318,143	£20,180,190	£20,155,534	£19,603,722	£19,051,910
60% LAR : 40% CIR	30%	£19,969,730	£18,102,912	£17,965,308	£17,940,708	£17,390,289	£16,839,870
60% LAR : 40% CIR	35%	£17,630,483	£15,883,314	£15,746,017	£15,721,465	£15,172,279	£14,623,092
60% LAR : 40% CIR	40%	£15,286,842	£13,659,393	£13,522,364	£13,497,853	£12,949,739	£12,401,623
60% LAR : 40% CIR	45%	£12,938,855	£11,431,194	£11,294,394	£11,269,916	£10,722,714	£10,175,512
60% LAR : 40% CIR	50%	£10,586,565	£9,198,762	£9,062,150	£9,037,698	£8,491,253	£7,944,808

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£36,719,019	£34,158,503	£34,018,187	£33,993,133	£33,431,869	£32,870,604
60% LAR : 40% CIR	5%	£34,412,767	£31,965,781	£31,826,022	£31,801,064	£31,242,026	£30,682,990
60% LAR : 40% CIR	10%	£32,101,919	£29,768,468	£29,629,224	£29,604,352	£29,047,372	£28,490,392
60% LAR : 40% CIR	15%	£29,786,520	£27,566,609	£27,427,836	£27,403,045	£26,847,953	£26,292,862
60% LAR : 40% CIR	20%	£27,466,150	£25,360,247	£25,221,905	£25,197,185	£24,643,816	£24,089,447
60% LAR : 40% CIR	25%	£25,135,825	£23,149,429	£23,011,476	£22,986,820	£22,435,008	£21,883,196
60% LAR : 40% CIR	30%	£22,801,016	£20,934,198	£20,796,593	£20,771,994	£20,221,575	£19,671,156
60% LAR : 40% CIR	35%	£20,461,768	£18,714,600	£18,577,303	£18,552,751	£18,003,565	£17,454,378
60% LAR : 40% CIR	40%	£18,118,128	£16,490,678	£16,353,650	£16,329,138	£15,781,024	£15,232,999
60% LAR : 40% CIR	45%	£15,770,141	£14,262,480	£14,125,679	£14,101,202	£13,553,999	£13,006,798
60% LAR : 40% CIR	50%	£13,417,851	£12,030,048	£11,893,436	£11,868,984	£11,322,539	£10,776,094

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
------------	--

No Units	60
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£24,223,785	£21,549,960	£21,384,274	£21,354,689	£20,682,020	£20,099,161
60% LAR : 40% CIR	5%	£22,627,212	£20,072,686	£19,905,139	£19,875,217	£19,205,027	£18,534,838
60% LAR : 40% CIR	10%	£21,025,128	£18,586,736	£18,419,806	£18,389,989	£17,722,265	£17,054,541
60% LAR : 40% CIR	15%	£19,417,587	£17,095,336	£16,928,971	£16,898,250	£16,233,790	£15,568,331
60% LAR : 40% CIR	20%	£17,804,646	£15,598,538	£15,432,690	£15,403,054	£14,739,659	£14,076,264
60% LAR : 40% CIR	25%	£16,186,355	£14,096,397	£13,931,016	£13,901,457	£13,239,929	£12,578,401
60% LAR : 40% CIR	30%	£14,555,021	£12,589,968	£12,424,004	£12,394,511	£11,734,654	£11,074,797
60% LAR : 40% CIR	35%	£12,919,223	£11,078,302	£10,911,707	£10,882,272	£10,223,892	£9,565,511
60% LAR : 40% CIR	40%	£11,277,258	£9,558,453	£9,394,180	£9,364,795	£8,707,698	£8,050,602
60% LAR : 40% CIR	45%	£9,630,981	£8,035,477	£7,871,476	£7,842,131	£7,186,130	£6,530,129
60% LAR : 40% CIR	50%	£7,977,748	£6,507,425	£6,343,652	£6,314,337	£5,659,243	£5,009,364

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£10,438,044	£7,764,219	£7,598,532	£7,568,948	£6,896,279	£6,223,420
60% LAR : 40% CIR	5%	£9,841,471	£6,286,945	£6,119,398	£6,089,476	£5,419,295	£4,749,997
60% LAR : 40% CIR	10%	£7,239,386	£4,800,965	£4,634,065	£4,604,247	£3,936,524	£3,268,800
60% LAR : 40% CIR	15%	£5,631,846	£3,309,595	£3,143,230	£3,113,509	£2,448,049	£1,782,590
60% LAR : 40% CIR	20%	£4,018,905	£1,812,797	£1,646,949	£1,617,313	£953,918	£290,523
60% LAR : 40% CIR	25%	£2,400,614	£310,658	£145,275	£115,716	£-345,812	£-1,007,340
60% LAR : 40% CIR	30%	£770,180	£-1,986,174	£-3,857,698	£-3,828,230	£-4,501,041	£-5,173,044
60% LAR : 40% CIR	35%	£-866,618	£-2,709,459	£-2,874,035	£-2,903,469	£-3,561,849	£-4,220,230
60% LAR : 40% CIR	40%	£-2,508,483	£-4,227,288	£-4,391,561	£-4,420,947	£-5,078,403	£-5,735,139
60% LAR : 40% CIR	45%	£-4,155,660	£-5,750,264	£-6,014,265	£-5,943,610	£-6,599,611	£-7,256,612
60% LAR : 40% CIR	50%	£-5,807,994	£-7,278,316	£-7,442,690	£-7,471,404	£-8,128,498	£-8,786,317

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£16,150,468	£13,476,643	£13,310,956	£13,281,371	£12,608,703	£11,935,943
60% LAR : 40% CIR	5%	£14,553,894	£11,899,368	£11,831,822	£11,801,900	£11,131,710	£10,461,520
60% LAR : 40% CIR	10%	£12,951,810	£10,313,419	£10,346,488	£10,316,671	£9,648,947	£8,981,224
60% LAR : 40% CIR	15%	£11,344,270	£8,727,018	£8,855,653	£8,825,932	£8,160,472	£7,495,013
60% LAR : 40% CIR	20%	£9,731,328	£7,135,221	£7,359,372	£7,329,737	£6,666,342	£6,002,947
60% LAR : 40% CIR	25%	£8,113,037	£5,543,680	£5,857,698	£5,828,139	£5,166,611	£4,505,083
60% LAR : 40% CIR	30%	£6,482,603	£4,515,650	£4,350,686	£4,321,193	£3,661,337	£3,001,479
60% LAR : 40% CIR	35%	£4,845,905	£3,002,984	£2,838,389	£2,808,954	£2,150,574	£1,492,193
60% LAR : 40% CIR	40%	£3,203,940	£1,485,136	£1,320,862	£1,291,477	£634,380	£-22,715
60% LAR : 40% CIR	45%	£1,556,763	£-37,840	£-201,941	£-231,187	£-887,188	£-1,543,168
60% LAR : 40% CIR	50%	£-95,676	£-1,865,892	£-1,729,666	£-1,758,981	£-2,414,074	£-3,073,663

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£18,517,432	£15,843,607	£15,677,821	£15,648,336	£14,975,667	£14,302,808
60% LAR : 40% CIR	5%	£16,920,859	£14,366,333	£14,198,796	£14,168,864	£13,498,675	£12,828,485
60% LAR : 40% CIR	10%	£15,318,775	£12,880,383	£12,713,453	£12,683,636	£12,015,912	£11,348,188
60% LAR : 40% CIR	15%	£13,711,235	£11,388,983	£11,222,618	£11,192,897	£10,527,437	£9,861,976
60% LAR : 40% CIR	20%	£12,098,293	£9,892,185	£9,726,337	£9,696,701	£9,033,306	£8,369,911
60% LAR : 40% CIR	25%	£10,480,002	£8,390,044	£8,224,663	£8,195,104	£7,533,576	£6,872,046
60% LAR : 40% CIR	30%	£8,849,568	£6,882,615	£6,717,651	£6,688,158	£6,026,301	£5,368,444
60% LAR : 40% CIR	35%	£7,212,870	£5,369,949	£5,205,354	£5,175,919	£4,517,539	£3,859,158
60% LAR : 40% CIR	40%	£5,570,905	£3,852,100	£3,687,827	£3,658,442	£3,001,345	£2,344,250
60% LAR : 40% CIR	45%	£3,923,728	£2,329,124	£2,165,123	£2,135,778	£1,479,777	£823,776
60% LAR : 40% CIR	50%	£2,271,395	£801,072	£637,299	£607,984	£-147,110	£-798,589

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£21,315,409	£18,641,584	£18,475,897	£18,446,313	£17,773,644	£17,100,784
60% LAR : 40% CIR	5%	£19,718,835	£17,164,310	£16,996,763	£16,966,841	£16,296,651	£15,626,661
60% LAR : 40% CIR	10%	£18,116,751	£15,678,360	£15,511,429	£15,481,612	£14,813,888	£14,146,165
60% LAR : 40% CIR	15%	£16,509,211	£14,186,960	£14,020,595	£13,990,874	£13,325,414	£12,659,954
60% LAR : 40% CIR	20%	£14,895,270	£12,690,162	£12,524,313	£12,494,678	£11,831,283	£11,167,688
60% LAR : 40% CIR	25%	£13,277,979	£11,188,021	£11,022,639	£10,993,081	£10,331,552	£9,670,024
60% LAR : 40% CIR	30%	£11,647,545	£9,680,592	£9,515,627	£9,486,135	£8,826,278	£8,166,420
60% LAR : 40% CIR	35%	£10,010,846	£8,167,925	£8,003,330	£7,973,896	£7,315,515	£6,657,134
60% LAR : 40% CIR	40%	£8,368,881	£6,650,077	£6,485,803	£6,456,418	£5,799,322	£5,142,226
60% LAR : 40% CIR	45%	£6,721,705	£5,127,101	£4,963,100	£4,933,754	£4,277,754	£3,621,753
60% LAR : 40% CIR	50%	£5,069,371	£3,599,049	£3,435,275	£3,405,960	£2,750,867	£2,090,988

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone A - Kings Cross Lower
------------	----------------------------

No Units	60
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£24,223,785	£21,549,960	£21,384,274	£21,354,689	£20,882,020	£20,009,161
60% LAR : 40% CIR	5%	£22,627,212	£20,072,696	£19,905,139	£19,875,217	£19,205,027	£18,534,858
60% LAR : 40% CIR	10%	£21,025,128	£18,586,736	£18,419,806	£18,389,889	£17,722,265	£17,054,541
60% LAR : 40% CIR	15%	£19,417,587	£17,095,336	£16,928,971	£16,899,250	£16,233,790	£15,566,331
60% LAR : 40% CIR	20%	£17,804,646	£15,598,538	£15,432,690	£15,403,054	£14,739,659	£14,072,264
60% LAR : 40% CIR	25%	£16,186,355	£14,096,397	£13,931,016	£13,901,457	£13,239,929	£12,576,401
60% LAR : 40% CIR	30%	£14,558,921	£12,588,968	£12,424,004	£12,394,511	£11,734,654	£11,074,797
60% LAR : 40% CIR	35%	£12,919,223	£11,076,302	£10,911,707	£10,882,272	£10,223,892	£9,565,511
60% LAR : 40% CIR	40%	£11,277,258	£9,558,453	£9,394,180	£9,364,795	£8,707,698	£8,050,602
60% LAR : 40% CIR	45%	£9,630,081	£8,035,477	£7,871,476	£7,842,131	£7,186,130	£6,530,129
60% LAR : 40% CIR	50%	£7,977,748	£6,507,425	£6,343,652	£6,314,337	£5,659,243	£5,009,364

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£10,438,044	£7,764,219	£7,598,532	£7,568,948	£6,896,279	£6,234,420
60% LAR : 40% CIR	5%	£8,841,471	£6,256,545	£6,119,398	£6,089,476	£5,419,286	£4,749,097
60% LAR : 40% CIR	10%	£7,239,386	£4,800,995	£4,634,065	£4,604,247	£3,936,524	£3,269,800
60% LAR : 40% CIR	15%	£5,631,846	£3,309,595	£3,143,230	£3,113,509	£2,448,049	£1,782,590
60% LAR : 40% CIR	20%	£4,018,905	£1,812,797	£1,646,949	£1,617,313	£953,918	£290,523
60% LAR : 40% CIR	25%	£2,400,614	£310,656	£145,275	£115,716	£545,812	£-107,340
60% LAR : 40% CIR	30%	£770,180	£-186,875	£-186,875	£-186,875	£1,891,286	£-2,710,664
60% LAR : 40% CIR	35%	£-466,813	£-2,709,439	£-2,874,035	£-2,903,469	£-3,561,645	£-4,220,230
60% LAR : 40% CIR	40%	£-2,508,483	£-4,227,288	£-4,391,561	£-4,420,947	£-5,078,043	£-5,735,139
60% LAR : 40% CIR	45%	£-4,155,660	£-5,750,264	£-5,914,285	£-5,943,610	£-6,599,611	£-7,255,612
60% LAR : 40% CIR	50%	£-5,807,894	£-7,278,316	£-7,442,690	£-7,471,404	£-8,128,498	£-8,786,377

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£16,150,468	£13,476,643	£13,310,956	£13,281,371	£12,808,703	£11,935,943
60% LAR : 40% CIR	5%	£14,553,894	£11,959,368	£11,831,822	£11,801,900	£11,331,710	£10,461,520
60% LAR : 40% CIR	10%	£12,951,810	£10,513,419	£10,346,488	£10,316,671	£9,846,947	£8,981,224
60% LAR : 40% CIR	15%	£11,344,270	£9,022,018	£8,855,653	£8,825,932	£8,160,472	£7,495,013
60% LAR : 40% CIR	20%	£9,731,328	£7,525,221	£7,359,372	£7,329,737	£6,666,342	£6,002,947
60% LAR : 40% CIR	25%	£8,113,037	£6,023,080	£5,857,698	£5,828,139	£5,165,611	£4,503,083
60% LAR : 40% CIR	30%	£6,492,603	£4,515,650	£4,350,686	£4,321,193	£3,659,337	£3,001,479
60% LAR : 40% CIR	35%	£4,845,905	£3,002,984	£2,838,389	£2,808,954	£2,150,574	£1,492,193
60% LAR : 40% CIR	40%	£3,203,940	£1,485,136	£1,320,862	£1,291,477	£634,380	£-22,715
60% LAR : 40% CIR	45%	£1,556,763	£-37,840	£-201,841	£-231,167	£-887,188	£-1,543,198
60% LAR : 40% CIR	50%	£-86,870	£-1,565,892	£-1,729,666	£-1,758,981	£-2,414,074	£-3,073,983

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£18,517,432	£15,843,807	£15,677,921	£15,648,336	£14,975,667	£14,302,808
60% LAR : 40% CIR	5%	£16,920,859	£14,366,333	£14,198,786	£14,168,864	£13,496,675	£12,828,485
60% LAR : 40% CIR	10%	£15,318,775	£12,880,383	£12,713,453	£12,683,636	£12,015,912	£11,348,188
60% LAR : 40% CIR	15%	£13,711,235	£11,388,983	£11,222,618	£11,192,897	£10,527,437	£9,861,978
60% LAR : 40% CIR	20%	£12,098,293	£9,892,185	£9,726,337	£9,696,701	£9,033,306	£8,369,911
60% LAR : 40% CIR	25%	£10,486,002	£8,390,044	£8,224,663	£8,195,104	£7,533,376	£6,872,048
60% LAR : 40% CIR	30%	£8,849,568	£6,882,615	£6,717,651	£6,688,158	£6,028,301	£5,368,444
60% LAR : 40% CIR	35%	£7,212,870	£5,369,949	£5,205,354	£5,175,919	£4,517,539	£3,859,158
60% LAR : 40% CIR	40%	£5,570,905	£3,852,100	£3,687,827	£3,658,442	£3,001,345	£2,344,250
60% LAR : 40% CIR	45%	£3,923,728	£2,339,124	£2,165,123	£2,135,778	£1,478,777	£833,778
60% LAR : 40% CIR	50%	£2,271,395	£801,072	£637,259	£607,984	£-47,110	£-176,353

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£21,315,409	£18,641,584	£18,475,897	£18,446,313	£17,773,644	£17,100,784
60% LAR : 40% CIR	5%	£19,718,835	£17,164,310	£16,996,763	£16,966,841	£16,296,651	£15,626,461
60% LAR : 40% CIR	10%	£18,116,751	£15,678,360	£15,511,429	£15,481,612	£14,811,888	£14,146,165
60% LAR : 40% CIR	15%	£16,508,211	£14,186,960	£14,020,595	£13,990,874	£13,325,414	£12,659,954
60% LAR : 40% CIR	20%	£14,896,270	£12,690,162	£12,524,313	£12,494,678	£11,831,283	£11,167,888
60% LAR : 40% CIR	25%	£13,277,979	£11,188,021	£11,022,639	£10,993,081	£10,331,552	£9,670,024
60% LAR : 40% CIR	30%	£11,647,545	£9,680,592	£9,515,627	£9,486,135	£8,826,278	£8,166,420
60% LAR : 40% CIR	35%	£10,010,846	£8,167,925	£8,003,330	£7,973,896	£7,315,515	£6,657,134
60% LAR : 40% CIR	40%	£8,369,881	£6,650,077	£6,485,303	£6,456,418	£5,799,322	£5,142,226
60% LAR : 40% CIR	45%	£6,721,705	£5,127,101	£4,963,100	£4,933,754	£4,277,574	£3,621,753
60% LAR : 40% CIR	50%	£5,069,371	£3,599,049	£3,435,275	£3,405,960	£2,750,867	£2,090,988

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone A - Kings Cross Higher
------------	-----------------------------

No Units	60
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£28,213,310	£25,475,692	£25,310,004	£25,280,420	£24,617,672	£23,954,925
60% LAR : 40% CIR	5%	£26,417,259	£23,804,751	£23,639,721	£23,610,250	£22,950,132	£22,290,014
60% LAR : 40% CIR	10%	£24,615,699	£22,128,388	£21,963,357	£21,934,598	£21,276,905	£20,614,007
60% LAR : 40% CIR	15%	£22,808,683	£20,446,658	£20,282,794	£20,253,518	£19,595,594	£18,930,134
60% LAR : 40% CIR	20%	£20,996,265	£18,759,611	£18,596,255	£18,567,065	£17,903,710	£17,240,315
60% LAR : 40% CIR	25%	£19,178,498	£17,062,694	£16,897,313	£16,867,754	£16,206,226	£15,544,698
60% LAR : 40% CIR	30%	£17,355,437	£15,357,511	£15,192,547	£15,163,055	£14,503,198	£13,843,340
60% LAR : 40% CIR	35%	£15,527,135	£13,647,092	£13,482,497	£13,453,063	£12,794,682	£12,136,302
60% LAR : 40% CIR	40%	£13,688,857	£11,931,491	£11,767,217	£11,737,832	£11,080,735	£10,423,640
60% LAR : 40% CIR	45%	£11,840,713	£10,210,761	£10,046,761	£10,017,416	£9,361,414	£8,705,413
60% LAR : 40% CIR	50%	£9,987,414	£8,484,957	£8,321,183	£8,291,868	£7,636,774	£6,981,680

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£14,427,568	£11,689,951	£11,524,263	£11,494,679	£10,831,931	£10,169,184
60% LAR : 40% CIR	5%	£12,631,518	£10,019,910	£9,853,980	£9,824,509	£9,164,391	£8,504,273
60% LAR : 40% CIR	10%	£10,829,958	£8,342,647	£8,178,226	£8,148,857	£7,489,168	£6,829,356
60% LAR : 40% CIR	15%	£9,022,942	£6,660,917	£6,497,053	£6,467,777	£5,809,853	£5,144,393
60% LAR : 40% CIR	20%	£7,210,524	£4,973,870	£4,810,514	£4,781,323	£4,117,968	£3,454,573
60% LAR : 40% CIR	25%	£5,392,757	£3,276,953	£3,111,571	£3,082,103	£2,420,485	£1,759,956
60% LAR : 40% CIR	30%	£3,569,696	£1,571,770	£1,408,386	£1,377,314	£717,467	£57,599
60% LAR : 40% CIR	35%	£1,741,394	£-138,648	£-305,214	£-332,678	£-591,058	£-1,048,438
60% LAR : 40% CIR	40%	£-68,884	£-1,854,250	£-2,018,524	£-2,047,909	£-2,705,006	£-3,362,101
60% LAR : 40% CIR	45%	£-1,945,028	£-3,574,980	£-3,738,080	£-3,768,325	£-4,424,327	£-5,080,328
60% LAR : 40% CIR	50%	£-3,798,328	£-5,306,784	£-5,464,558	£-5,493,873	£-6,148,967	£-6,804,981

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£20,139,992	£17,402,374	£17,236,687	£17,207,102	£16,544,355	£15,881,607
60% LAR : 40% CIR	5%	£18,343,941	£15,731,434	£15,566,403	£15,536,932	£14,876,814	£14,216,697
60% LAR : 40% CIR	10%	£16,542,382	£14,055,071	£13,890,649	£13,861,281	£13,203,591	£12,540,780
60% LAR : 40% CIR	15%	£14,735,365	£12,373,340	£12,208,476	£12,180,201	£11,522,276	£10,856,816
60% LAR : 40% CIR	20%	£12,922,948	£10,686,294	£10,522,938	£10,493,747	£9,830,392	£9,166,997
60% LAR : 40% CIR	25%	£11,105,180	£8,989,376	£8,823,995	£8,794,436	£8,132,908	£7,471,369
60% LAR : 40% CIR	30%	£9,282,119	£7,284,194	£7,119,229	£7,089,738	£6,429,880	£5,770,222
60% LAR : 40% CIR	35%	£7,453,817	£5,573,774	£5,409,180	£5,379,745	£4,721,364	£4,062,984
60% LAR : 40% CIR	40%	£5,615,539	£3,858,173	£3,693,900	£3,664,514	£3,007,418	£2,350,322
60% LAR : 40% CIR	45%	£3,767,396	£2,137,444	£1,973,444	£1,944,098	£1,288,096	£632,086
60% LAR : 40% CIR	50%	£1,914,096	£411,639	£247,865	£218,351	£-646,644	£-1,081,636

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£22,506,357	£19,789,339	£19,603,651	£19,574,087	£18,911,319	£18,248,572
60% LAR : 40% CIR	5%	£20,710,906	£18,098,398	£17,933,368	£17,903,897	£17,243,779	£16,583,661
60% LAR : 40% CIR	10%	£18,909,346	£16,422,035	£16,257,614	£16,228,245	£15,570,556	£14,907,745
60% LAR : 40% CIR	15%	£17,102,330	£14,740,305	£14,576,441	£14,547,165	£13,889,241	£13,223,781
60% LAR : 40% CIR	20%	£15,299,912	£13,053,258	£12,889,902	£12,860,712	£12,197,357	£11,533,962
60% LAR : 40% CIR	25%	£13,472,145	£11,356,341	£11,190,860	£11,161,401	£10,498,873	£9,836,345
60% LAR : 40% CIR	30%	£11,649,084	£9,651,158	£9,486,194	£9,456,702	£8,796,845	£8,136,987
60% LAR : 40% CIR	35%	£9,820,782	£7,940,739	£7,776,145	£7,746,710	£7,088,329	£6,429,949
60% LAR : 40% CIR	40%	£7,992,504	£6,225,138	£6,060,864	£6,031,479	£5,374,383	£4,717,287
60% LAR : 40% CIR	45%	£6,134,361	£4,504,408	£4,340,408	£4,311,063	£3,655,061	£2,999,060
60% LAR : 40% CIR	50%	£4,281,061	£2,778,604	£2,614,830	£2,585,516	£1,930,421	£1,275,327

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£25,304,933	£22,567,316	£22,401,628	£22,372,043	£21,709,296	£21,046,548
60% LAR : 40% CIR	5%	£23,508,882	£20,896,375	£20,731,345	£20,701,873	£20,041,756	£19,381,638
60% LAR : 40% CIR	10%	£21,707,323	£19,220,012	£19,055,590	£19,026,222	£18,368,533	£17,705,721
60% LAR : 40% CIR	15%	£19,900,307	£17,538,262	£17,374,417	£17,345,142	£16,687,217	£16,021,757
60% LAR : 40% CIR	20%	£18,087,889	£15,851,235	£15,687,879	£15,658,688	£14,999,333	£14,331,938
60% LAR : 40% CIR	25%	£16,270,122	£14,154,318	£13,989,936	£13,959,377	£13,297,849	£12,636,321
60% LAR : 40% CIR	30%	£14,447,060	£12,449,135	£12,284,170	£12,254,679	£11,594,821	£10,934,964
60% LAR : 40% CIR	35%	£12,618,759	£10,738,715	£10,574,121	£10,544,687	£9,886,305	£9,227,925
60% LAR : 40% CIR	40%	£10,780,490	£9,023,114	£8,858,341	£8,829,456	£8,172,359	£7,515,263
60% LAR : 40% CIR	45%	£8,932,337	£7,302,385	£7,138,385	£7,109,039	£6,453,038	£5,797,037
60% LAR : 40% CIR	50%	£7,079,037	£5,576,580	£5,412,807	£5,383,492	£4,728,397	£4,073,304

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats	
--------------------	--

Value Area	Zone A - Lower Central Zone
------------	-----------------------------

No Units	60
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£32,202,834	£29,401,423	£29,235,736	£29,206,151	£28,543,403	£27,880,656
60% LAR : 40% CIR	10%	£30,207,307	£27,534,195	£27,389,166	£27,339,694	£26,679,576	£26,019,459
60% LAR : 40% CIR	15%	£28,206,271	£25,681,546	£25,497,125	£25,467,756	£24,810,067	£24,152,379
60% LAR : 40% CIR	20%	£26,199,779	£23,783,529	£23,619,665	£23,590,390	£22,934,932	£22,279,474
60% LAR : 40% CIR	25%	£24,187,885	£21,900,197	£21,736,840	£21,707,650	£21,054,225	£20,400,801
60% LAR : 40% CIR	30%	£22,170,642	£20,011,600	£19,848,703	£19,819,589	£19,166,002	£18,510,993
60% LAR : 40% CIR	35%	£20,148,105	£18,117,794	£17,955,309	£17,926,260	£17,271,741	£16,611,893
60% LAR : 40% CIR	40%	£18,120,326	£16,217,883	£16,053,287	£16,023,854	£15,365,473	£14,707,092
60% LAR : 40% CIR	45%	£16,087,360	£14,304,528	£14,140,255	£14,110,870	£13,453,773	£12,796,677
60% LAR : 40% CIR	50%	£14,049,261	£12,386,045	£12,222,045	£12,192,700	£11,536,699	£10,880,697
60% LAR : 40% CIR	50%	£11,997,080	£10,462,488	£10,298,715	£10,269,400	£9,614,305	£8,959,212

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£18,417,093	£15,615,682	£15,449,995	£15,420,409	£14,757,662	£14,094,914
60% LAR : 40% CIR	5%	£16,421,566	£13,748,454	£13,583,425	£13,553,952	£12,893,835	£12,233,718
60% LAR : 40% CIR	10%	£14,420,530	£11,875,805	£11,711,384	£11,681,915	£11,024,326	£10,366,638
60% LAR : 40% CIR	15%	£12,414,037	£9,997,788	£9,833,924	£9,804,649	£9,149,191	£8,493,733
60% LAR : 40% CIR	20%	£10,402,143	£8,114,455	£7,951,098	£7,921,909	£7,268,484	£6,615,060
60% LAR : 40% CIR	25%	£8,384,901	£6,225,859	£6,062,962	£6,033,848	£5,382,261	£4,725,252
60% LAR : 40% CIR	30%	£6,362,353	£4,332,853	£4,169,386	£4,140,519	£3,488,930	£2,832,142
60% LAR : 40% CIR	35%	£4,334,584	£2,432,141	£2,267,546	£2,238,113	£1,579,120	£921,350
60% LAR : 40% CIR	40%	£2,301,619	£518,787	£354,514	£325,128	£-331,968	£-989,064
60% LAR : 40% CIR	45%	£263,520	£-1,369,896	£-1,563,696	£-1,593,041	£-2,249,042	£-2,905,044
60% LAR : 40% CIR	50%	£-1,788,662	£-3,323,253	£-3,487,026	£-3,516,341	£-4,171,436	£-4,826,530

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£24,129,516	£21,328,105	£21,162,419	£21,132,833	£20,470,085	£19,807,338
60% LAR : 40% CIR	5%	£22,133,989	£19,460,877	£19,295,848	£19,266,376	£18,606,256	£17,946,142
60% LAR : 40% CIR	10%	£20,132,954	£17,588,229	£17,423,807	£17,394,439	£16,736,749	£16,079,061
60% LAR : 40% CIR	15%	£18,126,461	£15,710,212	£15,546,347	£15,517,073	£14,861,614	£14,206,156
60% LAR : 40% CIR	20%	£16,114,567	£13,826,879	£13,663,522	£13,634,332	£12,980,908	£12,327,483
60% LAR : 40% CIR	25%	£14,097,324	£11,938,282	£11,775,386	£11,746,272	£11,094,885	£10,437,676
60% LAR : 40% CIR	30%	£12,074,787	£10,044,476	£9,881,991	£9,852,942	£9,198,423	£8,538,646
60% LAR : 40% CIR	35%	£10,047,008	£8,144,565	£7,979,970	£7,950,536	£7,292,155	£6,633,774
60% LAR : 40% CIR	40%	£8,014,042	£6,231,211	£6,066,937	£6,037,552	£5,380,455	£4,723,360
60% LAR : 40% CIR	45%	£5,975,944	£4,312,728	£4,148,728	£4,119,382	£3,463,381	£2,807,380
60% LAR : 40% CIR	50%	£3,923,762	£2,389,171	£2,225,387	£2,196,082	£1,540,888	£885,894

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£26,495,481	£23,685,076	£23,529,383	£23,499,798	£22,837,050	£22,174,303
60% LAR : 40% CIR	5%	£24,500,954	£21,827,842	£21,662,813	£21,633,341	£20,973,223	£20,313,106
60% LAR : 40% CIR	10%	£22,499,918	£19,955,193	£19,790,772	£19,761,403	£19,103,714	£18,446,026
60% LAR : 40% CIR	15%	£20,493,426	£18,077,176	£17,913,312	£17,884,037	£17,228,579	£16,573,121
60% LAR : 40% CIR	20%	£18,481,532	£16,193,844	£16,030,487	£16,001,297	£15,347,872	£14,694,448
60% LAR : 40% CIR	25%	£16,464,289	£14,305,247	£14,142,350	£14,113,236	£13,461,849	£12,806,646
60% LAR : 40% CIR	30%	£14,441,752	£12,411,441	£12,248,956	£12,219,907	£11,565,388	£10,905,530
60% LAR : 40% CIR	35%	£12,413,973	£10,511,530	£10,346,934	£10,317,501	£9,659,120	£9,000,739
60% LAR : 40% CIR	40%	£10,381,007	£8,598,175	£8,433,902	£8,404,517	£7,747,420	£7,090,324
60% LAR : 40% CIR	45%	£8,342,908	£6,679,692	£6,515,692	£6,486,347	£5,830,346	£5,174,344
60% LAR : 40% CIR	50%	£6,290,727	£4,756,135	£4,592,382	£4,563,047	£3,907,952	£3,252,859

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£29,284,458	£26,493,046	£26,327,360	£26,297,774	£25,635,027	£24,972,278
60% LAR : 40% CIR	5%	£27,298,930	£24,625,819	£24,460,789	£24,431,317	£23,771,169	£23,111,083
60% LAR : 40% CIR	10%	£25,297,895	£22,753,170	£22,588,748	£22,559,380	£21,901,691	£21,244,002
60% LAR : 40% CIR	15%	£23,291,402	£20,875,153	£20,711,288	£20,682,014	£20,026,556	£19,371,097
60% LAR : 40% CIR	20%	£21,279,508	£18,991,820	£18,828,463	£18,799,273	£18,145,849	£17,492,424
60% LAR : 40% CIR	25%	£19,262,266	£17,103,223	£16,940,327	£16,911,213	£16,259,626	£15,602,617
60% LAR : 40% CIR	30%	£17,239,728	£15,209,418	£15,046,932	£15,017,883	£14,363,365	£13,703,507
60% LAR : 40% CIR	35%	£15,211,949	£13,309,506	£13,144,911	£13,115,477	£12,457,096	£11,798,715
60% LAR : 40% CIR	40%	£13,178,984	£11,398,152	£11,231,878	£11,202,493	£10,545,396	£9,888,301
60% LAR : 40% CIR	45%	£11,140,885	£9,477,689	£9,313,689	£9,284,323	£8,628,323	£7,972,321
60% LAR : 40% CIR	50%	£9,088,703	£7,554,112	£7,390,338	£7,361,024	£6,705,929	£6,050,835

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats	
--------------------	--

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

No Units	60
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£41,511,724	£38,561,462	£38,395,775	£38,366,190	£37,703,442	£37,040,695
60% LAR : 40% CIR	10%	£39,050,752	£36,236,233	£36,071,203	£36,041,731	£35,381,614	£34,721,466
60% LAR : 40% CIR	15%	£36,584,271	£33,905,582	£33,741,160	£33,711,791	£33,054,102	£32,396,414
60% LAR : 40% CIR	20%	£34,112,335	£31,569,562	£31,405,698	£31,376,423	£30,720,965	£30,065,507
60% LAR : 40% CIR	25%	£31,634,996	£29,228,227	£29,064,871	£29,035,681	£28,382,257	£27,728,831
60% LAR : 40% CIR	30%	£29,152,309	£26,881,629	£26,718,733	£26,689,618	£26,036,032	£25,382,446
60% LAR : 40% CIR	35%	£26,674,327	£24,539,822	£24,377,337	£24,348,288	£23,694,747	£23,041,211
60% LAR : 40% CIR	40%	£24,197,104	£22,197,856	£22,035,735	£22,006,743	£21,353,257	£20,700,771
60% LAR : 40% CIR	45%	£21,720,694	£19,856,787	£19,694,981	£19,666,038	£19,012,517	£18,359,981
60% LAR : 40% CIR	50%	£19,244,150	£17,515,666	£17,354,230	£17,325,226	£16,671,763	£16,019,227
60% LAR : 40% CIR	50%	£16,767,527	£15,174,546	£15,013,235	£14,984,361	£14,330,898	£13,678,362

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£27,725,983	£24,775,721	£24,610,034	£24,580,449	£23,917,701	£23,254,954
60% LAR : 40% CIR	5%	£25,265,011	£22,450,492	£22,285,462	£22,255,990	£21,593,242	£20,930,495
60% LAR : 40% CIR	10%	£22,798,530	£20,119,841	£19,954,811	£19,925,339	£19,262,591	£18,600,844
60% LAR : 40% CIR	15%	£20,332,049	£17,789,211	£17,624,181	£17,594,709	£16,931,961	£16,270,214
60% LAR : 40% CIR	20%	£17,865,568	£15,458,581	£15,293,551	£15,264,079	£14,601,331	£13,940,584
60% LAR : 40% CIR	25%	£15,399,087	£13,127,951	£12,962,921	£12,933,449	£12,270,701	£11,609,954
60% LAR : 40% CIR	30%	£12,932,606	£10,797,321	£10,632,291	£10,602,819	£9,940,071	£9,279,324
60% LAR : 40% CIR	35%	£10,466,125	£8,466,691	£8,301,661	£8,272,189	£7,609,441	£6,948,694
60% LAR : 40% CIR	40%	£8,000,644	£6,136,061	£5,971,031	£5,941,559	£5,278,811	£4,618,064
60% LAR : 40% CIR	45%	£5,534,163	£3,805,431	£3,640,401	£3,610,929	£2,948,181	£2,287,434
60% LAR : 40% CIR	50%	£3,067,682	£1,474,801	£1,309,771	£1,280,300	£617,552	£0,000,000

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£33,438,407	£30,488,144	£30,322,458	£30,292,872	£29,630,124	£28,967,377
60% LAR : 40% CIR	5%	£30,977,434	£28,157,514	£27,991,828	£27,962,242	£27,299,494	£26,636,747
60% LAR : 40% CIR	10%	£28,510,954	£25,826,984	£25,661,298	£25,631,712	£24,968,964	£24,306,217
60% LAR : 40% CIR	15%	£26,044,474	£23,496,454	£23,330,768	£23,301,182	£22,638,434	£21,975,687
60% LAR : 40% CIR	20%	£23,578,994	£21,165,924	£21,000,238	£20,970,652	£20,307,904	£19,645,157
60% LAR : 40% CIR	25%	£21,113,514	£18,835,394	£18,669,708	£18,640,122	£17,977,374	£17,314,627
60% LAR : 40% CIR	30%	£18,647,034	£16,504,864	£16,339,178	£16,309,592	£15,646,844	£14,984,097
60% LAR : 40% CIR	35%	£16,181,554	£14,174,334	£14,008,648	£13,979,062	£13,316,314	£12,653,567
60% LAR : 40% CIR	40%	£13,716,074	£11,843,804	£11,678,118	£11,648,532	£10,985,784	£10,323,037
60% LAR : 40% CIR	45%	£11,250,594	£9,513,274	£9,347,588	£9,318,002	£8,655,254	£7,992,507
60% LAR : 40% CIR	50%	£8,785,114	£7,182,744	£7,017,058	£6,987,472	£6,324,724	£5,661,977

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£35,805,371	£32,855,109	£32,689,422	£32,659,836	£31,997,088	£31,334,341
60% LAR : 40% CIR	5%	£33,344,399	£30,524,880	£30,359,194	£30,329,608	£29,666,860	£29,004,113
60% LAR : 40% CIR	10%	£30,883,427	£28,194,350	£28,028,664	£27,999,078	£27,336,330	£26,673,583
60% LAR : 40% CIR	15%	£28,422,455	£25,863,820	£25,698,134	£25,668,548	£25,005,800	£24,343,053
60% LAR : 40% CIR	20%	£25,961,483	£23,533,290	£23,367,604	£23,338,018	£22,675,270	£22,012,523
60% LAR : 40% CIR	25%	£23,500,511	£21,202,760	£21,037,074	£21,007,488	£20,344,740	£19,681,993
60% LAR : 40% CIR	30%	£21,039,539	£18,872,230	£18,706,544	£18,676,958	£18,014,210	£17,351,463
60% LAR : 40% CIR	35%	£18,578,567	£16,541,700	£16,376,014	£16,346,428	£15,683,680	£15,020,933
60% LAR : 40% CIR	40%	£16,117,595	£14,211,170	£14,045,484	£14,015,898	£13,353,150	£12,690,403
60% LAR : 40% CIR	45%	£13,656,623	£11,880,640	£11,714,954	£11,685,368	£11,022,620	£10,359,873
60% LAR : 40% CIR	50%	£11,195,651	£9,550,110	£9,384,424	£9,354,838	£8,692,090	£8,029,343

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£38,603,348	£35,653,086	£35,487,399	£35,457,813	£34,795,066	£34,132,319
60% LAR : 40% CIR	5%	£36,142,376	£33,322,856	£33,157,169	£33,127,583	£32,464,836	£31,802,089
60% LAR : 40% CIR	10%	£33,681,404	£30,992,326	£30,826,639	£30,797,053	£30,134,306	£29,471,559
60% LAR : 40% CIR	15%	£31,220,432	£28,662,796	£28,497,109	£28,467,523	£27,804,776	£27,142,029
60% LAR : 40% CIR	20%	£28,759,460	£26,333,266	£26,167,579	£26,138,000	£25,475,253	£24,812,506
60% LAR : 40% CIR	25%	£26,298,488	£24,003,736	£23,838,049	£23,808,463	£23,145,716	£22,482,969
60% LAR : 40% CIR	30%	£23,837,516	£21,674,206	£21,508,519	£21,478,933	£20,816,186	£20,153,439
60% LAR : 40% CIR	35%	£21,376,544	£19,344,676	£19,179,000	£19,149,414	£18,486,667	£17,823,920
60% LAR : 40% CIR	40%	£18,915,572	£17,015,146	£16,849,460	£16,819,874	£16,157,127	£15,494,380
60% LAR : 40% CIR	45%	£16,454,600	£14,685,616	£14,519,940	£14,490,354	£13,827,607	£13,164,860
60% LAR : 40% CIR	50%	£13,993,628	£12,356,086	£12,190,410	£12,160,824	£11,498,077	£10,835,330

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

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

No Units	60
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£46,831,089	£43,795,769	£43,630,083	£43,600,498	£42,937,751	£42,275,003
60% LAR : 40% CIR	10%	£44,104,150	£41,208,626	£41,043,796	£41,014,324	£40,354,207	£39,694,089
60% LAR : 40% CIR	15%	£41,371,701	£38,616,459	£38,452,037	£38,422,668	£37,764,980	£37,107,291
60% LAR : 40% CIR	20%	£38,633,796	£36,018,724	£35,854,860	£35,825,585	£35,170,127	£34,514,669
60% LAR : 40% CIR	25%	£35,890,489	£33,415,674	£33,252,317	£33,223,128	£32,569,703	£31,916,279
60% LAR : 40% CIR	30%	£33,141,833	£30,807,361	£30,644,464	£30,615,349	£29,963,763	£29,312,177
60% LAR : 40% CIR	35%	£30,387,883	£28,193,837	£28,031,332	£28,002,303	£27,352,363	£26,702,422
60% LAR : 40% CIR	40%	£27,628,692	£25,575,156	£25,413,035	£25,384,043	£24,735,558	£24,087,071
60% LAR : 40% CIR	45%	£24,864,314	£22,951,371	£22,789,567	£22,760,623	£22,113,403	£21,466,182
60% LAR : 40% CIR	50%	£22,094,802	£20,322,535	£20,161,000	£20,132,096	£19,485,953	£18,839,812
60% LAR : 40% CIR	50%	£19,320,210	£17,698,700	£17,527,389	£17,498,514	£16,853,266	£16,208,017

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£33,045,348	£30,010,028	£29,844,342	£29,814,757	£29,152,009	£28,489,262
60% LAR : 40% CIR	5%	£30,318,409	£27,423,085	£27,258,054	£27,228,583	£26,566,465	£25,904,348
60% LAR : 40% CIR	10%	£27,585,950	£24,830,718	£24,665,286	£24,635,927	£23,973,239	£23,310,550
60% LAR : 40% CIR	15%	£24,848,054	£22,232,983	£22,069,119	£22,039,844	£21,378,366	£20,716,927
60% LAR : 40% CIR	20%	£22,104,748	£19,629,933	£19,466,576	£19,437,387	£18,775,962	£18,114,538
60% LAR : 40% CIR	25%	£19,356,092	£17,021,620	£16,858,723	£16,829,608	£16,178,022	£15,516,435
60% LAR : 40% CIR	30%	£16,602,141	£14,408,096	£14,245,611	£14,216,562	£13,564,621	£12,902,859
60% LAR : 40% CIR	35%	£13,842,951	£11,789,415	£11,627,294	£11,598,302	£10,946,816	£10,285,330
60% LAR : 40% CIR	40%	£11,078,573	£9,165,630	£9,003,825	£8,974,882	£8,323,661	£7,662,441
60% LAR : 40% CIR	45%	£8,309,060	£6,536,794	£6,375,259	£6,346,355	£5,700,212	£5,048,070
60% LAR : 40% CIR	50%	£5,534,469	£3,902,959	£3,741,648	£3,712,773	£3,067,525	£2,422,275

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£38,757,771	£35,722,452	£35,556,765	£35,527,181	£34,864,433	£34,201,685
60% LAR : 40% CIR	5%	£36,030,833	£33,135,508	£32,970,476	£32,941,007	£32,278,259	£31,615,511
60% LAR : 40% CIR	10%	£33,298,383	£30,543,141	£30,378,720	£30,349,350	£29,686,602	£29,023,854
60% LAR : 40% CIR	15%	£30,560,478	£27,945,406	£27,781,542	£27,752,267	£27,089,519	£26,426,771
60% LAR : 40% CIR	20%	£27,817,171	£25,347,357	£25,179,000	£25,149,810	£24,487,062	£23,824,314
60% LAR : 40% CIR	25%	£25,068,515	£22,734,043	£22,571,146	£22,542,031	£21,879,283	£21,216,535
60% LAR : 40% CIR	30%	£22,314,565	£20,120,519	£19,958,034	£19,928,985	£19,266,237	£18,603,489
60% LAR : 40% CIR	35%	£19,555,374	£17,501,838	£17,339,717	£17,310,725	£16,647,977	£15,985,229
60% LAR : 40% CIR	40%	£16,790,996	£14,876,054	£14,714,249	£14,685,306	£14,022,558	£13,359,810
60% LAR : 40% CIR	45%	£14,021,484	£12,249,218	£12,087,682	£12,058,778	£11,400,030	£10,737,282
60% LAR : 40% CIR	50%	£11,246,892	£9,615,383	£9,454,071	£9,425,196	£8,772,448	£8,109,699

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£41,124,736	£38,089,418	£37,923,730	£37,894,145	£37,231,397	£36,568,650
60% LAR : 40% CIR	5%	£38,397,797	£35,502,473	£35,337,443	£35,307,971	£34,645,223	£33,982,475
60% LAR : 40% CIR	10%	£35,665,348	£32,910,106	£32,745,685	£32,716,315	£32,053,567	£31,390,819
60% LAR : 40% CIR	15%	£32,927,443	£30,312,371	£30,148,507	£30,119,232	£29,456,484	£28,793,736
60% LAR : 40% CIR	20%	£30,184,136	£27,709,321	£27,545,965	£27,516,775	£26,854,027	£26,191,279
60% LAR : 40% CIR	25%	£27,435,480	£25,101,098	£24,938,111	£24,908,996	£24,246,248	£23,583,500
60% LAR : 40% CIR	30%	£24,681,530	£22,487,484	£22,324,999	£22,295,950	£21,633,202	£20,970,454
60% LAR : 40% CIR	35%	£21,922,339	£19,868,803	£19,706,682	£19,677,690	£19,014,942	£18,352,194
60% LAR : 40% CIR	40%	£19,157,961	£17,245,018	£17,083,214	£17,054,270	£16,391,522	£15,728,774
60% LAR : 40% CIR	45%	£16,388,449	£14,616,183	£14,454,647	£14,425,743	£13,762,995	£13,100,247
60% LAR : 40% CIR	50%	£13,613,857	£11,982,348	£11,821,036	£11,792,161	£11,129,413	£10,466,665

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£43,922,712	£40,887,383	£40,721,706	£40,692,122	£40,029,374	£39,366,627
60% LAR : 40% CIR	5%	£41,195,774	£38,300,449	£38,135,419	£38,105,948	£37,443,200	£36,780,452
60% LAR : 40% CIR	10%	£38,463,324	£35,708,083	£35,543,661	£35,514,292	£34,851,544	£34,188,796
60% LAR : 40% CIR	15%	£35,725,419	£33,110,348	£32,946,483	£32,917,209	£32,254,461	£31,591,713
60% LAR : 40% CIR	20%	£32,982,113	£30,507,288	£30,343,941	£30,314,751	£29,652,003	£28,989,255
60% LAR : 40% CIR	25%	£30,233,456	£27,898,984	£27,736,088	£27,706,973	£27,044,225	£26,381,477
60% LAR : 40% CIR	30%	£27,479,506	£25,285,461	£25,122,975	£25,093,926	£24,431,178	£23,768,430
60% LAR : 40% CIR	35%	£24,720,316	£22,666,780	£22,504,658	£22,475,667	£21,812,919	£21,150,171
60% LAR : 40% CIR	40%	£21,955,937	£20,042,995	£19,881,190	£19,852,247	£19,189,499	£18,526,751
60% LAR : 40% CIR	45%	£19,186,425	£17,414,159	£17,252,624	£17,223,719	£16,560,971	£15,898,223
60% LAR : 40% CIR	50%	£16,411,833	£14,782,324	£14,619,012	£14,590,137	£13,927,389	£13,264,641

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
------------	--

No Units	75
Site Area	0.2 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£29,892,974	£26,559,665	£25,327,461	£25,290,789	£24,469,320	£23,647,850
60% LAR : 40% CIR	5%	£27,916,780	£24,738,395	£23,511,080	£23,474,549	£22,656,339	£21,838,129
60% LAR : 40% CIR	10%	£25,939,759	£22,910,404	£21,687,606	£21,651,202	£20,836,005	£20,020,806
60% LAR : 40% CIR	15%	£23,952,973	£21,075,760	£19,857,108	£19,820,822	£19,008,387	£18,195,952
60% LAR : 40% CIR	20%	£21,959,493	£19,234,526	£18,019,655	£17,983,473	£17,173,560	£16,363,645
60% LAR : 40% CIR	25%	£19,959,383	£17,386,768	£16,175,316	£16,139,228	£15,331,993	£14,519,166
60% LAR : 40% CIR	30%	£17,952,711	£15,532,555	£14,324,161	£14,288,165	£13,477,656	£12,659,768
60% LAR : 40% CIR	35%	£15,939,542	£13,671,947	£12,461,626	£12,425,143	£11,609,085	£10,793,028
60% LAR : 40% CIR	40%	£13,919,944	£11,805,013	£10,584,374	£10,547,950	£9,733,466	£8,919,021
60% LAR : 40% CIR	45%	£11,893,983	£9,920,072	£8,700,411	£8,664,036	£7,850,929	£7,037,822
60% LAR : 40% CIR	50%	£9,861,725	£8,027,784	£6,809,809	£6,773,472	£5,961,489	£5,149,506

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£10,620,145	£7,286,836	£6,054,633	£6,017,960	£5,196,491	£4,375,021
60% LAR : 40% CIR	5%	£9,646,951	£5,465,966	£4,238,251	£4,201,720	£3,383,510	£2,565,300
60% LAR : 40% CIR	10%	£8,666,930	£3,637,575	£2,414,777	£2,378,374	£1,563,176	£747,977
60% LAR : 40% CIR	15%	£4,680,144	£1,802,931	£584,279	£547,993	£-264,442	£-1,076,877
60% LAR : 40% CIR	20%	£2,686,664	£-38,303	£-129,174	£-129,356	£-2,099,269	£-2,909,184
60% LAR : 40% CIR	25%	£886,554	£-1,986,061	£-3,097,512	£-3,133,691	£-3,941,236	£-4,753,683
60% LAR : 40% CIR	30%	£-1,266,116	£-3,740,274	£-4,988,606	£-4,984,674	£-5,795,173	£-6,603,061
60% LAR : 40% CIR	35%	£-3,333,287	£-5,600,682	£-6,811,203	£-6,847,686	£-7,663,744	£-8,479,501
60% LAR : 40% CIR	40%	£-5,352,885	£-7,467,818	£-8,688,455	£-8,724,879	£-9,539,343	£-10,353,808
60% LAR : 40% CIR	45%	£-7,378,846	£-9,352,757	£-10,572,418	£-10,608,793	£-11,421,900	£-12,235,007
60% LAR : 40% CIR	50%	£-9,411,164	£-11,245,045	£-12,463,020	£-12,499,387	£-13,311,539	£-14,123,323

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£18,606,263	£15,272,955	£14,040,751	£14,004,079	£13,182,610	£12,361,740
60% LAR : 40% CIR	5%	£16,633,069	£13,451,655	£12,224,369	£12,187,639	£11,369,628	£10,551,619
60% LAR : 40% CIR	10%	£14,653,048	£11,623,694	£10,400,895	£10,364,492	£9,540,294	£8,724,095
60% LAR : 40% CIR	15%	£12,666,263	£9,789,049	£8,570,397	£8,534,111	£7,721,676	£6,909,242
60% LAR : 40% CIR	20%	£10,672,782	£7,947,816	£6,732,944	£6,696,763	£5,886,849	£5,076,935
60% LAR : 40% CIR	25%	£8,672,673	£6,100,058	£4,888,606	£4,852,517	£4,044,862	£3,232,661
60% LAR : 40% CIR	30%	£6,666,000	£4,245,944	£3,037,451	£3,001,444	£2,190,945	£1,373,068
60% LAR : 40% CIR	35%	£4,652,831	£2,385,237	£1,174,916	£1,138,432	£322,374	£-493,682
60% LAR : 40% CIR	40%	£2,633,233	£518,303	£-702,337	£-738,761	£-1,533,225	£-2,327,680
60% LAR : 40% CIR	45%	£607,272	£-1,366,639	£-2,596,300	£-2,622,674	£-3,435,782	£-4,248,689
60% LAR : 40% CIR	50%	£-1,424,966	£-3,258,927	£-4,476,802	£-4,513,298	£-5,326,221	£-6,137,205

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£21,915,342	£18,582,034	£17,349,830	£17,313,158	£16,491,689	£15,670,218
60% LAR : 40% CIR	5%	£19,942,148	£16,760,764	£15,533,448	£15,496,918	£14,678,707	£13,860,498
60% LAR : 40% CIR	10%	£17,962,127	£14,932,772	£13,709,974	£13,673,571	£12,858,373	£12,043,174
60% LAR : 40% CIR	15%	£15,975,342	£13,098,128	£11,879,476	£11,843,190	£11,030,755	£10,218,321
60% LAR : 40% CIR	20%	£13,981,961	£11,256,895	£10,042,023	£10,005,841	£9,195,928	£8,386,014
60% LAR : 40% CIR	25%	£11,981,751	£9,409,137	£8,197,685	£8,161,596	£7,353,961	£6,541,534
60% LAR : 40% CIR	30%	£9,975,079	£7,554,923	£6,346,530	£6,310,523	£5,500,024	£4,682,137
60% LAR : 40% CIR	35%	£7,961,910	£5,694,315	£4,483,995	£4,447,511	£3,631,453	£2,815,397
60% LAR : 40% CIR	40%	£5,942,312	£3,827,382	£2,606,742	£2,570,318	£1,755,854	£941,389
60% LAR : 40% CIR	45%	£3,916,351	£1,942,440	£722,779	£686,405	£-126,005	£-959,810
60% LAR : 40% CIR	50%	£1,884,094	£50,152	£-1,187,823	£-1,204,198	£-2,016,142	£-2,828,126

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£25,826,987	£22,493,678	£21,261,475	£21,224,803	£20,403,333	£19,581,863
60% LAR : 40% CIR	5%	£23,853,793	£20,672,408	£19,445,093	£19,408,562	£18,590,352	£17,772,142
60% LAR : 40% CIR	10%	£21,873,772	£18,844,417	£17,621,619	£17,585,216	£16,770,018	£15,954,819
60% LAR : 40% CIR	15%	£19,896,966	£17,009,773	£15,791,121	£15,754,835	£14,942,400	£14,129,965
60% LAR : 40% CIR	20%	£17,893,506	£15,168,539	£13,953,668	£13,917,486	£13,107,573	£12,297,658
60% LAR : 40% CIR	25%	£15,893,396	£13,320,782	£12,109,330	£12,073,241	£11,265,606	£10,453,179
60% LAR : 40% CIR	30%	£13,886,724	£11,466,568	£10,258,174	£10,222,168	£9,411,669	£8,593,781
60% LAR : 40% CIR	35%	£11,873,555	£9,605,960	£8,395,040	£8,359,156	£7,543,098	£6,727,041
60% LAR : 40% CIR	40%	£9,853,957	£7,739,026	£6,518,387	£6,481,963	£5,667,499	£4,853,034
60% LAR : 40% CIR	45%	£7,827,956	£5,854,085	£4,634,424	£4,598,050	£3,784,942	£2,971,835
60% LAR : 40% CIR	50%	£5,795,738	£3,961,797	£2,743,822	£2,707,485	£1,895,503	£1,083,519

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats	
--------------------	--

Value Area	Zone A - Kings Cross Lower
------------	----------------------------

No Units	75
Site Area	0.2 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£29,892,974	£26,559,665	£25,327,461	£25,290,789	£24,469,320	£23,647,850
60% LAR : 40% CIR	5%	£27,919,780	£24,738,395	£23,511,080	£23,474,549	£22,656,339	£21,838,129
60% LAR : 40% CIR	10%	£25,939,759	£22,910,404	£21,687,606	£21,651,202	£20,836,005	£20,020,808
60% LAR : 40% CIR	15%	£23,952,973	£21,075,760	£19,857,108	£19,820,822	£19,008,387	£18,195,952
60% LAR : 40% CIR	20%	£21,959,493	£19,234,526	£18,019,655	£17,983,473	£17,173,560	£16,363,645
60% LAR : 40% CIR	25%	£19,959,393	£17,386,768	£16,175,316	£16,139,228	£15,331,593	£14,519,166
60% LAR : 40% CIR	30%	£17,952,711	£15,532,555	£14,324,161	£14,288,155	£13,477,656	£12,669,768
60% LAR : 40% CIR	35%	£15,939,542	£13,671,947	£12,461,626	£12,425,143	£11,609,085	£10,793,028
60% LAR : 40% CIR	40%	£13,919,944	£11,805,013	£10,584,374	£10,547,950	£9,733,486	£8,919,021
60% LAR : 40% CIR	45%	£11,893,983	£9,920,072	£8,700,411	£8,664,036	£7,850,929	£7,037,822
60% LAR : 40% CIR	50%	£9,861,725	£8,027,784	£6,809,809	£6,773,472	£5,961,489	£5,149,506

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£10,620,145	£7,286,836	£6,054,633	£6,017,960	£5,196,491	£4,375,021
60% LAR : 40% CIR	5%	£8,646,951	£5,465,596	£4,236,251	£4,201,720	£3,383,510	£2,565,300
60% LAR : 40% CIR	10%	£6,666,930	£3,637,575	£2,414,777	£2,378,374	£1,563,176	£747,977
60% LAR : 40% CIR	15%	£4,680,144	£1,802,931	£584,279	£547,993	£264,442	£-1,076,877
60% LAR : 40% CIR	20%	£2,686,664	£-38,303	£-1,253,174	£-1,289,356	£-2,099,269	£-2,909,184
60% LAR : 40% CIR	25%	£686,554	£-1,888,061	£-3,097,512	£-3,133,601	£-3,941,236	£-4,753,693
60% LAR : 40% CIR	30%	£-1,506,116	£-3,740,274	£-4,888,696	£-4,924,674	£-5,735,173	£-6,542,061
60% LAR : 40% CIR	35%	£-3,333,251	£-5,600,682	£-6,811,203	£-6,847,686	£-7,663,744	£-8,479,501
60% LAR : 40% CIR	40%	£-5,352,885	£-7,467,816	£-8,688,455	£-8,724,879	£-9,539,343	£-10,353,808
60% LAR : 40% CIR	45%	£-7,378,848	£-9,352,757	£-10,572,416	£-10,608,793	£-11,421,900	£-12,235,007
60% LAR : 40% CIR	50%	£-9,411,104	£-11,245,045	£-12,469,626	£-12,499,357	£-13,311,339	£-14,123,323

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£18,606,263	£15,272,955	£14,040,751	£14,004,079	£13,182,610	£12,361,140
60% LAR : 40% CIR	5%	£16,633,069	£13,451,655	£12,224,399	£12,187,839	£11,369,628	£10,551,419
60% LAR : 40% CIR	10%	£14,653,048	£11,623,694	£10,400,895	£10,364,492	£9,549,294	£8,734,095
60% LAR : 40% CIR	15%	£12,666,263	£9,789,049	£8,570,397	£8,534,111	£7,721,676	£6,909,242
60% LAR : 40% CIR	20%	£10,672,782	£7,947,816	£6,732,944	£6,696,763	£5,886,849	£5,076,935
60% LAR : 40% CIR	25%	£8,672,673	£6,100,058	£4,888,696	£4,852,517	£4,044,882	£3,232,455
60% LAR : 40% CIR	30%	£6,666,000	£4,245,844	£3,037,451	£3,001,444	£2,190,945	£1,379,058
60% LAR : 40% CIR	35%	£4,652,831	£2,385,237	£1,174,916	£1,138,432	£322,374	£-493,682
60% LAR : 40% CIR	40%	£2,633,233	£518,303	£-702,337	£-738,761	£-1,553,225	£-2,367,690
60% LAR : 40% CIR	45%	£607,272	£-1,366,639	£-2,996,300	£-3,022,674	£-3,835,782	£-4,648,899
60% LAR : 40% CIR	50%	£-1,424,965	£-3,256,627	£-4,476,902	£-4,519,238	£-5,325,221	£-6,137,295

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£21,915,342	£18,582,034	£17,349,830	£17,313,159	£16,491,689	£15,670,218
60% LAR : 40% CIR	5%	£19,942,148	£16,760,764	£15,533,448	£15,496,918	£14,676,707	£13,860,498
60% LAR : 40% CIR	10%	£17,962,127	£14,932,772	£13,709,974	£13,673,571	£12,858,373	£12,043,174
60% LAR : 40% CIR	15%	£15,975,342	£13,098,128	£11,879,476	£11,843,190	£11,030,755	£10,216,321
60% LAR : 40% CIR	20%	£13,981,861	£11,256,895	£10,042,023	£10,005,641	£9,195,328	£8,386,014
60% LAR : 40% CIR	25%	£11,981,751	£9,409,137	£8,197,685	£8,161,596	£7,353,961	£6,541,534
60% LAR : 40% CIR	30%	£9,979,079	£7,554,923	£6,346,530	£6,310,523	£5,500,024	£4,682,137
60% LAR : 40% CIR	35%	£7,961,910	£5,694,315	£4,483,995	£4,447,511	£3,631,453	£2,815,397
60% LAR : 40% CIR	40%	£5,942,312	£3,827,382	£2,606,742	£2,570,318	£1,755,854	£941,389
60% LAR : 40% CIR	45%	£3,916,351	£1,942,440	£722,779	£686,405	£158,903	£-266,810
60% LAR : 40% CIR	50%	£1,884,094	£50,152	£-1,167,823	£-1,204,159	£-2,016,142	£-2,828,126

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£25,826,987	£22,493,678	£21,261,476	£21,224,803	£20,403,333	£19,581,863
60% LAR : 40% CIR	5%	£23,853,793	£20,672,408	£19,445,093	£19,408,562	£18,590,352	£17,772,142
60% LAR : 40% CIR	10%	£21,873,772	£18,844,417	£17,621,619	£17,585,216	£16,770,018	£15,954,819
60% LAR : 40% CIR	15%	£19,886,986	£17,009,773	£15,791,121	£15,754,835	£14,942,400	£14,129,965
60% LAR : 40% CIR	20%	£17,893,506	£15,168,539	£13,953,668	£13,917,486	£13,107,573	£12,292,658
60% LAR : 40% CIR	25%	£15,893,396	£13,320,782	£12,109,330	£12,073,241	£11,265,606	£10,453,179
60% LAR : 40% CIR	30%	£13,886,724	£11,466,568	£10,258,174	£10,222,168	£9,411,669	£8,593,781
60% LAR : 40% CIR	35%	£11,873,555	£9,605,960	£8,395,640	£8,359,156	£7,543,098	£6,727,041
60% LAR : 40% CIR	40%	£9,853,957	£7,739,026	£6,516,387	£6,481,963	£5,667,499	£4,853,034
60% LAR : 40% CIR	45%	£7,827,996	£5,854,085	£4,834,424	£4,800,500	£3,984,942	£3,171,835
60% LAR : 40% CIR	50%	£5,795,738	£3,961,797	£2,743,822	£2,707,485	£1,895,503	£1,083,519

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone A - Kings Cross Higher
------------	-----------------------------

No Units	75
Site Area	0.2 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£34,812,435	£31,415,444	£30,183,239	£30,146,568	£29,325,099	£28,503,629
60% LAR : 40% CIR	10%	£32,599,932	£29,351,385	£28,124,070	£28,087,539	£27,269,328	£26,451,119
60% LAR : 40% CIR	15%	£30,380,703	£27,280,606	£26,057,807	£26,021,404	£25,206,205	£24,381,008
60% LAR : 40% CIR	20%	£28,147,456	£25,203,171	£23,984,519	£23,948,233	£23,135,798	£22,323,365
60% LAR : 40% CIR	25%	£25,907,241	£23,119,149	£21,904,278	£21,868,096	£21,056,182	£20,248,269
60% LAR : 40% CIR	30%	£23,660,397	£21,028,603	£19,817,151	£19,781,062	£18,973,427	£18,165,752
60% LAR : 40% CIR	35%	£21,406,990	£18,931,600	£17,723,206	£17,687,200	£16,881,604	£16,076,008
60% LAR : 40% CIR	40%	£19,147,087	£16,828,203	£15,622,514	£15,586,579	£14,782,786	£13,978,822
60% LAR : 40% CIR	45%	£16,880,755	£14,718,480	£13,515,144	£13,479,268	£12,674,218	£11,869,753
60% LAR : 40% CIR	50%	£14,608,059	£12,602,497	£11,396,082	£11,359,708	£10,546,601	£9,733,493
60% LAR : 40% CIR	50%	£12,329,067	£10,478,394	£9,260,419	£9,224,082	£8,412,100	£7,600,116

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£15,539,607	£12,142,615	£10,910,410	£10,873,739	£10,052,270	£9,230,800
60% LAR : 40% CIR	5%	£13,327,104	£10,078,556	£8,851,241	£8,814,710	£7,996,499	£7,178,290
60% LAR : 40% CIR	10%	£11,107,874	£8,007,777	£6,784,978	£6,748,575	£5,933,376	£5,118,177
60% LAR : 40% CIR	15%	£8,874,627	£5,930,342	£4,711,690	£4,675,404	£3,862,969	£3,050,536
60% LAR : 40% CIR	20%	£6,634,412	£3,846,320	£2,631,449	£2,595,267	£1,785,553	£975,440
60% LAR : 40% CIR	25%	£4,387,568	£1,755,774	£544,322	£508,233	£299,402	£107,037
60% LAR : 40% CIR	30%	£2,134,161	£24,229	£-3,546,868	£-3,498,652	£-2,281,225	£-1,063,081
60% LAR : 40% CIR	35%	£-126,742	£-2,444,626	£-3,650,316	£-3,686,250	£-4,490,042	£-5,294,007
60% LAR : 40% CIR	40%	£-2,392,074	£-4,554,349	£-5,757,685	£-5,793,561	£-6,598,611	£-7,413,076
60% LAR : 40% CIR	45%	£-4,864,770	£-6,670,332	£-7,876,747	£-7,913,121	£-8,726,228	£-9,539,336
60% LAR : 40% CIR	50%	£-6,943,762	£-8,794,435	£-10,012,410	£-10,048,746	£-10,860,729	£-11,672,713

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£23,525,725	£20,128,734	£18,896,529	£18,859,858	£18,038,389	£17,216,918
60% LAR : 40% CIR	5%	£21,313,222	£18,064,674	£16,837,359	£16,800,528	£15,982,618	£15,164,408
60% LAR : 40% CIR	10%	£19,093,993	£15,993,895	£14,771,097	£14,734,694	£13,919,495	£13,104,296
60% LAR : 40% CIR	15%	£16,860,745	£13,916,461	£12,697,809	£12,661,523	£11,846,088	£11,036,654
60% LAR : 40% CIR	20%	£14,620,530	£11,832,438	£10,617,568	£10,581,386	£9,771,471	£8,961,558
60% LAR : 40% CIR	25%	£12,373,686	£9,741,892	£8,536,440	£8,499,352	£7,689,716	£6,879,081
60% LAR : 40% CIR	30%	£10,120,280	£7,644,689	£6,456,496	£6,400,489	£5,594,694	£4,789,298
60% LAR : 40% CIR	35%	£7,860,376	£5,541,492	£4,335,804	£4,299,868	£3,496,076	£2,692,111
60% LAR : 40% CIR	40%	£5,594,044	£3,431,770	£2,228,433	£2,192,558	£1,387,508	£573,043
60% LAR : 40% CIR	45%	£3,321,349	£1,315,787	£109,371	£72,997	£-740,110	£-1,553,217
60% LAR : 40% CIR	50%	£1,042,357	£-898,517	£-2,026,562	£-2,062,628	£-2,874,611	£-3,686,584

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£26,834,804	£23,437,813	£22,208,608	£22,168,037	£21,347,468	£20,525,997
60% LAR : 40% CIR	5%	£24,622,301	£21,373,753	£20,146,438	£20,109,907	£19,291,697	£18,473,487
60% LAR : 40% CIR	10%	£22,403,072	£19,302,974	£18,080,176	£18,043,773	£17,228,574	£16,413,375
60% LAR : 40% CIR	15%	£20,169,824	£17,225,540	£16,006,888	£15,970,602	£15,158,167	£14,345,733
60% LAR : 40% CIR	20%	£17,929,609	£15,141,517	£13,926,846	£13,890,465	£13,080,550	£12,270,637
60% LAR : 40% CIR	25%	£15,682,765	£13,050,971	£11,859,519	£11,803,431	£10,995,795	£10,188,160
60% LAR : 40% CIR	30%	£13,429,359	£10,953,968	£9,745,575	£9,709,568	£8,903,972	£8,098,377
60% LAR : 40% CIR	35%	£11,169,455	£8,850,571	£7,644,883	£7,608,847	£6,805,155	£6,001,190
60% LAR : 40% CIR	40%	£8,903,123	£6,740,848	£5,537,512	£5,501,637	£4,696,587	£3,892,122
60% LAR : 40% CIR	45%	£6,630,428	£4,624,866	£3,418,450	£3,382,076	£2,568,969	£1,755,862
60% LAR : 40% CIR	50%	£4,351,436	£2,500,762	£1,282,787	£1,246,451	£434,468	£-377,516

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£30,746,449	£27,349,457	£26,117,253	£26,080,581	£25,259,112	£24,437,642
60% LAR : 40% CIR	5%	£28,533,946	£25,285,398	£24,058,083	£24,021,552	£23,203,342	£22,385,132
60% LAR : 40% CIR	10%	£26,314,716	£23,214,619	£21,991,820	£21,955,417	£21,140,218	£20,325,019
60% LAR : 40% CIR	15%	£24,081,469	£21,137,185	£19,918,532	£19,882,246	£19,069,812	£18,257,378
60% LAR : 40% CIR	20%	£21,841,254	£19,063,162	£17,858,291	£17,802,110	£16,992,195	£16,182,282
60% LAR : 40% CIR	25%	£19,594,410	£16,962,616	£15,751,164	£15,715,075	£14,907,440	£14,099,805
60% LAR : 40% CIR	30%	£17,341,004	£14,865,613	£13,657,219	£13,621,213	£12,815,617	£12,010,021
60% LAR : 40% CIR	35%	£15,081,100	£12,762,216	£11,556,528	£11,520,592	£10,716,800	£9,912,835
60% LAR : 40% CIR	40%	£12,814,768	£10,652,493	£9,449,157	£9,413,282	£8,608,231	£7,793,766
60% LAR : 40% CIR	45%	£10,542,072	£8,536,510	£7,350,095	£7,283,721	£6,480,614	£5,667,506
60% LAR : 40% CIR	50%	£8,263,080	£6,412,407	£5,194,432	£5,158,096	£4,346,113	£3,534,129

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats	
--------------------	--

Value Area	Zone A - Lower Central Zone
------------	-----------------------------

No Units	75
Site Area	0.2 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£39,716,567	£36,269,090	£35,039,018	£35,002,347	£34,180,877	£33,359,408
60% LAR : 40% CIR	5%	£37,258,858	£33,964,375	£32,737,059	£32,700,529	£31,882,318	£31,064,109
60% LAR : 40% CIR	10%	£34,794,422	£31,650,805	£30,428,008	£30,381,605	£29,576,406	£28,761,207
60% LAR : 40% CIR	15%	£32,323,325	£29,330,583	£28,111,932	£28,075,645	£27,263,211	£26,450,776
60% LAR : 40% CIR	20%	£29,845,634	£27,003,772	£25,788,900	£25,752,719	£24,942,805	£24,132,891
60% LAR : 40% CIR	25%	£27,361,411	£24,670,437	£23,458,984	£23,422,895	£22,615,261	£21,807,626
60% LAR : 40% CIR	30%	£24,881,270	£22,330,945	£21,122,251	£21,086,245	£20,280,849	£19,475,053
60% LAR : 40% CIR	35%	£22,354,632	£19,984,459	£18,778,770	£18,742,835	£17,939,042	£17,135,250
60% LAR : 40% CIR	40%	£19,841,565	£17,631,948	£16,428,612	£16,392,735	£15,590,512	£14,788,287
60% LAR : 40% CIR	45%	£17,322,136	£15,273,175	£14,071,844	£14,036,016	£13,235,129	£12,429,164
60% LAR : 40% CIR	50%	£14,796,411	£12,908,207	£11,708,536	£11,672,746	£10,882,710	£10,050,726

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£20,443,738	£16,996,261	£15,766,189	£15,729,518	£14,908,048	£14,086,579
60% LAR : 40% CIR	5%	£17,986,029	£14,691,546	£13,464,231	£13,427,700	£12,609,489	£11,791,280
60% LAR : 40% CIR	10%	£15,521,593	£12,377,977	£11,155,179	£11,118,776	£10,303,577	£9,485,378
60% LAR : 40% CIR	15%	£13,050,496	£10,057,754	£8,839,103	£8,802,816	£7,990,382	£7,177,947
60% LAR : 40% CIR	20%	£10,572,805	£7,730,943	£6,516,071	£6,479,890	£5,669,976	£4,860,062
60% LAR : 40% CIR	25%	£8,098,582	£5,397,608	£4,186,155	£4,150,066	£3,342,432	£2,534,797
60% LAR : 40% CIR	30%	£5,588,441	£3,087,816	£1,849,422	£1,813,416	£1,007,620	£202,224
60% LAR : 40% CIR	35%	£3,081,803	£711,630	£-494,954	£-494,954	£-1,333,700	£-4,137,579
60% LAR : 40% CIR	40%	£568,737	£-1,640,881	£-2,844,217	£-2,880,094	£-3,682,317	£-4,484,542
60% LAR : 40% CIR	45%	£-1,950,693	£-3,999,854	£-5,200,985	£-5,236,813	£-6,037,700	£-6,843,665
60% LAR : 40% CIR	50%	£-4,476,418	£-6,364,622	£-7,564,233	£-7,600,083	£-8,410,119	£-9,222,103

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£28,429,857	£24,982,380	£23,752,308	£23,715,637	£22,894,167	£22,072,697
60% LAR : 40% CIR	5%	£25,972,146	£22,677,664	£21,450,349	£21,413,818	£20,595,805	£19,777,396
60% LAR : 40% CIR	10%	£23,507,711	£20,364,096	£19,141,297	£19,104,894	£18,289,695	£17,474,496
60% LAR : 40% CIR	15%	£21,036,615	£18,043,872	£16,825,221	£16,788,934	£15,976,500	£15,164,066
60% LAR : 40% CIR	20%	£18,558,923	£15,717,061	£14,502,190	£14,466,008	£13,656,095	£12,846,180
60% LAR : 40% CIR	25%	£16,074,700	£13,383,726	£12,172,273	£12,136,185	£11,328,515	£10,520,915
60% LAR : 40% CIR	30%	£13,574,559	£11,043,934	£9,835,541	£9,799,534	£8,993,839	£8,188,343
60% LAR : 40% CIR	35%	£11,067,921	£8,697,748	£7,492,060	£7,456,124	£6,652,332	£5,848,539
60% LAR : 40% CIR	40%	£8,554,855	£6,345,237	£5,141,901	£5,106,025	£4,303,801	£3,501,577
60% LAR : 40% CIR	45%	£6,035,425	£3,986,464	£2,785,134	£2,749,306	£1,948,419	£1,142,454
60% LAR : 40% CIR	50%	£3,509,700	£1,621,496	£421,826	£386,035	£-424,608	£-1,255,984

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£31,738,636	£28,291,459	£27,061,387	£27,024,716	£26,203,245	£25,381,776
60% LAR : 40% CIR	5%	£29,281,227	£25,986,743	£24,759,428	£24,722,897	£23,904,687	£23,086,477
60% LAR : 40% CIR	10%	£26,816,790	£23,673,175	£22,450,376	£22,413,973	£21,598,774	£20,783,575
60% LAR : 40% CIR	15%	£24,345,694	£21,352,951	£20,134,300	£20,098,013	£19,285,579	£18,473,145
60% LAR : 40% CIR	20%	£21,868,002	£19,026,140	£17,811,269	£17,775,087	£16,965,174	£16,155,259
60% LAR : 40% CIR	25%	£19,383,779	£16,692,805	£15,481,352	£15,445,264	£14,637,629	£13,829,694
60% LAR : 40% CIR	30%	£16,883,638	£14,353,013	£13,144,620	£13,108,613	£12,303,018	£11,497,422
60% LAR : 40% CIR	35%	£14,377,000	£12,006,827	£10,801,139	£10,765,203	£9,961,411	£9,157,618
60% LAR : 40% CIR	40%	£11,863,934	£9,654,316	£8,450,980	£8,415,104	£7,612,880	£6,810,656
60% LAR : 40% CIR	45%	£9,344,504	£7,295,543	£6,094,212	£6,058,385	£5,257,498	£4,451,533
60% LAR : 40% CIR	50%	£6,818,779	£4,930,575	£3,730,905	£3,695,114	£2,885,078	£2,073,095

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£35,650,580	£32,203,103	£30,973,031	£30,936,360	£30,114,890	£29,293,421
60% LAR : 40% CIR	5%	£33,192,871	£29,898,388	£28,671,073	£28,634,542	£27,816,311	£26,998,122
60% LAR : 40% CIR	10%	£30,728,435	£27,584,819	£26,362,021	£26,325,618	£25,510,419	£24,695,220
60% LAR : 40% CIR	15%	£28,257,339	£25,264,596	£24,045,945	£24,009,658	£23,197,224	£22,384,789
60% LAR : 40% CIR	20%	£25,779,647	£22,937,785	£21,722,914	£21,686,732	£20,876,816	£20,066,904
60% LAR : 40% CIR	25%	£23,295,424	£20,604,450	£19,392,597	£19,356,909	£18,549,274	£17,741,639
60% LAR : 40% CIR	30%	£20,795,283	£18,264,658	£17,056,265	£17,020,258	£16,214,662	£15,409,066
60% LAR : 40% CIR	35%	£18,288,645	£15,918,472	£14,712,783	£14,676,848	£13,873,056	£13,069,263
60% LAR : 40% CIR	40%	£15,775,579	£13,565,961	£12,362,625	£12,326,748	£11,524,925	£10,722,301
60% LAR : 40% CIR	45%	£13,256,149	£11,207,188	£10,005,357	£9,970,030	£9,169,142	£8,363,178
60% LAR : 40% CIR	50%	£10,730,424	£8,842,220	£7,642,549	£7,606,759	£6,796,723	£5,984,740

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

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

No Units	75
Site Area	0.2 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£51,159,541	£47,529,089	£46,315,404	£46,279,283	£45,470,160	£44,661,035
60% LAR : 40% CIR	5%	£48,128,883	£44,666,241	£43,457,371	£43,421,389	£42,615,478	£41,809,563
60% LAR : 40% CIR	10%	£45,083,059	£41,796,774	£40,592,353	£40,556,496	£39,753,549	£38,950,602
60% LAR : 40% CIR	15%	£42,048,853	£38,920,752	£37,720,416	£37,684,674	£36,884,450	£36,081,404
60% LAR : 40% CIR	20%	£39,000,013	£36,038,240	£34,841,628	£34,805,990	£34,006,925	£33,197,011
60% LAR : 40% CIR	25%	£35,943,642	£33,149,304	£31,956,058	£31,920,508	£31,112,673	£30,305,238
60% LAR : 40% CIR	30%	£32,880,807	£30,254,006	£29,053,356	£29,017,349	£28,211,754	£27,406,159
60% LAR : 40% CIR	35%	£29,811,575	£27,349,057	£26,143,368	£26,107,432	£25,303,640	£24,499,848
60% LAR : 40% CIR	40%	£26,736,009	£24,430,038	£23,226,702	£23,190,826	£22,386,602	£21,586,377
60% LAR : 40% CIR	45%	£23,654,176	£21,504,757	£20,303,426	£20,267,599	£19,466,712	£18,665,825
60% LAR : 40% CIR	50%	£20,553,542	£18,573,282	£17,373,611	£17,337,822	£16,536,042	£15,738,261

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£31,886,712	£28,256,260	£27,042,575	£27,006,455	£26,197,331	£25,388,206
60% LAR : 40% CIR	5%	£28,856,854	£25,393,412	£24,184,542	£24,148,560	£23,342,647	£22,536,734
60% LAR : 40% CIR	10%	£25,820,270	£22,523,945	£21,319,524	£21,283,667	£20,480,720	£19,677,774
60% LAR : 40% CIR	15%	£22,777,024	£19,647,923	£18,447,587	£18,411,845	£17,611,621	£16,808,575
60% LAR : 40% CIR	20%	£19,727,184	£16,765,411	£15,568,799	£15,533,161	£14,734,096	£13,924,182
60% LAR : 40% CIR	25%	£16,670,813	£13,876,475	£12,683,229	£12,647,679	£11,840,044	£11,032,409
60% LAR : 40% CIR	30%	£13,607,978	£10,981,177	£9,780,327	£9,744,520	£8,938,026	£8,133,336
60% LAR : 40% CIR	35%	£10,538,746	£8,076,228	£6,870,539	£6,834,803	£6,030,811	£5,227,019
60% LAR : 40% CIR	40%	£7,463,180	£5,157,209	£3,953,873	£3,917,997	£3,115,773	£2,313,549
60% LAR : 40% CIR	45%	£4,381,347	£2,231,928	£1,030,597	£994,770	£193,883	£-607,004
60% LAR : 40% CIR	50%	£1,280,713	£-699,547	£-1,899,216	£-1,935,007	£-2,734,787	£-3,534,568

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£39,872,831	£36,242,379	£35,026,694	£34,992,573	£34,183,449	£33,374,325
60% LAR : 40% CIR	5%	£36,842,972	£33,379,531	£32,170,661	£32,134,679	£31,328,765	£30,522,853
60% LAR : 40% CIR	10%	£33,806,388	£30,510,063	£29,305,642	£29,269,786	£28,466,838	£27,663,892
60% LAR : 40% CIR	15%	£30,763,142	£27,634,041	£26,433,705	£26,397,963	£25,597,739	£24,794,693
60% LAR : 40% CIR	20%	£27,713,302	£24,751,530	£23,554,917	£23,519,279	£22,720,214	£21,919,300
60% LAR : 40% CIR	25%	£24,659,932	£21,862,593	£20,669,347	£20,633,798	£19,838,763	£19,038,597
60% LAR : 40% CIR	30%	£21,594,097	£18,967,296	£17,786,645	£17,750,639	£16,955,044	£16,154,448
60% LAR : 40% CIR	35%	£18,524,865	£16,062,346	£14,856,657	£14,820,722	£14,016,930	£13,213,137
60% LAR : 40% CIR	40%	£15,449,298	£13,143,327	£11,939,991	£11,904,116	£11,101,891	£10,299,667
60% LAR : 40% CIR	45%	£12,367,465	£10,218,047	£9,016,716	£8,980,888	£8,180,001	£7,379,114
60% LAR : 40% CIR	50%	£9,286,832	£7,288,571	£6,086,901	£6,051,111	£5,251,331	£4,451,551

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£43,181,910	£39,551,458	£38,337,773	£38,301,652	£37,492,528	£36,683,404
60% LAR : 40% CIR	5%	£40,152,051	£36,688,610	£35,479,740	£35,443,758	£34,637,844	£33,831,932
60% LAR : 40% CIR	10%	£37,115,467	£33,819,142	£32,614,721	£32,578,865	£31,775,917	£30,972,971
60% LAR : 40% CIR	15%	£34,072,221	£30,943,120	£29,742,784	£29,707,042	£28,906,818	£28,103,772
60% LAR : 40% CIR	20%	£31,022,381	£28,060,609	£26,863,396	£26,828,358	£26,029,293	£25,219,379
60% LAR : 40% CIR	25%	£27,966,011	£25,171,872	£23,978,426	£23,942,977	£23,135,242	£22,327,606
60% LAR : 40% CIR	30%	£24,903,176	£22,276,375	£21,075,724	£21,039,718	£20,234,123	£19,428,527
60% LAR : 40% CIR	35%	£21,833,944	£19,371,425	£18,165,736	£18,129,801	£17,326,089	£16,522,216
60% LAR : 40% CIR	40%	£18,758,377	£16,452,406	£15,249,070	£15,213,195	£14,410,970	£13,608,746
60% LAR : 40% CIR	45%	£15,676,544	£13,527,126	£12,325,795	£12,289,967	£11,489,080	£10,688,193
60% LAR : 40% CIR	50%	£12,575,911	£10,595,850	£9,395,979	£9,360,190	£8,560,410	£7,760,630

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£47,083,554	£43,463,102	£42,249,417	£42,213,297	£41,404,173	£40,595,048
60% LAR : 40% CIR	5%	£44,063,696	£40,600,255	£39,391,384	£39,355,403	£38,549,489	£37,743,576
60% LAR : 40% CIR	10%	£41,027,112	£37,730,787	£36,526,366	£36,490,510	£35,687,562	£34,884,616
60% LAR : 40% CIR	15%	£37,983,866	£34,854,765	£33,654,429	£33,618,687	£32,816,643	£32,015,417
60% LAR : 40% CIR	20%	£34,934,026	£31,972,253	£30,773,641	£30,740,003	£29,940,938	£29,131,024
60% LAR : 40% CIR	25%	£31,877,656	£29,083,317	£27,890,071	£27,854,522	£27,046,886	£26,239,251
60% LAR : 40% CIR	30%	£28,814,821	£26,188,019	£24,987,369	£24,951,362	£24,145,768	£23,340,172
60% LAR : 40% CIR	35%	£25,745,588	£23,283,070	£22,077,381	£22,041,446	£21,237,653	£20,433,861
60% LAR : 40% CIR	40%	£22,670,022	£20,364,051	£19,167,715	£19,129,839	£18,322,615	£17,520,391
60% LAR : 40% CIR	45%	£19,585,189	£17,438,770	£16,237,440	£16,201,612	£15,400,725	£14,599,838
60% LAR : 40% CIR	50%	£16,487,556	£14,507,295	£13,307,624	£13,271,835	£12,472,055	£11,672,275

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats	
--------------------	--

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

No Units	75
Site Area	0.2 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£57,698,383	£53,963,374	£52,749,688	£52,713,569	£51,904,444	£51,095,321
60% LAR : 40% CIR	5%	£54,341,582	£50,776,812	£49,589,942	£49,533,960	£48,728,047	£47,922,134
60% LAR : 40% CIR	10%	£50,978,056	£47,587,630	£46,383,209	£46,347,353	£45,544,406	£44,741,459
60% LAR : 40% CIR	15%	£47,607,869	£44,389,894	£43,189,558	£43,153,816	£42,353,592	£41,553,367
60% LAR : 40% CIR	20%	£44,231,086	£41,185,669	£39,989,056	£39,953,418	£39,155,676	£38,357,934
60% LAR : 40% CIR	25%	£40,847,773	£37,975,018	£36,781,771	£36,746,228	£35,950,728	£35,155,231
60% LAR : 40% CIR	30%	£37,457,997	£34,756,006	£33,567,773	£33,532,309	£32,738,820	£31,938,219
60% LAR : 40% CIR	35%	£34,061,822	£31,534,698	£30,347,130	£30,311,734	£29,511,981	£28,708,189
60% LAR : 40% CIR	40%	£30,659,314	£28,305,159	£27,111,325	£27,075,448	£26,273,224	£25,471,001
60% LAR : 40% CIR	45%	£27,250,539	£25,065,662	£23,864,331	£23,828,504	£23,027,616	£22,226,728
60% LAR : 40% CIR	50%	£23,835,563	£21,810,467	£20,610,797	£20,575,007	£19,775,227	£18,975,447

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£38,425,554	£34,690,545	£33,476,860	£33,440,740	£32,631,615	£31,822,492
60% LAR : 40% CIR	5%	£35,068,753	£31,505,983	£30,297,113	£30,261,131	£29,455,218	£28,649,305
60% LAR : 40% CIR	10%	£31,705,227	£28,314,801	£27,110,380	£27,074,524	£26,271,577	£25,468,663
60% LAR : 40% CIR	15%	£28,335,040	£25,117,065	£23,916,729	£23,880,987	£23,080,763	£22,280,538
60% LAR : 40% CIR	20%	£24,958,257	£21,912,840	£20,716,227	£20,680,589	£19,882,847	£19,085,105
60% LAR : 40% CIR	25%	£21,574,944	£18,702,189	£17,508,942	£17,473,357	£16,677,899	£15,882,402
60% LAR : 40% CIR	30%	£18,185,168	£15,485,177	£14,295,945	£14,260,480	£13,465,991	£12,665,390
60% LAR : 40% CIR	35%	£14,788,993	£12,261,865	£11,074,301	£11,038,905	£10,239,152	£9,435,300
60% LAR : 40% CIR	40%	£11,386,485	£9,032,330	£7,838,496	£7,802,620	£7,000,395	£6,198,172
60% LAR : 40% CIR	45%	£7,977,710	£5,792,833	£4,591,502	£4,555,675	£3,754,787	£2,953,899
60% LAR : 40% CIR	50%	£4,562,734	£2,537,638	£1,337,968	£1,302,178	£502,398	£-297,362

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£46,411,673	£42,676,664	£41,462,978	£41,426,858	£40,617,734	£39,808,610
60% LAR : 40% CIR	5%	£43,054,873	£39,492,101	£38,283,232	£38,247,249	£37,441,337	£36,635,423
60% LAR : 40% CIR	10%	£39,691,346	£36,300,920	£35,096,498	£35,060,642	£34,257,696	£33,454,748
60% LAR : 40% CIR	15%	£36,321,159	£33,103,184	£31,902,848	£31,867,106	£31,066,882	£30,266,657
60% LAR : 40% CIR	20%	£32,944,375	£29,898,958	£28,702,346	£28,666,708	£27,868,965	£27,071,223
60% LAR : 40% CIR	25%	£29,561,063	£26,688,308	£25,495,061	£25,459,515	£24,664,018	£23,868,521
60% LAR : 40% CIR	30%	£26,171,286	£23,477,295	£22,281,063	£22,245,598	£21,452,110	£20,651,508
60% LAR : 40% CIR	35%	£22,775,112	£20,247,987	£19,060,419	£19,025,023	£18,225,270	£17,421,478
60% LAR : 40% CIR	40%	£19,372,603	£17,018,448	£15,824,615	£15,788,738	£14,986,514	£14,184,290
60% LAR : 40% CIR	45%	£15,963,828	£13,778,951	£12,577,621	£12,541,793	£11,740,906	£10,940,018
60% LAR : 40% CIR	50%	£12,548,852	£10,523,756	£9,324,087	£9,288,296	£8,486,516	£7,688,736

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£49,720,792	£45,985,743	£44,772,057	£44,735,937	£43,926,813	£43,117,689
60% LAR : 40% CIR	5%	£46,363,951	£42,801,180	£41,592,311	£41,556,328	£40,750,414	£39,944,502
60% LAR : 40% CIR	10%	£43,000,425	£39,609,999	£38,405,577	£38,369,721	£37,566,775	£36,763,827
60% LAR : 40% CIR	15%	£39,630,238	£36,412,263	£35,211,927	£35,176,185	£34,375,961	£33,575,736
60% LAR : 40% CIR	20%	£36,253,454	£33,208,037	£32,017,425	£31,975,787	£31,178,044	£30,380,302
60% LAR : 40% CIR	25%	£32,870,142	£29,997,387	£28,804,140	£28,768,594	£27,973,096	£27,177,600
60% LAR : 40% CIR	30%	£29,480,365	£26,780,374	£25,590,142	£25,554,677	£24,761,189	£23,960,587
60% LAR : 40% CIR	35%	£26,084,191	£23,557,066	£22,369,498	£22,334,102	£21,534,349	£20,730,557
60% LAR : 40% CIR	40%	£22,681,682	£20,327,527	£19,133,694	£19,097,817	£18,295,593	£17,493,369
60% LAR : 40% CIR	45%	£19,272,907	£17,088,030	£15,886,700	£15,850,872	£15,049,985	£14,249,097
60% LAR : 40% CIR	50%	£15,857,931	£13,832,835	£12,633,166	£12,597,375	£11,797,595	£10,997,815

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£43,632,396	£40,897,388	£40,683,702	£40,647,582	£40,838,457	£40,029,334
60% LAR : 40% CIR	5%	£40,275,595	£46,712,825	£45,503,956	£45,467,973	£44,662,060	£43,856,147
60% LAR : 40% CIR	10%	£46,912,069	£43,521,643	£42,317,222	£42,281,366	£41,478,419	£40,675,472
60% LAR : 40% CIR	15%	£43,541,882	£40,323,907	£39,123,571	£39,087,829	£38,287,605	£37,487,381
60% LAR : 40% CIR	20%	£40,169,090	£37,119,862	£35,923,070	£35,887,431	£35,089,689	£34,291,947
60% LAR : 40% CIR	25%	£36,781,786	£33,909,031	£32,715,785	£32,680,239	£31,884,741	£31,089,244
60% LAR : 40% CIR	30%	£33,392,010	£30,692,019	£29,501,787	£29,466,322	£28,672,834	£27,872,332
60% LAR : 40% CIR	35%	£29,995,836	£27,468,711	£26,281,143	£26,245,747	£25,445,994	£24,642,202
60% LAR : 40% CIR	40%	£26,593,327	£24,239,172	£23,045,338	£23,009,462	£22,207,237	£21,405,014
60% LAR : 40% CIR	45%	£23,184,552	£20,999,675	£19,798,344	£19,762,517	£18,961,630	£18,160,741
60% LAR : 40% CIR	50%	£19,769,576	£17,744,480	£16,544,810	£16,509,020	£15,709,240	£14,909,460

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
------------	--

No Units	135
Site Area	1.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£47,658,751	£41,968,002	£39,771,337	£39,708,017	£38,243,174	£36,778,330
60% LAR : 40% CIR	5%	£44,333,027	£38,890,191	£36,701,417	£36,638,339	£35,178,156	£33,719,973
60% LAR : 40% CIR	10%	£40,995,090	£35,799,579	£33,618,631	£33,555,775	£32,101,808	£30,647,542
60% LAR : 40% CIR	15%	£37,637,362	£32,696,882	£30,523,999	£30,460,443	£29,011,255	£27,546,795
60% LAR : 40% CIR	20%	£34,259,293	£29,582,212	£27,414,943	£27,352,468	£25,893,735	£24,426,842
60% LAR : 40% CIR	25%	£30,869,175	£26,455,688	£24,282,407	£24,219,144	£22,756,222	£21,293,301
60% LAR : 40% CIR	30%	£27,467,126	£23,317,268	£21,128,191	£21,065,071	£19,605,686	£18,146,302
60% LAR : 40% CIR	35%	£24,053,262	£20,145,942	£17,961,527	£17,898,533	£16,442,255	£14,985,978
60% LAR : 40% CIR	40%	£20,627,702	£16,962,932	£14,782,541	£14,719,650	£13,262,470	£11,786,697
60% LAR : 40% CIR	45%	£17,172,318	£13,768,352	£11,580,787	£11,517,022	£10,043,546	£8,570,070
60% LAR : 40% CIR	50%	£13,696,156	£10,554,622	£8,347,219	£8,283,522	£6,811,920	£5,333,506

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£53,746,979	£59,436,129	£81,633,394	£61,696,714	£63,161,557	£64,626,400
60% LAR : 40% CIR	5%	£57,071,704	£62,514,539	£84,703,314	£64,766,392	£66,225,575	£67,684,758
60% LAR : 40% CIR	10%	£50,400,641	£55,805,151	£87,786,099	£67,848,966	£69,302,922	£70,762,899
60% LAR : 40% CIR	15%	£63,767,369	£68,707,849	£70,881,632	£70,944,287	£72,393,476	£73,857,956
60% LAR : 40% CIR	20%	£67,145,438	£71,822,518	£73,989,788	£74,052,262	£75,510,996	£76,977,889
60% LAR : 40% CIR	25%	£70,535,555	£74,949,043	£77,122,323	£77,185,387	£78,648,508	£80,111,430
60% LAR : 40% CIR	30%	£73,937,695	£78,087,463	£80,259,540	£80,322,604	£81,789,044	£83,256,421
60% LAR : 40% CIR	35%	£77,351,468	£81,255,788	£83,443,203	£83,506,198	£84,962,476	£86,418,753
60% LAR : 40% CIR	40%	£80,777,029	£84,441,739	£86,622,190	£86,685,080	£88,142,281	£89,618,034
60% LAR : 40% CIR	45%	£84,232,412	£87,636,378	£89,823,944	£89,887,709	£91,361,185	£92,834,861
60% LAR : 40% CIR	50%	£87,706,575	£90,850,109	£93,097,512	£93,121,209	£94,592,811	£96,071,225

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£11,726,710	£17,416,880	£19,818,125	£19,677,344	£21,142,288	£22,607,731
60% LAR : 40% CIR	5%	£15,052,435	£20,500,270	£22,684,044	£22,747,123	£24,205,306	£25,669,459
60% LAR : 40% CIR	10%	£18,390,372	£23,585,882	£25,766,830	£25,829,687	£27,283,653	£28,737,620
60% LAR : 40% CIR	15%	£21,748,100	£26,668,579	£28,852,363	£28,925,018	£30,374,207	£31,838,666
60% LAR : 40% CIR	20%	£25,126,189	£29,803,249	£31,970,519	£32,032,993	£33,491,727	£34,958,919
60% LAR : 40% CIR	25%	£28,533,286	£32,929,714	£35,103,540	£35,166,317	£36,629,239	£38,092,421
60% LAR : 40% CIR	30%	£31,938,336	£36,065,194	£38,257,271	£38,320,391	£39,775,775	£41,239,160
60% LAR : 40% CIR	35%	£35,332,199	£39,239,519	£41,423,934	£41,486,929	£42,943,207	£44,399,483
60% LAR : 40% CIR	40%	£38,737,759	£42,422,530	£44,602,921	£44,665,811	£46,122,992	£47,588,765
60% LAR : 40% CIR	45%	£42,213,143	£45,617,109	£47,804,675	£47,868,439	£49,341,915	£50,815,931
60% LAR : 40% CIR	50%	£45,687,306	£48,830,639	£51,039,243	£51,101,659	£52,573,542	£54,051,656

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,684,136	£6,014	£6,378	£6,398,398	£7,114	£6,186,439
60% LAR : 40% CIR	5%	£2,358,411	£3,084,424	£5,273,198	£5,336,277	£6,795,459	£8,254,642
60% LAR : 40% CIR	10%	£979,528	£6,175,038	£8,355,984	£8,418,841	£9,872,807	£11,326,773
60% LAR : 40% CIR	15%	£4,337,254	£9,277,733	£11,461,516	£11,514,172	£12,963,361	£14,427,820
60% LAR : 40% CIR	20%	£7,715,323	£12,392,403	£14,569,673	£14,622,147	£16,089,680	£17,547,773
60% LAR : 40% CIR	25%	£11,105,440	£15,518,927	£17,692,208	£17,745,471	£19,219,393	£20,681,316
60% LAR : 40% CIR	30%	£14,507,489	£18,657,348	£20,846,425	£20,900,545	£22,368,929	£23,828,313
60% LAR : 40% CIR	35%	£17,921,353	£21,828,673	£24,013,088	£24,076,083	£25,532,360	£26,988,637
60% LAR : 40% CIR	40%	£21,346,913	£25,011,694	£27,192,074	£27,254,965	£28,712,145	£30,187,919
60% LAR : 40% CIR	45%	£24,802,297	£28,206,263	£30,393,929	£30,457,593	£31,931,069	£33,404,545
60% LAR : 40% CIR	50%	£28,276,460	£31,419,893	£33,627,397	£33,691,093	£35,162,696	£36,641,110

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£26,265,405	£20,575,255	£18,377,991	£18,314,671	£16,849,828	£15,384,984
60% LAR : 40% CIR	5%	£22,939,681	£17,496,845	£15,308,071	£15,244,993	£13,785,810	£12,326,627
60% LAR : 40% CIR	10%	£19,601,743	£14,406,233	£12,225,285	£12,162,429	£10,708,462	£9,254,496
60% LAR : 40% CIR	15%	£16,244,016	£11,303,536	£9,129,753	£9,067,097	£7,617,909	£6,153,449
60% LAR : 40% CIR	20%	£12,865,947	£8,188,866	£6,021,596	£5,959,122	£4,500,389	£3,033,496
60% LAR : 40% CIR	25%	£9,475,829	£5,062,342	£2,889,061	£2,825,798	£1,362,676	£-100,045
60% LAR : 40% CIR	30%	£6,073,780	£1,923,922	£-265,156	£-328,275	£-1,787,660	£-3,247,044
60% LAR : 40% CIR	35%	£2,659,916	£-1,247,404	£-3,431,819	£-3,494,813	£-4,951,091	£-6,407,368
60% LAR : 40% CIR	40%	£-766,844	£-4,439,414	£-6,610,805	£-6,673,096	£-8,130,876	£-9,606,650
60% LAR : 40% CIR	45%	£-4,221,028	£-7,624,994	£-9,812,550	£-9,876,324	£-11,349,800	£-12,823,276
60% LAR : 40% CIR	50%	£-7,695,190	£-10,838,724	£-13,046,127	£-13,109,824	£-14,581,426	£-16,059,841

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats	
---------------------	--

Value Area	Zone A - Kings Cross Lower
------------	----------------------------

No Units	135
Site Area	1.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£47,658,751	£41,968,602	£39,771,337	£39,708,017	£38,243,174	£36,778,330
60% LAR : 40% CIR	5%	£44,333,027	£38,690,191	£36,701,417	£36,638,339	£35,179,156	£33,719,973
60% LAR : 40% CIR	10%	£40,995,050	£35,799,579	£33,618,631	£33,555,775	£32,101,808	£30,647,842
60% LAR : 40% CIR	15%	£37,637,362	£32,696,882	£30,523,099	£30,460,443	£29,011,255	£27,546,795
60% LAR : 40% CIR	20%	£34,259,293	£29,582,212	£27,414,943	£27,352,468	£25,893,735	£24,426,842
60% LAR : 40% CIR	25%	£30,869,175	£26,455,688	£24,282,407	£24,219,144	£22,756,222	£21,293,301
60% LAR : 40% CIR	30%	£27,467,126	£23,317,268	£21,128,191	£21,065,071	£19,605,686	£18,146,302
60% LAR : 40% CIR	35%	£24,053,262	£20,145,942	£17,961,527	£17,898,533	£16,442,255	£14,985,978
60% LAR : 40% CIR	40%	£20,627,702	£16,962,932	£14,782,541	£14,719,650	£13,262,470	£11,786,697
60% LAR : 40% CIR	45%	£17,172,318	£13,768,352	£11,580,787	£11,517,022	£10,043,546	£8,570,070
60% LAR : 40% CIR	50%	£13,698,156	£10,554,622	£8,347,219	£8,283,522	£6,811,920	£5,333,506

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£53,745,979	£59,436,129	£61,633,394	£61,696,714	£63,161,557	£64,626,460
60% LAR : 40% CIR	5%	£57,071,704	£62,514,539	£64,793,314	£64,769,392	£66,225,575	£67,684,758
60% LAR : 40% CIR	10%	£60,409,641	£65,605,151	£67,986,089	£67,946,086	£69,328,922	£70,706,889
60% LAR : 40% CIR	15%	£63,747,369	£68,707,849	£70,881,632	£70,944,287	£72,393,476	£73,857,936
60% LAR : 40% CIR	20%	£67,085,100	£71,822,518	£73,989,788	£74,052,262	£75,510,998	£76,971,889
60% LAR : 40% CIR	25%	£70,422,831	£74,949,043	£77,122,323	£77,185,587	£78,648,508	£80,111,430
60% LAR : 40% CIR	30%	£73,760,562	£78,075,568	£80,269,860	£80,333,690	£81,796,044	£83,258,926
60% LAR : 40% CIR	35%	£77,098,293	£81,202,093	£83,443,203	£83,506,198	£84,968,476	£86,430,358
60% LAR : 40% CIR	40%	£80,436,024	£84,328,618	£86,622,190	£86,685,800	£88,148,262	£89,610,144
60% LAR : 40% CIR	45%	£83,773,755	£87,455,143	£89,801,675	£89,864,739	£91,326,614	£92,788,596
60% LAR : 40% CIR	50%	£87,111,486	£90,581,668	£93,057,512	£93,121,209	£94,582,811	£96,044,793

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£11,726,710	£17,416,860	£19,914,725	£19,877,444	£21,742,288	£22,607,131
60% LAR : 40% CIR	5%	£15,052,435	£20,595,270	£22,844,044	£22,747,123	£24,528,328	£25,393,171
60% LAR : 40% CIR	10%	£18,378,160	£23,684,680	£25,766,830	£25,629,687	£27,393,653	£28,258,496
60% LAR : 40% CIR	15%	£21,703,885	£26,774,090	£28,689,616	£28,522,018	£30,374,207	£31,239,049
60% LAR : 40% CIR	20%	£25,029,610	£29,863,500	£31,612,402	£31,424,993	£33,491,727	£34,346,891
60% LAR : 40% CIR	25%	£28,355,335	£32,952,910	£34,535,188	£34,327,317	£36,604,247	£37,451,934
60% LAR : 40% CIR	30%	£31,681,060	£36,042,320	£37,457,974	£37,229,361	£39,716,767	£40,556,971
60% LAR : 40% CIR	35%	£35,006,785	£39,131,730	£40,380,760	£40,141,529	£42,831,297	£43,661,008
60% LAR : 40% CIR	40%	£38,332,510	£42,221,140	£43,303,546	£43,054,811	£45,945,827	£46,766,044
60% LAR : 40% CIR	45%	£41,658,235	£45,310,550	£46,226,332	£45,968,439	£49,060,357	£49,871,081
60% LAR : 40% CIR	50%	£44,983,960	£48,400,960	£49,149,118	£49,161,939	£52,174,882	£53,176,114

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,684,136	£8,011	£2,263,576	£2,268,382	£3,131,442	£3,136,248
60% LAR : 40% CIR	5%	£2,358,411	£3,084,424	£5,273,198	£5,336,277	£6,795,459	£6,858,642
60% LAR : 40% CIR	10%	£-979,826	£6,175,036	£8,355,984	£8,418,841	£9,877,807	£9,940,664
60% LAR : 40% CIR	15%	£4,337,254	£9,277,733	£11,414,516	£11,514,172	£12,963,361	£13,062,820
60% LAR : 40% CIR	20%	£7,471,923	£12,392,403	£14,509,873	£14,629,147	£16,068,889	£16,188,153
60% LAR : 40% CIR	25%	£11,105,440	£15,517,072	£17,592,508	£17,725,471	£19,168,359	£19,301,322
60% LAR : 40% CIR	30%	£14,607,489	£18,651,348	£20,646,425	£20,800,545	£22,368,029	£22,522,149
60% LAR : 40% CIR	35%	£17,921,353	£21,826,673	£23,673,088	£23,847,093	£25,332,360	£25,506,270
60% LAR : 40% CIR	40%	£21,045,913	£25,041,003	£26,684,753	£26,868,439	£28,114,145	£28,297,831
60% LAR : 40% CIR	45%	£24,170,473	£28,295,333	£29,680,423	£29,874,593	£31,060,359	£31,254,469
60% LAR : 40% CIR	50%	£27,295,033	£31,589,663	£32,662,103	£32,866,733	£34,006,583	£34,210,693

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£26,265,405	£20,575,255	£18,377,991	£18,314,671	£16,849,828	£15,384,984
60% LAR : 40% CIR	5%	£22,939,681	£17,496,845	£15,308,071	£15,244,993	£13,785,810	£12,326,627
60% LAR : 40% CIR	10%	£19,601,743	£14,406,233	£12,225,285	£12,162,429	£10,708,462	£9,254,496
60% LAR : 40% CIR	15%	£16,244,016	£11,303,536	£9,129,753	£9,067,097	£7,613,909	£6,159,943
60% LAR : 40% CIR	20%	£12,865,947	£8,199,839	£6,021,596	£5,959,122	£4,500,389	£3,046,423
60% LAR : 40% CIR	25%	£9,475,829	£5,062,342	£2,889,061	£2,825,798	£1,362,876	£-100,045
60% LAR : 40% CIR	30%	£6,073,780	£1,923,922	£-265,156	£-328,275	£-1,787,660	£-3,247,044
60% LAR : 40% CIR	35%	£2,659,916	£-1,247,404	£-3,431,919	£-3,494,813	£-4,961,991	£-6,407,398
60% LAR : 40% CIR	40%	£-769,846	£-4,430,414	£-6,610,895	£-6,673,696	£-8,130,876	£-9,586,950
60% LAR : 40% CIR	45%	£-4,221,028	£-7,624,964	£-9,812,558	£-9,875,324	£-11,349,800	£-12,823,276
60% LAR : 40% CIR	50%	£-7,695,190	£-10,838,724	£-13,046,127	£-13,109,824	£-14,581,428	£-16,059,841

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats	
---------------------	--

Value Area	Zone A - Kings Cross Higher
------------	-----------------------------

No Units	135
Site Area	1.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£56,002,442	£50,214,794	£48,043,431	£47,980,111	£46,515,268	£45,050,424
60% LAR : 40% CIR	5%	£52,259,534	£46,737,972	£44,559,907	£44,496,829	£43,037,646	£41,578,463
60% LAR : 40% CIR	10%	£48,504,411	£43,244,465	£41,063,516	£41,000,660	£39,546,694	£38,057,727
60% LAR : 40% CIR	15%	£44,737,190	£39,728,163	£37,554,379	£37,491,724	£36,042,535	£34,593,347
60% LAR : 40% CIR	20%	£40,957,987	£36,199,888	£34,032,618	£33,970,145	£32,525,298	£31,080,451
60% LAR : 40% CIR	25%	£37,166,917	£32,659,759	£30,498,355	£30,436,043	£29,995,106	£27,554,171
60% LAR : 40% CIR	30%	£33,351,887	£29,107,868	£27,951,711	£27,889,540	£26,450,662	£23,991,277
60% LAR : 40% CIR	35%	£29,517,498	£25,544,393	£23,389,005	£23,326,009	£21,869,732	£20,413,456
60% LAR : 40% CIR	40%	£25,671,611	£21,969,387	£19,792,521	£19,729,629	£18,276,035	£16,822,442
60% LAR : 40% CIR	45%	£21,814,145	£18,360,833	£16,183,836	£16,121,030	£14,669,699	£13,214,341
60% LAR : 40% CIR	50%	£17,940,981	£14,737,304	£12,563,076	£12,500,335	£11,033,984	£9,562,362

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£45,402,289	£31,189,937	£23,361,300	£23,424,620	£24,889,463	£26,354,306
60% LAR : 40% CIR	5%	£48,145,197	£34,966,759	£36,844,824	£36,907,392	£35,367,085	£39,626,267
60% LAR : 40% CIR	10%	£52,900,319	£38,160,266	£50,341,215	£50,404,071	£49,858,037	£53,112,604
60% LAR : 40% CIR	15%	£56,667,540	£41,676,568	£63,850,351	£63,913,007	£65,362,196	£68,811,384
60% LAR : 40% CIR	20%	£60,446,743	£45,204,843	£77,372,113	£77,434,586	£78,879,433	£82,328,279
60% LAR : 40% CIR	25%	£64,237,814	£48,744,972	£90,906,376	£90,968,688	£92,409,624	£95,859,560
60% LAR : 40% CIR	30%	£68,035,044	£52,296,833	£104,453,020	£104,515,191	£105,954,059	£110,403,464
60% LAR : 40% CIR	35%	£71,837,233	£55,860,338	£118,015,126	£118,077,122	£119,516,098	£124,961,275
60% LAR : 40% CIR	40%	£75,643,119	£59,443,344	£131,582,210	£131,643,101	£133,082,065	£138,531,288
60% LAR : 40% CIR	45%	£79,459,586	£63,043,899	£145,159,895	£145,220,586	£146,660,395	£152,110,302
60% LAR : 40% CIR	50%	£83,283,749	£66,667,427	£158,748,635	£158,809,395	£160,250,748	£165,799,549

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,983,019	£3,170,868	£11,942,030	£11,905,350	£12,870,194	£14,335,037
60% LAR : 40% CIR	5%	£7,129,928	£12,647,490	£16,525,554	£16,488,683	£16,347,815	£17,806,668
60% LAR : 40% CIR	10%	£10,281,050	£16,140,997	£21,112,946	£21,076,002	£20,935,134	£22,394,087
60% LAR : 40% CIR	15%	£13,432,171	£19,632,504	£25,705,340	£25,668,396	£25,527,528	£27,000,481
60% LAR : 40% CIR	20%	£16,583,292	£23,124,011	£30,297,734	£30,260,790	£30,120,000	£31,592,953
60% LAR : 40% CIR	25%	£19,734,413	£26,615,518	£34,890,128	£34,853,184	£34,712,394	£36,185,906
60% LAR : 40% CIR	30%	£22,885,534	£30,107,025	£39,482,526	£39,445,582	£39,304,792	£40,778,859
60% LAR : 40% CIR	35%	£26,036,655	£33,608,532	£44,074,924	£44,037,980	£43,897,190	£45,373,812
60% LAR : 40% CIR	40%	£29,187,776	£37,110,039	£48,667,322	£48,630,378	£48,490,588	£50,000,765
60% LAR : 40% CIR	45%	£32,338,897	£40,611,546	£53,259,720	£53,222,776	£53,082,986	£54,627,718
60% LAR : 40% CIR	50%	£35,490,018	£44,113,053	£57,852,118	£57,815,174	£57,675,384	£59,254,665

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£14,027,827	£8,240,178	£9,068,818	£9,005,498	£4,540,852	£3,075,809
60% LAR : 40% CIR	5%	£10,284,918	£4,763,356	£2,585,292	£2,522,214	£1,063,031	£-366,152
60% LAR : 40% CIR	10%	£6,529,796	£1,269,849	£-911,100	£-973,955	£-2,427,922	£-3,881,888
60% LAR : 40% CIR	15%	£2,762,575	£-224,453	£-4,420,236	£-4,482,892	£-5,932,080	£-7,381,269
60% LAR : 40% CIR	20%	£-1,016,028	£-774,721	£-7,941,907	£-8,004,471	£-9,449,317	£-10,894,164
60% LAR : 40% CIR	25%	£-3,807,896	£-1,314,657	£-11,476,260	£-11,538,573	£-12,979,509	£-14,420,444
60% LAR : 40% CIR	30%	£-6,622,928	£-1,866,727	£-15,022,905	£-15,085,076	£-16,523,953	£-17,963,338
60% LAR : 40% CIR	35%	£-9,457,117	£-2,430,223	£-18,585,811	£-18,648,006	£-20,044,883	£-21,561,160
60% LAR : 40% CIR	40%	£-12,300,004	£-3,003,229	£-22,159,095	£-22,221,398	£-23,699,580	£-25,192,173
60% LAR : 40% CIR	45%	£-15,142,891	£-3,586,735	£-25,730,779	£-25,793,086	£-27,244,916	£-28,746,274
60% LAR : 40% CIR	50%	£-18,000,000	£-4,170,241	£-30,302,460	£-30,364,763	£-31,817,100	£-33,298,361

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£34,609,096	£28,821,448	£26,650,085	£26,586,765	£25,121,922	£23,657,078
60% LAR : 40% CIR	5%	£30,866,187	£25,344,625	£23,166,561	£23,103,483	£21,644,300	£20,185,117
60% LAR : 40% CIR	10%	£27,111,065	£21,851,118	£19,607,169	£19,607,314	£18,153,347	£16,699,381
60% LAR : 40% CIR	15%	£23,343,844	£18,334,816	£16,101,033	£16,096,377	£14,649,189	£13,200,001
60% LAR : 40% CIR	20%	£19,564,641	£14,808,542	£12,639,272	£12,639,272	£11,191,952	£9,741,765
60% LAR : 40% CIR	25%	£15,773,571	£11,266,412	£9,105,009	£9,042,697	£7,601,760	£6,160,825
60% LAR : 40% CIR	30%	£11,958,341	£7,714,542	£5,558,364	£5,496,193	£4,057,316	£2,597,931
60% LAR : 40% CIR	35%	£8,124,152	£4,151,047	£1,995,659	£1,932,683	£476,386	£-979,890
60% LAR : 40% CIR	40%	£4,278,265	£576,041	£-1,600,865	£-1,665,717	£-3,117,916	£-4,570,964
60% LAR : 40% CIR	45%	£420,799	£-1,038,513	£-2,509,510	£-2,572,316	£-4,723,647	£-5,779,005
60% LAR : 40% CIR	50%	£-1,842,365	£-2,666,042	£-4,830,270	£-4,893,011	£-10,359,362	£-11,830,964

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats	
---------------------	--

Value Area	Zone A - Lower Central Zone
------------	-----------------------------

No Units	135
Site Area	1.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£64,346,133	£58,425,067	£56,260,824	£56,198,456	£54,755,627	£53,312,799
60% LAR : 40% CIR	5%	£60,186,039	£54,537,732	£52,381,852	£52,319,722	£50,882,469	£49,438,963
60% LAR : 40% CIR	10%	£56,013,732	£50,638,578	£48,426,207	£48,428,255	£46,991,579	£45,537,612
60% LAR : 40% CIR	15%	£51,829,327	£46,727,120	£44,585,660	£44,523,004	£43,073,815	£41,624,627
60% LAR : 40% CIR	20%	£47,632,940	£42,804,071	£40,650,294	£40,587,820	£39,142,974	£37,698,127
60% LAR : 40% CIR	25%	£43,424,894	£38,863,830	£36,702,426	£36,640,113	£35,199,178	£33,756,242
60% LAR : 40% CIR	30%	£39,204,876	£34,896,355	£32,742,177	£32,680,006	£31,242,564	£29,805,103
60% LAR : 40% CIR	35%	£34,973,033	£30,921,255	£28,789,668	£28,707,620	£27,273,230	£25,838,839
60% LAR : 40% CIR	40%	£30,715,521	£26,932,644	£24,785,022	£24,723,076	£23,286,014	£21,832,421
60% LAR : 40% CIR	45%	£26,437,729	£22,932,639	£20,776,317	£20,713,511	£19,262,180	£17,810,848
60% LAR : 40% CIR	50%	£22,148,474	£18,912,287	£16,738,058	£16,675,318	£15,225,832	£13,776,347

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£37,058,598	£42,979,664	£45,143,906	£45,206,275	£46,849,103	£48,091,931
60% LAR : 40% CIR	5%	£41,218,691	£46,866,999	£48,022,878	£48,085,099	£50,522,261	£51,987,777
60% LAR : 40% CIR	10%	£45,390,998	£50,769,353	£52,914,524	£52,976,436	£54,413,152	£55,867,118
60% LAR : 40% CIR	15%	£49,575,403	£54,677,610	£56,819,071	£56,881,727	£58,330,915	£59,780,104
60% LAR : 40% CIR	20%	£53,771,791	£58,600,660	£60,754,436	£60,816,911	£62,261,757	£63,706,604
60% LAR : 40% CIR	25%	£57,980,046	£62,540,901	£64,702,304	£64,764,617	£66,205,553	£67,646,489
60% LAR : 40% CIR	30%	£62,200,053	£66,506,376	£68,658,954	£68,721,725	£70,162,177	£71,599,628
60% LAR : 40% CIR	35%	£66,431,697	£70,483,476	£72,635,083	£72,697,111	£74,131,501	£75,565,592
60% LAR : 40% CIR	40%	£70,689,210	£74,472,087	£76,619,708	£76,681,655	£78,116,718	£79,552,309
60% LAR : 40% CIR	45%	£74,967,002	£78,472,092	£80,628,414	£80,691,219	£82,142,551	£83,593,883
60% LAR : 40% CIR	50%	£79,256,257	£82,482,444	£84,666,673	£84,729,472	£86,178,898	£87,628,383

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,360,671	£6,983,398	£3,124,837	£3,187,006	£4,829,834	£5,072,992
60% LAR : 40% CIR	5%	£800,378	£4,847,353	£1,003,609	£1,065,740	£2,807,952	£2,948,506
60% LAR : 40% CIR	10%	£3,371,729	£8,747,083	£10,895,255	£10,957,167	£12,393,883	£13,847,849
60% LAR : 40% CIR	15%	£7,556,134	£12,658,341	£14,799,802	£14,862,458	£16,311,646	£17,760,835
60% LAR : 40% CIR	20%	£11,752,522	£16,581,390	£18,735,167	£18,797,641	£20,242,488	£21,697,335
60% LAR : 40% CIR	25%	£15,960,777	£20,521,631	£22,683,935	£22,746,348	£24,186,284	£25,629,628
60% LAR : 40% CIR	30%	£20,180,784	£24,487,107	£26,643,284	£26,705,455	£28,142,906	£29,580,359
60% LAR : 40% CIR	35%	£24,412,428	£28,464,207	£30,615,793	£30,677,841	£32,112,232	£33,546,623
60% LAR : 40% CIR	40%	£28,669,941	£32,452,818	£34,600,439	£34,662,386	£36,099,447	£37,533,040
60% LAR : 40% CIR	45%	£32,947,733	£36,452,623	£38,609,145	£38,671,950	£40,123,282	£41,574,613
60% LAR : 40% CIR	50%	£37,236,968	£40,473,175	£42,647,404	£42,710,143	£44,159,629	£45,609,114

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£22,371,517	£18,450,452	£14,288,209	£14,223,840	£12,781,012	£11,338,184
60% LAR : 40% CIR	5%	£18,211,424	£12,563,116	£10,407,237	£10,345,107	£8,907,854	£7,462,338
60% LAR : 40% CIR	10%	£14,039,117	£8,663,763	£6,515,591	£6,453,679	£5,016,963	£3,562,997
60% LAR : 40% CIR	15%	£9,854,712	£4,752,505	£2,611,044	£2,548,389	£1,099,200	£-349,998
60% LAR : 40% CIR	20%	£5,658,324	£829,456	£-1,324,321	£-1,386,798	£2,839,842	£4,276,480
60% LAR : 40% CIR	25%	£1,450,069	£-310,765	£-2,272,189	£-2,334,562	£8,774,497	£9,215,374
60% LAR : 40% CIR	30%	£-2,769,938	£-7,076,261	£-9,232,438	£-9,294,609	£-10,732,061	£-12,169,513
60% LAR : 40% CIR	35%	£-7,001,582	£-11,053,361	£-13,204,947	£-13,266,995	£-14,701,388	£-16,135,776
60% LAR : 40% CIR	40%	£-11,259,095	£-15,041,972	£-17,189,593	£-17,251,939	£-18,688,001	£-20,142,194
60% LAR : 40% CIR	45%	£-15,536,886	£-19,041,977	£-21,198,299	£-21,261,104	£-22,712,436	£-24,163,787
60% LAR : 40% CIR	50%	£-19,828,141	£-23,062,328	£-25,236,557	£-25,299,297	£-26,748,783	£-28,198,268

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£42,862,787	£37,031,721	£34,867,478	£34,805,109	£33,382,281	£31,919,453
60% LAR : 40% CIR	5%	£38,792,693	£33,144,385	£30,988,506	£30,926,376	£29,489,123	£28,043,607
60% LAR : 40% CIR	10%	£34,620,386	£29,245,032	£27,096,861	£27,034,949	£25,598,233	£24,144,266
60% LAR : 40% CIR	15%	£30,435,981	£25,333,774	£23,192,313	£23,129,658	£21,680,469	£20,231,281
60% LAR : 40% CIR	20%	£26,239,593	£21,410,725	£19,298,948	£19,194,474	£17,749,627	£16,304,781
60% LAR : 40% CIR	25%	£22,031,338	£17,470,484	£15,309,080	£15,246,767	£13,805,832	£12,364,895
60% LAR : 40% CIR	30%	£17,811,332	£13,505,008	£11,348,831	£11,286,660	£9,849,208	£8,411,757
60% LAR : 40% CIR	35%	£13,579,687	£9,527,908	£7,376,322	£7,314,274	£5,879,883	£4,445,493
60% LAR : 40% CIR	40%	£9,322,175	£5,589,288	£3,391,676	£3,329,730	£1,892,668	£439,075
60% LAR : 40% CIR	45%	£5,044,383	£1,539,292	£-671,030	£-749,835	£2,181,166	£3,582,438
60% LAR : 40% CIR	50%	£755,128	£-2,481,059	£-4,655,288	£-4,718,028	£-6,167,514	£-7,616,999

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

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

No Units	135
Site Area	1.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£83,733,209	£77,575,665	£75,418,130	£75,355,761	£73,912,933	£72,470,105
60% LAR : 40% CIR	5%	£78,617,017	£72,737,171	£70,581,292	£70,519,162	£69,081,909	£67,644,656
60% LAR : 40% CIR	10%	£73,488,734	£67,879,953	£65,731,781	£65,669,869	£64,237,755	£62,805,540
60% LAR : 40% CIR	15%	£68,348,654	£63,010,829	£60,869,716	£60,808,003	£59,380,593	£57,953,185
60% LAR : 40% CIR	20%	£63,196,713	£58,129,916	£55,995,217	£55,933,682	£54,510,549	£53,087,417
60% LAR : 40% CIR	25%	£58,026,143	£53,237,323	£51,108,403	£51,047,027	£49,627,746	£48,208,467
60% LAR : 40% CIR	30%	£52,832,705	£48,333,167	£48,209,394	£48,148,158	£46,732,309	£45,318,190
60% LAR : 40% CIR	35%	£47,627,831	£43,417,560	£41,298,311	£41,237,194	£39,819,240	£38,384,849
60% LAR : 40% CIR	40%	£42,411,036	£38,490,616	£36,365,955	£36,304,009	£34,872,261	£33,440,513
60% LAR : 40% CIR	45%	£37,183,034	£33,548,494	£31,404,214	£31,342,352	£29,912,833	£28,483,313
60% LAR : 40% CIR	50%	£31,943,742	£28,572,131	£26,430,579	£26,368,782	£24,941,081	£23,513,380

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-£17,671,522	-£23,829,068	-£25,986,801	-£26,048,070	-£27,491,798	-£28,934,626
60% LAR : 40% CIR	5%	-£22,787,714	-£29,667,858	-£30,853,439	-£30,895,369	-£32,322,822	-£33,760,075
60% LAR : 40% CIR	10%	-£27,815,937	-£35,524,178	-£36,672,969	-£36,734,862	-£38,168,976	-£39,608,091
60% LAR : 40% CIR	15%	-£33,056,077	-£41,393,901	-£42,535,014	-£42,596,728	-£44,024,137	-£45,451,546
60% LAR : 40% CIR	20%	-£38,208,018	-£47,274,815	-£48,409,514	-£48,471,049	-£50,894,182	-£52,317,313
60% LAR : 40% CIR	25%	-£43,378,588	-£53,167,407	-£54,296,327	-£54,357,704	-£57,776,894	-£59,196,264
60% LAR : 40% CIR	30%	-£48,572,026	-£59,071,864	-£60,185,337	-£60,246,573	-£64,672,422	-£66,088,541
60% LAR : 40% CIR	35%	-£53,777,059	-£65,007,171	-£66,106,420	-£66,167,536	-£71,585,491	-£73,019,581
60% LAR : 40% CIR	40%	-£58,993,695	-£70,974,114	-£72,038,776	-£72,100,721	-£78,132,470	-£79,564,218
60% LAR : 40% CIR	45%	-£64,221,697	-£76,985,237	-£78,100,517	-£78,162,378	-£85,211,898	-£86,641,216
60% LAR : 40% CIR	50%	-£69,460,989	-£83,032,600	-£84,274,151	-£84,335,949	-£92,463,859	-£93,891,351

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£24,347,747	£18,190,203	£16,032,868	£15,970,299	£14,527,471	£13,084,843
60% LAR : 40% CIR	5%	£19,231,555	£13,351,710	£11,193,831	£11,133,700	£9,696,448	£8,253,195
60% LAR : 40% CIR	10%	£14,103,332	£8,494,491	£6,346,320	£6,284,408	£4,852,293	£3,420,179
60% LAR : 40% CIR	15%	£8,963,193	£3,625,368	£1,484,255	£1,422,541	-£4,868	-£14,322,277
60% LAR : 40% CIR	20%	£3,811,251	-£1,255,540	-£3,390,245	-£3,451,779	-£4,874,912	-£6,299,044
60% LAR : 40% CIR	25%	-£1,369,818	-£6,148,138	-£8,277,868	-£8,339,434	-£10,717,715	-£12,116,995
60% LAR : 40% CIR	30%	-£6,852,756	-£11,052,294	-£13,176,067	-£13,237,304	-£16,653,153	-£18,069,217
60% LAR : 40% CIR	35%	-£11,757,830	-£15,967,902	-£18,087,151	-£18,148,267	-£23,566,222	-£25,000,612
60% LAR : 40% CIR	40%	-£16,874,426	-£20,894,845	-£23,019,507	-£23,081,452	-£29,513,200	-£30,944,949
60% LAR : 40% CIR	45%	-£22,202,428	-£25,836,968	-£27,991,248	-£28,043,109	-£35,472,628	-£36,902,149
60% LAR : 40% CIR	50%	-£27,441,720	-£30,813,330	-£32,954,692	-£33,016,680	-£41,444,389	-£42,872,692

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£41,758,293	£35,801,049	£33,443,514	£33,381,145	£31,938,317	£30,495,489
60% LAR : 40% CIR	5%	£36,642,401	£30,762,556	£28,606,677	£28,544,547	£27,107,294	£25,670,041
60% LAR : 40% CIR	10%	£31,514,178	£25,905,337	£23,757,166	£23,695,254	£22,263,139	£20,831,025
60% LAR : 40% CIR	15%	£26,374,039	£21,036,214	£18,895,101	£18,833,388	£17,405,978	£15,978,569
60% LAR : 40% CIR	20%	£21,222,097	£16,155,300	£14,020,601	£13,959,067	£12,535,934	£11,112,802
60% LAR : 40% CIR	25%	£16,051,528	£11,262,708	£9,153,789	£9,092,412	£7,683,131	£6,273,851
60% LAR : 40% CIR	30%	£10,858,090	£6,358,552	£4,234,779	£4,173,542	£2,757,694	£1,341,575
60% LAR : 40% CIR	35%	£5,653,016	£1,442,945	-£678,305	-£737,421	-£2,155,375	-£3,589,766
60% LAR : 40% CIR	40%	£436,420	-£3,483,999	-£5,604,861	-£5,670,806	-£7,102,354	-£8,531,102
60% LAR : 40% CIR	45%	£21,017,690	-£7,097,270	-£10,970,401	-£10,932,263	-£13,678,192	-£15,047,167
60% LAR : 40% CIR	50%	£15,789,688	-£12,155,148	-£16,010,868	-£15,949,000	-£18,519,487	-£19,959,967
60% LAR : 40% CIR	50%	£10,550,396	£7,178,785	£5,037,233	£4,975,435	£3,547,735	£2,120,034

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£62,339,863	£58,182,318	£54,024,783	£53,962,415	£52,519,587	£51,076,758
60% LAR : 40% CIR	5%	£57,223,670	£51,343,825	£49,187,946	£49,125,816	£47,688,563	£46,251,310
60% LAR : 40% CIR	10%	£52,095,448	£46,486,606	£44,338,435	£44,276,523	£42,844,408	£41,412,294
60% LAR : 40% CIR	15%	£46,955,308	£41,617,483	£39,476,370	£39,414,657	£37,987,247	£36,559,838
60% LAR : 40% CIR	20%	£41,803,367	£36,736,570	£34,601,871	£34,540,336	£33,117,203	£31,694,071
60% LAR : 40% CIR	25%	£36,632,797	£31,843,977	£29,715,057	£29,653,681	£28,234,400	£26,815,121
60% LAR : 40% CIR	30%	£31,439,359	£26,939,821	£24,816,048	£24,754,811	£23,338,963	£21,922,844
60% LAR : 40% CIR	35%	£26,234,285	£22,024,214	£19,904,965	£19,843,848	£18,425,894	£17,007,503
60% LAR : 40% CIR	40%	£21,017,690	£17,097,270	£14,972,609	£14,910,663	£13,478,915	£12,047,167
60% LAR : 40% CIR	45%	£15,789,688	£12,155,148	£10,010,868	£9,949,000	£8,519,487	£7,089,967
60% LAR : 40% CIR	50%	£10,550,396	£7,178,785	£5,037,233	£4,975,435	£3,547,735	£2,120,034

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

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

No Units	135
Site Area	1.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£94,795,782	£88,461,346	£86,329,829	£86,268,198	£84,847,053	£83,417,135
60% LAR : 40% CIR	5%	£89,126,460	£83,085,816	£80,982,337	£80,901,140	£79,481,589	£78,044,336
60% LAR : 40% CIR	10%	£83,445,109	£77,698,446	£75,582,561	£75,521,580	£74,090,083	£72,657,989
60% LAR : 40% CIR	15%	£77,751,842	£72,299,355	£70,174,693	£70,112,980	£68,685,570	£67,258,161
60% LAR : 40% CIR	20%	£72,046,772	£66,887,540	£64,752,842	£64,691,307	£63,268,175	£61,845,043
60% LAR : 40% CIR	25%	£66,330,012	£61,447,597	£59,316,677	£59,257,300	£57,836,021	£56,418,740
60% LAR : 40% CIR	30%	£60,617,877	£55,996,088	£53,872,316	£53,811,080	£52,395,231	£50,979,383
60% LAR : 40% CIR	35%	£54,858,829	£50,533,130	£48,413,881	£48,352,765	£46,939,931	£45,527,098
60% LAR : 40% CIR	40%	£49,085,988	£45,058,836	£42,943,490	£42,882,475	£41,472,245	£40,058,189
60% LAR : 40% CIR	45%	£43,301,741	£39,573,317	£37,461,263	£37,400,331	£35,979,035	£34,549,516
60% LAR : 40% CIR	50%	£37,506,202	£34,076,687	£31,945,308	£31,883,512	£30,455,810	£29,028,109

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,808,949	£12,943,395	£15,075,102	£15,136,533	£16,587,678	£17,987,595
60% LAR : 40% CIR	5%	£12,278,270	£16,518,915	£20,442,394	£20,503,590	£21,953,142	£23,350,595
60% LAR : 40% CIR	10%	£17,859,622	£23,706,262	£28,622,170	£28,683,161	£30,144,647	£31,549,762
60% LAR : 40% CIR	15%	£23,652,889	£29,105,376	£31,230,038	£31,291,751	£32,719,161	£34,146,570
60% LAR : 40% CIR	20%	£29,357,959	£34,517,191	£36,651,888	£36,713,424	£38,136,558	£39,559,688
60% LAR : 40% CIR	25%	£35,074,719	£39,957,134	£42,086,054	£42,147,430	£43,568,710	£44,985,391
60% LAR : 40% CIR	30%	£40,803,054	£45,408,622	£47,532,414	£47,593,651	£49,009,590	£50,425,348
60% LAR : 40% CIR	35%	£46,545,902	£50,871,601	£52,990,850	£53,051,966	£54,464,800	£55,877,633
60% LAR : 40% CIR	40%	£52,318,743	£56,345,895	£58,481,241	£58,522,256	£59,932,488	£61,346,541
60% LAR : 40% CIR	45%	£58,102,990	£61,831,414	£63,943,468	£64,004,400	£65,425,695	£66,855,215
60% LAR : 40% CIR	50%	£63,898,529	£67,328,944	£69,459,422	£69,521,219	£70,948,921	£72,376,622

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£35,410,321	£29,075,884	£26,944,188	£26,882,737	£25,461,592	£24,031,674
60% LAR : 40% CIR	5%	£29,740,999	£23,700,354	£21,576,875	£21,515,679	£20,096,127	£18,668,874
60% LAR : 40% CIR	10%	£24,059,647	£18,312,987	£16,197,100	£16,136,118	£14,704,622	£13,272,507
60% LAR : 40% CIR	15%	£18,366,380	£12,913,893	£10,789,231	£10,727,518	£9,300,108	£7,872,700
60% LAR : 40% CIR	20%	£12,661,310	£7,502,079	£5,367,381	£5,305,845	£3,882,713	£2,459,581
60% LAR : 40% CIR	25%	£6,944,550	£2,082,135	£689,265	£688,051	£1,847,441	£3,368,721
60% LAR : 40% CIR	30%	£1,216,215	£-338,373	£-513,145	£-574,382	£-690,230	£-806,079
60% LAR : 40% CIR	35%	£-4,626,633	£-8,852,311	£-10,971,581	£-11,032,697	£-12,445,530	£-13,858,364
60% LAR : 40% CIR	40%	£-10,299,474	£-14,326,628	£-16,441,972	£-16,502,986	£-17,913,217	£-19,327,272
60% LAR : 40% CIR	45%	£-16,083,721	£-19,812,145	£-21,924,198	£-21,985,130	£-23,406,428	£-24,835,545
60% LAR : 40% CIR	50%	£-21,879,260	£-25,308,178	£-27,440,153	£-27,501,989	£-28,929,651	£-30,357,453

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£52,821,187	£48,486,730	£44,355,014	£44,293,583	£42,872,438	£41,442,520
60% LAR : 40% CIR	5%	£47,151,845	£41,111,200	£38,987,721	£38,926,525	£37,506,974	£36,089,721
60% LAR : 40% CIR	10%	£41,470,494	£35,723,833	£33,607,946	£33,546,964	£32,115,468	£30,683,353
60% LAR : 40% CIR	15%	£35,777,226	£30,324,739	£28,200,078	£28,138,364	£26,710,954	£25,283,546
60% LAR : 40% CIR	20%	£30,072,156	£24,912,925	£22,778,227	£22,716,691	£21,293,259	£19,870,427
60% LAR : 40% CIR	25%	£24,365,396	£19,472,981	£17,344,661	£17,282,685	£15,863,405	£14,444,125
60% LAR : 40% CIR	30%	£18,627,061	£14,021,473	£11,897,701	£11,836,465	£10,420,616	£9,004,767
60% LAR : 40% CIR	35%	£12,884,214	£8,568,515	£6,439,266	£6,378,149	£4,965,316	£3,552,482
60% LAR : 40% CIR	40%	£7,111,372	£3,084,220	£968,874	£907,860	£92,371	£-1,916,428
60% LAR : 40% CIR	45%	£1,327,125	£-2,401,295	£-4,513,352	£-4,574,264	£-5,995,590	£-7,425,099
60% LAR : 40% CIR	50%	£-4,456,413	£-7,897,923	£-10,029,307	£-10,091,104	£-11,518,805	£-12,948,507

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£73,402,436	£67,067,999	£64,936,283	£64,874,852	£63,453,707	£62,033,789
60% LAR : 40% CIR	5%	£67,733,114	£61,692,469	£59,568,991	£59,507,794	£58,088,243	£56,669,990
60% LAR : 40% CIR	10%	£62,051,763	£56,305,102	£54,189,215	£54,128,233	£52,698,737	£51,264,623
60% LAR : 40% CIR	15%	£56,365,499	£50,906,009	£48,781,347	£48,719,633	£47,292,224	£45,864,815
60% LAR : 40% CIR	20%	£50,683,426	£45,494,194	£43,359,496	£43,297,960	£41,874,829	£40,451,697
60% LAR : 40% CIR	25%	£44,936,666	£40,054,251	£37,925,331	£37,863,954	£36,444,675	£35,025,394
60% LAR : 40% CIR	30%	£39,208,331	£34,602,742	£32,478,970	£32,417,734	£31,001,885	£29,586,036
60% LAR : 40% CIR	35%	£33,485,483	£29,139,784	£27,020,535	£26,959,418	£25,546,585	£24,133,752
60% LAR : 40% CIR	40%	£27,802,642	£23,665,489	£21,550,144	£21,489,129	£20,076,898	£18,664,843
60% LAR : 40% CIR	45%	£21,908,394	£18,179,970	£16,067,917	£16,006,985	£14,585,689	£13,156,170
60% LAR : 40% CIR	50%	£16,112,856	£12,683,341	£10,551,962	£10,490,165	£9,062,464	£7,634,763

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area: Zone A - Zone 1 and Eastern Central Zone

No Units: 150
Site Area: 0.27 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£53,106,515	£46,826,905	£45,174,483	£45,105,252	£43,452,830	£41,794,290
60% LAR : 40% CIR	5%	£49,450,331	£43,464,017	£41,817,819	£41,748,852	£40,102,254	£38,452,434
60% LAR : 40% CIR	10%	£45,792,671	£40,087,858	£38,447,394	£38,378,670	£36,721,072	£35,055,588
60% LAR : 40% CIR	15%	£42,115,659	£36,698,581	£35,053,773	£34,984,223	£33,324,026	£31,663,830
60% LAR : 40% CIR	20%	£38,425,418	£33,292,870	£31,637,482	£31,568,134	£29,912,745	£28,257,356
60% LAR : 40% CIR	25%	£34,722,072	£29,898,677	£28,207,604	£28,138,434	£26,487,361	£24,836,287
60% LAR : 40% CIR	30%	£31,005,743	£26,411,515	£24,784,266	£24,695,254	£23,048,007	£21,394,190
60% LAR : 40% CIR	35%	£27,273,952	£22,951,506	£21,307,598	£21,238,723	£19,585,800	£17,916,810
60% LAR : 40% CIR	40%	£23,508,590	£19,478,775	£17,827,012	£17,757,200	£16,091,114	£14,425,029
60% LAR : 40% CIR	45%	£19,730,423	£15,979,695	£14,316,032	£14,246,314	£12,582,651	£10,915,897
60% LAR : 40% CIR	50%	£15,939,578	£12,453,627	£10,791,907	£10,722,263	£9,046,198	£7,359,122

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£26,474,970	£20,195,359	£18,542,937	£18,473,706	£16,821,284	£15,162,745
60% LAR : 40% CIR	5%	£22,824,785	£16,832,471	£15,196,274	£15,117,306	£13,471,109	£11,860,588
60% LAR : 40% CIR	10%	£19,161,126	£13,456,323	£11,815,949	£11,747,125	£10,089,526	£8,424,022
60% LAR : 40% CIR	15%	£15,484,114	£10,067,036	£8,422,228	£8,352,678	£6,692,481	£5,032,284
60% LAR : 40% CIR	20%	£11,793,873	£6,661,325	£5,005,936	£4,936,588	£3,281,200	£1,625,811
60% LAR : 40% CIR	25%	£8,090,526	£3,227,131	£1,576,058	£1,506,889	£-144,184	£-1,795,238
60% LAR : 40% CIR	30%	£4,374,197	£-220,681	£-867,289	£-896,281	£-3,693,536	£-5,240,106
60% LAR : 40% CIR	35%	£642,407	£-3,680,039	£-5,325,947	£-5,352,623	£-7,045,746	£-8,714,136
60% LAR : 40% CIR	40%	£-3,122,955	£-7,152,771	£-8,604,534	£-8,674,345	£-10,540,431	£-12,206,517
60% LAR : 40% CIR	45%	£-6,901,122	£-10,651,850	£-12,315,514	£-12,385,231	£-14,048,895	£-15,715,849
60% LAR : 40% CIR	50%	£-10,691,967	£-14,177,918	£-15,839,639	£-15,909,282	£-17,585,348	£-19,272,424

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£37,510,334	£31,230,723	£29,578,301	£29,509,070	£27,856,648	£26,198,708
60% LAR : 40% CIR	5%	£33,860,149	£27,867,835	£26,221,637	£26,152,670	£24,506,472	£22,836,252
60% LAR : 40% CIR	10%	£30,196,489	£24,491,686	£22,851,212	£22,782,489	£21,124,890	£19,459,386
60% LAR : 40% CIR	15%	£26,519,478	£21,102,400	£19,457,591	£19,388,042	£17,727,844	£16,067,648
60% LAR : 40% CIR	20%	£22,829,237	£17,696,688	£16,041,300	£15,971,952	£14,316,563	£12,661,175
60% LAR : 40% CIR	25%	£19,123,890	£14,282,495	£12,611,422	£12,542,252	£10,891,179	£9,240,106
60% LAR : 40% CIR	30%	£15,409,561	£10,815,333	£9,188,085	£9,099,073	£7,451,825	£5,798,000
60% LAR : 40% CIR	35%	£11,677,771	£7,355,324	£5,711,416	£5,642,541	£3,989,618	£2,320,628
60% LAR : 40% CIR	40%	£7,912,408	£3,882,593	£2,230,830	£2,161,018	£494,933	£-117,153
60% LAR : 40% CIR	45%	£4,134,241	£383,513	£-1,280,750	£-1,349,857	£-3,013,531	£-4,690,285
60% LAR : 40% CIR	50%	£343,396	£-3,146,858	£-4,904,275	£-4,973,916	£-6,546,984	£-8,237,669

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£42,082,879	£35,803,288	£34,150,846	£34,081,615	£32,428,193	£30,770,654
60% LAR : 40% CIR	5%	£38,432,694	£32,440,380	£30,794,183	£30,725,215	£29,075,018	£27,408,797
60% LAR : 40% CIR	10%	£34,769,035	£29,064,232	£27,423,758	£27,355,034	£25,697,435	£24,031,931
60% LAR : 40% CIR	15%	£31,092,023	£25,674,945	£24,030,137	£23,960,587	£22,300,390	£20,640,193
60% LAR : 40% CIR	20%	£27,401,782	£22,289,234	£20,613,845	£20,544,497	£18,889,109	£17,233,720
60% LAR : 40% CIR	25%	£23,698,435	£18,835,040	£17,183,967	£17,114,798	£15,463,725	£13,812,651
60% LAR : 40% CIR	30%	£19,982,106	£15,387,878	£13,740,630	£13,671,618	£12,024,371	£10,370,554
60% LAR : 40% CIR	35%	£16,250,316	£11,927,870	£10,283,962	£10,215,087	£8,562,163	£6,893,173
60% LAR : 40% CIR	40%	£12,484,954	£8,455,138	£6,803,375	£6,733,564	£5,067,478	£3,401,392
60% LAR : 40% CIR	45%	£8,706,787	£4,956,059	£3,292,395	£3,222,678	£1,550,015	£-101,740
60% LAR : 40% CIR	50%	£4,915,942	£1,429,991	£-221,729	£-301,373	£-1,977,438	£-3,664,514

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£47,488,061	£41,208,450	£39,556,028	£39,486,797	£37,834,375	£36,175,836
60% LAR : 40% CIR	5%	£43,837,876	£37,845,562	£36,199,365	£36,130,397	£34,484,200	£32,813,979
60% LAR : 40% CIR	10%	£40,174,217	£34,469,414	£32,828,939	£32,760,216	£31,102,617	£29,437,113
60% LAR : 40% CIR	15%	£36,497,205	£31,090,127	£29,435,319	£29,365,769	£27,705,572	£26,045,375
60% LAR : 40% CIR	20%	£32,806,964	£27,674,416	£26,019,027	£25,949,679	£24,294,290	£22,638,902
60% LAR : 40% CIR	25%	£29,103,617	£24,240,222	£22,589,149	£22,519,980	£20,868,907	£19,217,833
60% LAR : 40% CIR	30%	£25,387,288	£20,793,060	£19,145,812	£19,076,800	£17,429,553	£15,775,736
60% LAR : 40% CIR	35%	£21,655,498	£17,333,052	£15,689,144	£15,620,268	£13,967,345	£12,298,355
60% LAR : 40% CIR	40%	£17,896,135	£13,860,320	£12,208,557	£12,139,746	£10,472,660	£8,806,574
60% LAR : 40% CIR	45%	£14,111,969	£10,361,241	£8,697,577	£8,627,850	£6,964,195	£5,297,442
60% LAR : 40% CIR	50%	£10,321,124	£6,835,173	£5,173,452	£5,103,809	£3,427,743	£1,740,667

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone A - Kings Cross Lower
------------	----------------------------

No Units	150
Site Area	0.27 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£53,106,515	£46,826,905	£45,174,483	£45,105,252	£43,452,830	£41,794,290
60% LAR : 40% CIR	5%	£49,456,331	£43,464,017	£41,817,819	£41,748,852	£40,102,654	£38,432,434
60% LAR : 40% CIR	10%	£45,792,671	£40,087,866	£38,447,394	£38,378,670	£36,721,072	£35,055,588
60% LAR : 40% CIR	15%	£42,115,659	£36,698,581	£35,053,773	£34,984,223	£33,324,026	£31,663,830
60% LAR : 40% CIR	20%	£38,425,418	£33,292,870	£31,637,482	£31,568,134	£29,912,745	£28,257,356
60% LAR : 40% CIR	25%	£34,722,072	£29,858,677	£28,207,604	£28,138,434	£26,487,361	£24,836,287
60% LAR : 40% CIR	30%	£31,025,743	£26,411,515	£24,764,296	£24,695,254	£23,048,007	£21,394,190
60% LAR : 40% CIR	35%	£27,273,952	£22,951,506	£21,307,598	£21,238,723	£19,585,800	£17,916,810
60% LAR : 40% CIR	40%	£23,508,590	£19,478,775	£17,827,012	£17,757,200	£16,091,114	£14,425,029
60% LAR : 40% CIR	45%	£19,730,423	£15,979,695	£14,316,032	£14,246,314	£12,582,651	£10,915,897
60% LAR : 40% CIR	50%	£15,939,578	£12,453,627	£10,791,907	£10,722,263	£9,046,198	£7,359,122

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£26,474,970	£20,195,359	£18,542,937	£18,473,706	£16,821,284	£15,162,745
60% LAR : 40% CIR	5%	£22,824,785	£16,832,471	£15,186,274	£15,117,306	£13,471,109	£11,800,888
60% LAR : 40% CIR	10%	£19,161,126	£13,456,323	£11,815,849	£11,747,125	£10,089,526	£8,424,022
60% LAR : 40% CIR	15%	£15,484,114	£10,067,036	£8,422,228	£8,352,678	£6,692,481	£5,032,284
60% LAR : 40% CIR	20%	£11,793,873	£6,661,325	£5,005,936	£4,936,588	£3,281,200	£1,625,811
60% LAR : 40% CIR	25%	£8,090,526	£3,227,131	£1,576,058	£1,506,889	£144,184	£-1,795,258
60% LAR : 40% CIR	30%	£4,374,197	£-1,162,081	£-1,867,299	£-1,898,281	£-3,583,538	£-5,240,106
60% LAR : 40% CIR	35%	£642,407	£-3,880,033	£-5,323,947	£-5,355,823	£-7,045,745	£-8,714,736
60% LAR : 40% CIR	40%	£-3,122,955	£-7,152,771	£-8,804,534	£-8,874,345	£-10,540,431	£-12,206,517
60% LAR : 40% CIR	45%	£-6,901,122	£-10,851,850	£-12,315,514	£-12,385,231	£-14,048,895	£-15,715,649
60% LAR : 40% CIR	50%	£-10,691,967	£-14,117,918	£-15,839,639	£-15,909,282	£-17,585,348	£-19,272,424

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£37,510,334	£31,230,723	£29,576,301	£29,509,070	£27,856,648	£26,198,108
60% LAR : 40% CIR	5%	£33,860,149	£27,867,835	£26,221,637	£26,152,670	£24,506,472	£22,856,282
60% LAR : 40% CIR	10%	£30,196,489	£24,491,686	£22,851,212	£22,782,489	£21,124,890	£19,459,386
60% LAR : 40% CIR	15%	£26,519,478	£21,102,400	£19,457,591	£19,388,042	£17,727,844	£16,067,648
60% LAR : 40% CIR	20%	£22,829,237	£17,696,688	£16,041,300	£15,971,952	£14,316,563	£12,661,175
60% LAR : 40% CIR	25%	£19,125,890	£14,282,495	£12,611,422	£12,542,282	£10,891,179	£9,240,106
60% LAR : 40% CIR	30%	£15,409,561	£10,815,333	£9,168,085	£9,099,073	£7,451,825	£5,798,009
60% LAR : 40% CIR	35%	£11,677,771	£7,355,324	£5,711,416	£5,642,541	£3,989,618	£2,320,628
60% LAR : 40% CIR	40%	£7,912,408	£3,882,593	£2,230,830	£2,161,018	£494,933	£-1,171,153
60% LAR : 40% CIR	45%	£4,134,241	£383,513	£-1,280,150	£-1,349,867	£-3,013,531	£-4,680,285
60% LAR : 40% CIR	50%	£343,396	£-3,149,856	£-4,604,375	£-4,673,919	£-6,549,894	£-8,237,086

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£42,062,879	£35,803,268	£34,150,946	£34,081,615	£32,429,183	£30,776,654
60% LAR : 40% CIR	5%	£38,432,694	£32,440,380	£30,794,183	£30,725,215	£29,079,018	£27,426,797
60% LAR : 40% CIR	10%	£34,769,035	£29,064,232	£27,423,758	£27,355,034	£25,697,435	£24,031,931
60% LAR : 40% CIR	15%	£31,092,023	£25,674,945	£24,030,137	£23,960,587	£22,300,390	£20,640,193
60% LAR : 40% CIR	20%	£27,401,782	£22,269,234	£20,613,845	£20,544,497	£18,889,109	£17,235,720
60% LAR : 40% CIR	25%	£23,698,435	£18,835,040	£17,183,967	£17,114,789	£15,463,725	£13,813,651
60% LAR : 40% CIR	30%	£19,982,106	£15,387,878	£13,740,630	£13,671,618	£12,024,371	£10,370,554
60% LAR : 40% CIR	35%	£16,250,316	£11,927,870	£10,283,962	£10,215,087	£8,562,163	£6,893,173
60% LAR : 40% CIR	40%	£12,484,954	£8,455,138	£6,803,375	£6,733,954	£5,067,478	£3,401,392
60% LAR : 40% CIR	45%	£8,706,787	£4,956,059	£3,292,395	£3,222,878	£1,559,015	£-107,740
60% LAR : 40% CIR	50%	£4,915,942	£1,429,991	£-231,729	£-301,375	£-1,377,438	£-3,064,514

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£47,488,061	£41,208,450	£39,556,028	£39,486,797	£37,834,375	£36,175,836
60% LAR : 40% CIR	5%	£43,837,876	£37,845,562	£36,199,365	£36,130,397	£34,484,200	£32,831,979
60% LAR : 40% CIR	10%	£40,174,217	£34,469,414	£32,828,939	£32,760,216	£31,102,617	£29,437,113
60% LAR : 40% CIR	15%	£36,497,205	£31,090,127	£29,435,319	£29,365,769	£27,705,572	£26,045,375
60% LAR : 40% CIR	20%	£32,806,964	£27,674,416	£26,019,027	£25,949,679	£24,294,280	£22,638,902
60% LAR : 40% CIR	25%	£29,103,617	£24,240,222	£22,589,149	£22,519,980	£20,868,907	£19,217,833
60% LAR : 40% CIR	30%	£25,387,288	£20,793,060	£19,145,812	£19,076,800	£17,429,553	£15,776,736
60% LAR : 40% CIR	35%	£21,655,498	£17,333,052	£15,689,144	£15,620,268	£13,967,345	£12,298,355
60% LAR : 40% CIR	40%	£17,890,135	£13,860,320	£12,208,567	£12,139,746	£10,472,660	£8,808,574
60% LAR : 40% CIR	45%	£14,111,969	£10,361,241	£8,897,577	£8,827,860	£7,164,196	£5,297,442
60% LAR : 40% CIR	50%	£10,321,124	£6,835,173	£5,173,452	£5,103,809	£3,427,743	£1,740,667

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone A - Kings Cross Higher
------------	-----------------------------

No Units	150
Site Area	0.27 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£62,226,519	£55,855,906	£54,203,484	£54,134,254	£52,481,831	£50,829,409
60% LAR : 40% CIR	10%	£58,134,364	£52,041,568	£50,395,371	£50,328,404	£48,680,208	£47,034,068
60% LAR : 40% CIR	15%	£54,028,936	£48,213,970	£46,573,496	£46,504,772	£44,894,297	£43,223,823
60% LAR : 40% CIR	20%	£49,910,357	£44,373,233	£42,737,987	£42,669,483	£41,034,237	£39,398,991
60% LAR : 40% CIR	25%	£45,765,997	£40,519,479	£38,888,969	£38,820,663	£37,190,153	£35,542,478
60% LAR : 40% CIR	30%	£41,603,864	£36,652,828	£35,026,569	£34,958,439	£33,317,162	£31,666,089
60% LAR : 40% CIR	35%	£37,428,749	£32,778,404	£31,138,747	£31,069,735	£29,422,488	£27,775,239
60% LAR : 40% CIR	40%	£33,240,776	£28,870,667	£27,226,759	£27,157,884	£25,513,976	£23,870,069
60% LAR : 40% CIR	45%	£29,040,068	£24,942,615	£23,301,569	£23,232,807	£21,591,761	£19,945,026
60% LAR : 40% CIR	50%	£24,820,332	£21,001,964	£19,363,303	£19,294,634	£17,642,648	£15,978,983
60% LAR : 40% CIR	50%	£20,566,767	£17,048,836	£15,391,905	£15,322,261	£13,660,540	£11,998,820

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£35,594,973	£29,224,360	£27,571,939	£27,502,708	£25,850,286	£24,197,864
60% LAR : 40% CIR	5%	£31,502,818	£25,410,023	£23,763,825	£23,694,858	£22,048,660	£20,402,453
60% LAR : 40% CIR	10%	£27,397,391	£21,582,425	£19,941,951	£19,873,226	£18,234,752	£16,595,278
60% LAR : 40% CIR	15%	£23,278,811	£17,741,888	£16,106,442	£16,037,937	£14,402,691	£12,767,445
60% LAR : 40% CIR	20%	£19,134,451	£13,887,933	£12,257,423	£12,189,118	£10,558,608	£8,910,932
60% LAR : 40% CIR	25%	£14,972,319	£10,021,283	£8,395,023	£8,326,894	£6,695,616	£5,044,543
60% LAR : 40% CIR	30%	£10,797,204	£6,141,658	£4,507,231	£4,438,189	£2,793,942	£1,143,694
60% LAR : 40% CIR	35%	£6,609,230	£2,239,121	£585,214	£526,338	£-117,570	£-761,476
60% LAR : 40% CIR	40%	£2,408,522	£-1,688,930	£-3,329,976	£-3,398,738	£-5,039,785	£-6,686,520
60% LAR : 40% CIR	45%	£-1,811,214	£-5,629,581	£-7,268,242	£-7,336,911	£-9,988,897	£-10,652,562
60% LAR : 40% CIR	50%	£-6,064,778	£-9,582,769	£-11,296,640	£-11,369,284	£-12,971,959	£-14,632,728

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£46,630,337	£40,259,724	£38,607,302	£38,538,072	£36,885,649	£35,233,227
60% LAR : 40% CIR	5%	£42,538,182	£36,445,387	£34,799,189	£34,730,222	£33,084,024	£31,432,826
60% LAR : 40% CIR	10%	£38,432,755	£32,617,789	£30,977,314	£30,908,590	£29,268,116	£27,627,641
60% LAR : 40% CIR	15%	£34,314,175	£28,777,051	£27,141,805	£27,073,301	£25,438,055	£23,800,809
60% LAR : 40% CIR	20%	£30,169,815	£24,923,297	£23,292,787	£23,224,481	£21,593,972	£19,949,296
60% LAR : 40% CIR	25%	£26,007,682	£21,056,847	£19,430,387	£19,362,258	£17,720,860	£16,083,987
60% LAR : 40% CIR	30%	£21,832,568	£17,177,222	£15,542,565	£15,474,553	£13,826,306	£12,179,058
60% LAR : 40% CIR	35%	£17,644,594	£13,274,485	£11,630,577	£11,561,702	£9,917,794	£8,273,887
60% LAR : 40% CIR	40%	£13,443,886	£9,346,434	£7,705,387	£7,636,625	£5,995,579	£4,348,844
60% LAR : 40% CIR	45%	£9,224,150	£5,405,782	£3,767,121	£3,698,452	£2,046,468	£382,802
60% LAR : 40% CIR	50%	£4,970,586	£1,452,655	£-204,877	£-275,921	£-1,695,962	£-3,367,366

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£51,202,882	£44,832,269	£43,179,848	£43,110,618	£41,458,185	£39,805,773
60% LAR : 40% CIR	5%	£47,110,727	£41,017,932	£39,371,734	£39,302,767	£37,656,570	£36,010,372
60% LAR : 40% CIR	10%	£43,005,300	£37,190,334	£35,549,860	£35,481,135	£33,840,661	£32,200,187
60% LAR : 40% CIR	15%	£38,886,720	£33,349,597	£31,714,351	£31,645,846	£30,010,600	£28,375,354
60% LAR : 40% CIR	20%	£34,742,360	£29,495,942	£27,865,333	£27,797,027	£26,166,517	£24,518,841
60% LAR : 40% CIR	25%	£30,586,228	£25,629,192	£24,002,932	£23,934,863	£22,303,525	£20,642,452
60% LAR : 40% CIR	30%	£26,405,113	£21,749,767	£20,115,111	£20,046,099	£18,398,851	£16,715,603
60% LAR : 40% CIR	35%	£22,217,139	£17,847,031	£16,203,123	£16,134,247	£14,490,340	£12,846,433
60% LAR : 40% CIR	40%	£18,016,432	£13,918,979	£12,277,933	£12,209,171	£10,568,124	£8,921,389
60% LAR : 40% CIR	45%	£13,796,696	£9,978,326	£8,339,667	£8,270,998	£6,619,012	£4,955,347
60% LAR : 40% CIR	50%	£9,543,131	£6,025,200	£4,368,269	£4,298,625	£2,636,904	£975,184

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£56,608,064	£50,237,451	£48,585,028	£48,515,799	£46,863,376	£45,210,955
60% LAR : 40% CIR	5%	£52,515,909	£46,423,114	£44,776,916	£44,707,949	£43,061,751	£41,415,554
60% LAR : 40% CIR	10%	£48,410,482	£42,595,516	£40,955,042	£40,886,317	£39,245,843	£37,605,368
60% LAR : 40% CIR	15%	£44,291,960	£38,754,779	£37,119,533	£37,051,028	£35,415,782	£33,780,536
60% LAR : 40% CIR	20%	£40,147,542	£34,901,024	£33,270,514	£33,202,209	£31,571,699	£29,924,023
60% LAR : 40% CIR	25%	£35,985,410	£31,034,374	£29,408,114	£29,339,985	£27,698,707	£26,047,634
60% LAR : 40% CIR	30%	£31,810,295	£27,154,949	£25,520,292	£25,451,280	£23,804,033	£22,156,785
60% LAR : 40% CIR	35%	£27,622,321	£23,252,212	£21,608,305	£21,539,429	£19,895,521	£18,251,615
60% LAR : 40% CIR	40%	£23,421,613	£19,324,161	£17,683,114	£17,614,353	£15,973,306	£14,328,571
60% LAR : 40% CIR	45%	£19,201,877	£15,383,510	£13,744,848	£13,676,180	£12,024,193	£10,360,529
60% LAR : 40% CIR	50%	£14,948,313	£11,430,382	£9,773,450	£9,703,807	£8,042,086	£6,380,365

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats	
---------------------	--

Value Area	Zone A - Lower Central Zone
------------	-----------------------------

No Units	150
Site Area	0.27 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£71,339,797	£64,850,246	£63,222,658	£63,154,467	£61,510,833	£59,858,411
60% LAR : 40% CIR	5%	£66,791,978	£60,600,636	£58,972,923	£58,903,955	£57,257,758	£55,611,560
60% LAR : 40% CIR	10%	£62,230,886	£56,337,968	£54,699,597	£54,630,873	£52,990,400	£51,349,926
60% LAR : 40% CIR	15%	£57,656,642	£52,047,885	£50,412,639	£50,344,134	£48,708,888	£47,073,641
60% LAR : 40% CIR	20%	£53,069,369	£47,742,680	£46,112,171	£46,043,864	£44,413,356	£42,782,846
60% LAR : 40% CIR	25%	£48,469,188	£43,424,580	£41,798,320	£41,730,191	£40,103,931	£38,477,672
60% LAR : 40% CIR	30%	£43,851,756	£39,093,705	£37,471,214	£37,403,239	£35,780,748	£34,149,720
60% LAR : 40% CIR	35%	£39,204,997	£34,750,177	£33,130,976	£33,063,135	£31,433,137	£29,789,230
60% LAR : 40% CIR	40%	£34,545,502	£30,394,118	£28,765,409	£28,696,647	£27,055,601	£25,414,554
60% LAR : 40% CIR	45%	£29,873,395	£26,010,484	£24,371,823	£24,303,154	£22,664,493	£21,025,832
60% LAR : 40% CIR	50%	£25,188,801	£21,602,038	£19,965,291	£19,896,694	£18,259,947	£16,598,817

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£44,708,251	£38,216,700	£36,591,112	£36,522,922	£34,879,288	£33,226,866
60% LAR : 40% CIR	5%	£40,160,432	£33,969,090	£32,341,377	£32,272,410	£30,626,212	£28,980,014
60% LAR : 40% CIR	10%	£35,599,340	£29,708,421	£28,088,062	£27,999,327	£26,358,854	£24,718,390
60% LAR : 40% CIR	15%	£31,025,097	£25,416,339	£23,781,093	£23,712,589	£22,077,343	£20,442,096
60% LAR : 40% CIR	20%	£26,437,824	£21,111,134	£19,480,626	£19,412,319	£17,781,810	£16,151,300
60% LAR : 40% CIR	25%	£21,837,642	£16,793,035	£15,166,775	£15,098,646	£13,472,386	£11,846,126
60% LAR : 40% CIR	30%	£17,230,210	£12,462,169	£10,839,669	£10,771,663	£9,149,203	£7,518,175
60% LAR : 40% CIR	35%	£12,573,451	£8,118,632	£5,499,431	£5,431,590	£4,801,591	£3,157,684
60% LAR : 40% CIR	40%	£7,913,956	£3,762,572	£2,133,864	£2,065,102	£1,424,055	£-1,216,991
60% LAR : 40% CIR	45%	£3,241,849	£-621,061	£-2,259,722	£-2,328,391	£-3,967,053	£-5,605,714
60% LAR : 40% CIR	50%	£-1,442,748	£-5,029,598	£-6,666,255	£-6,734,852	£-8,371,599	£-10,032,728

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£55,743,615	£49,254,064	£47,626,476	£47,558,285	£45,914,651	£44,262,230
60% LAR : 40% CIR	5%	£51,195,796	£45,004,454	£43,378,741	£43,307,773	£41,661,576	£40,019,378
60% LAR : 40% CIR	10%	£46,634,704	£40,741,784	£39,103,416	£39,034,691	£37,394,218	£35,753,743
60% LAR : 40% CIR	15%	£42,060,461	£36,451,703	£34,816,457	£34,747,953	£33,112,707	£31,477,460
60% LAR : 40% CIR	20%	£37,473,187	£32,146,498	£30,515,989	£30,447,683	£28,817,174	£27,186,664
60% LAR : 40% CIR	25%	£32,873,006	£27,828,398	£26,202,139	£26,134,009	£24,507,750	£22,881,490
60% LAR : 40% CIR	30%	£28,265,574	£23,497,524	£21,875,032	£21,807,057	£20,184,566	£18,553,538
60% LAR : 40% CIR	35%	£23,608,815	£19,153,995	£17,534,794	£17,466,954	£15,836,955	£14,193,048
60% LAR : 40% CIR	40%	£18,949,320	£14,797,936	£13,169,227	£13,100,465	£11,459,419	£9,818,373
60% LAR : 40% CIR	45%	£14,277,213	£10,414,303	£8,775,641	£8,706,872	£7,068,311	£5,429,650
60% LAR : 40% CIR	50%	£9,592,619	£6,005,856	£4,369,109	£4,300,512	£2,663,765	£1,002,635

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£80,316,180	£53,826,609	£52,199,021	£52,130,831	£50,487,197	£48,834,775
60% LAR : 40% CIR	5%	£55,768,342	£49,576,999	£47,949,286	£47,880,319	£46,234,121	£44,587,924
60% LAR : 40% CIR	10%	£51,207,249	£45,314,330	£43,675,961	£43,607,236	£41,966,763	£40,326,289
60% LAR : 40% CIR	15%	£46,633,006	£41,024,248	£39,389,002	£39,320,498	£37,685,252	£36,050,005
60% LAR : 40% CIR	20%	£42,045,733	£36,719,043	£35,088,535	£35,020,228	£33,389,719	£31,759,210
60% LAR : 40% CIR	25%	£37,445,552	£32,400,944	£30,774,694	£30,706,555	£29,080,295	£27,454,036
60% LAR : 40% CIR	30%	£32,828,120	£28,070,069	£26,447,578	£26,379,603	£24,757,112	£23,126,084
60% LAR : 40% CIR	35%	£28,181,360	£23,726,541	£22,107,340	£22,039,499	£20,409,500	£18,765,594
60% LAR : 40% CIR	40%	£23,521,965	£19,370,481	£17,747,773	£17,673,011	£16,031,964	£14,390,918
60% LAR : 40% CIR	45%	£18,849,759	£14,986,948	£13,348,187	£13,273,518	£11,640,857	£10,002,195
60% LAR : 40% CIR	50%	£14,165,164	£10,578,401	£9,941,654	£9,873,058	£8,236,310	£6,575,181

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£85,721,342	£58,231,781	£57,604,203	£57,536,012	£55,892,379	£54,239,957
60% LAR : 40% CIR	5%	£61,173,523	£54,982,181	£53,354,468	£53,285,501	£51,639,303	£49,993,105
60% LAR : 40% CIR	10%	£56,612,431	£50,719,511	£49,081,143	£49,012,418	£47,371,945	£45,731,471
60% LAR : 40% CIR	15%	£52,038,188	£46,429,430	£44,794,184	£44,725,680	£43,080,434	£41,435,187
60% LAR : 40% CIR	20%	£47,459,915	£42,124,225	£40,453,717	£40,384,910	£38,734,901	£37,084,391
60% LAR : 40% CIR	25%	£42,850,733	£37,806,125	£36,179,866	£36,111,736	£34,485,477	£32,850,217
60% LAR : 40% CIR	30%	£38,233,301	£33,475,251	£31,852,760	£31,784,784	£30,162,294	£28,531,266
60% LAR : 40% CIR	35%	£33,586,542	£29,131,723	£27,512,522	£27,444,681	£25,814,682	£24,170,775
60% LAR : 40% CIR	40%	£28,927,047	£24,775,663	£23,146,954	£23,078,193	£21,437,146	£19,796,190
60% LAR : 40% CIR	45%	£24,254,940	£20,392,030	£18,753,369	£18,684,700	£17,046,038	£15,407,317
60% LAR : 40% CIR	50%	£19,570,346	£15,983,583	£14,346,836	£14,278,239	£12,641,492	£10,980,363

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

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

No Units	150
Site Area	0.27 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£92,569,275	£85,774,540	£84,146,952	£84,078,762	£82,451,174	£80,823,586
60% LAR : 40% CIR	10%	£86,973,782	£80,478,715	£78,857,258	£78,789,328	£77,167,871	£75,546,414
60% LAR : 40% CIR	15%	£81,365,217	£75,169,831	£73,554,011	£73,486,319	£71,870,500	£70,254,681
60% LAR : 40% CIR	20%	£75,731,310	£69,848,005	£68,237,334	£68,169,859	£66,559,189	£64,948,519
60% LAR : 40% CIR	25%	£70,080,821	£64,513,356	£62,907,351	£62,840,072	£61,234,067	£59,628,063
60% LAR : 40% CIR	30%	£64,417,423	£59,166,006	£57,564,188	£57,497,082	£55,895,263	£54,278,426
60% LAR : 40% CIR	35%	£58,741,239	£53,806,073	£52,207,996	£52,141,013	£50,526,117	£48,905,626
60% LAR : 40% CIR	40%	£53,052,389	£48,433,677	£46,824,962	£46,757,122	£45,137,921	£43,518,719
60% LAR : 40% CIR	45%	£47,350,995	£43,034,721	£41,418,337	£41,350,609	£39,734,225	£38,117,843
60% LAR : 40% CIR	50%	£41,637,179	£37,612,868	£35,998,834	£35,931,197	£34,317,163	£32,703,129
60% LAR : 40% CIR	50%	£35,893,810	£32,178,726	£30,566,578	£30,499,011	£28,884,082	£27,247,334

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£65,937,729	£59,142,995	£57,515,407	£57,447,216	£55,819,628	£54,192,041
60% LAR : 40% CIR	5%	£60,342,237	£53,847,170	£52,225,713	£52,157,783	£50,536,326	£48,914,869
60% LAR : 40% CIR	10%	£54,733,671	£48,538,285	£46,922,465	£46,854,774	£45,238,855	£43,623,232
60% LAR : 40% CIR	15%	£49,099,765	£43,216,459	£41,605,788	£41,538,313	£39,927,644	£38,313,917
60% LAR : 40% CIR	20%	£43,449,275	£37,881,811	£36,275,806	£36,208,526	£34,602,521	£32,996,574
60% LAR : 40% CIR	25%	£37,785,877	£32,534,461	£30,932,642	£30,865,536	£29,263,718	£27,646,880
60% LAR : 40% CIR	30%	£32,109,694	£27,174,528	£25,578,421	£25,509,467	£23,986,572	£22,371,080
60% LAR : 40% CIR	35%	£26,420,844	£21,802,132	£20,153,417	£20,125,576	£18,506,375	£16,887,174
60% LAR : 40% CIR	40%	£20,719,449	£16,403,176	£14,786,792	£14,719,064	£13,102,680	£11,486,297
60% LAR : 40% CIR	45%	£15,005,634	£10,981,323	£9,367,289	£9,299,652	£7,685,618	£6,071,584
60% LAR : 40% CIR	50%	£9,262,265	£5,547,180	£3,935,032	£3,867,466	£2,252,536	£615,789

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£76,973,093	£70,178,358	£68,550,771	£68,482,980	£66,854,992	£65,227,404
60% LAR : 40% CIR	5%	£71,377,600	£64,882,334	£63,261,077	£63,193,146	£61,571,685	£59,950,232
60% LAR : 40% CIR	10%	£65,769,035	£59,573,649	£57,957,829	£57,890,138	£56,274,319	£54,658,499
60% LAR : 40% CIR	15%	£60,135,128	£54,251,823	£52,641,152	£52,573,677	£50,963,007	£49,352,337
60% LAR : 40% CIR	20%	£54,484,639	£48,917,174	£47,311,169	£47,243,890	£45,637,885	£44,031,881
60% LAR : 40% CIR	25%	£48,821,241	£43,569,824	£41,988,006	£41,900,900	£40,299,081	£38,682,244
60% LAR : 40% CIR	30%	£43,145,057	£38,209,891	£36,611,784	£36,544,831	£34,931,935	£33,309,444
60% LAR : 40% CIR	35%	£37,456,207	£32,837,496	£31,228,780	£31,160,940	£29,541,739	£27,922,538
60% LAR : 40% CIR	40%	£31,754,813	£27,438,539	£25,828,155	£25,754,427	£24,138,044	£22,521,661
60% LAR : 40% CIR	45%	£26,040,997	£22,016,686	£20,402,652	£20,335,016	£18,720,981	£17,106,947
60% LAR : 40% CIR	50%	£20,297,628	£16,582,544	£14,970,396	£14,902,830	£13,287,900	£11,651,153

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£81,545,838	£74,750,904	£73,123,318	£73,055,125	£71,427,537	£69,799,950
60% LAR : 40% CIR	10%	£75,950,146	£69,455,079	£67,833,622	£67,765,692	£66,144,235	£64,522,778
60% LAR : 40% CIR	15%	£70,341,580	£64,146,194	£62,530,374	£62,462,683	£60,846,864	£59,231,044
60% LAR : 40% CIR	20%	£64,707,674	£58,824,368	£57,213,697	£57,146,223	£55,535,553	£53,924,883
60% LAR : 40% CIR	25%	£59,057,184	£53,489,720	£51,883,715	£51,816,435	£50,210,430	£48,604,426
60% LAR : 40% CIR	30%	£53,393,786	£48,142,370	£46,540,551	£46,473,445	£44,871,627	£43,254,789
60% LAR : 40% CIR	35%	£47,717,603	£42,782,437	£41,184,330	£41,117,377	£39,504,481	£37,881,989
60% LAR : 40% CIR	40%	£42,028,753	£37,410,411	£35,801,326	£35,733,485	£34,114,284	£32,495,083
60% LAR : 40% CIR	45%	£36,327,358	£32,011,085	£30,394,701	£30,326,973	£28,710,589	£27,094,206
60% LAR : 40% CIR	50%	£30,613,543	£26,589,232	£24,975,198	£24,907,561	£23,293,527	£21,679,493
60% LAR : 40% CIR	50%	£24,870,174	£21,155,080	£19,542,342	£19,475,375	£17,860,445	£16,223,688

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£86,850,820	£80,156,086	£78,528,498	£78,460,307	£76,832,719	£75,205,131
60% LAR : 40% CIR	10%	£81,355,327	£74,860,261	£73,238,804	£73,170,874	£71,549,417	£69,927,960
60% LAR : 40% CIR	15%	£75,746,762	£69,551,376	£67,935,556	£67,867,865	£66,252,046	£64,636,226
60% LAR : 40% CIR	20%	£70,112,855	£64,229,550	£62,618,879	£62,551,404	£60,940,734	£59,330,064
60% LAR : 40% CIR	25%	£64,462,366	£58,894,902	£57,289,807	£57,221,617	£55,615,612	£54,009,608
60% LAR : 40% CIR	30%	£58,798,968	£53,547,551	£51,945,733	£51,878,627	£50,276,809	£48,659,971
60% LAR : 40% CIR	35%	£53,122,785	£48,187,619	£46,589,511	£46,522,558	£44,909,663	£43,287,171
60% LAR : 40% CIR	40%	£47,433,934	£42,815,223	£41,206,508	£41,138,667	£39,519,466	£37,900,265
60% LAR : 40% CIR	45%	£41,732,540	£37,416,267	£35,789,883	£35,722,155	£34,115,771	£32,499,388
60% LAR : 40% CIR	50%	£36,018,724	£31,994,414	£30,350,379	£30,282,743	£28,698,705	£27,084,675
60% LAR : 40% CIR	50%	£30,275,356	£26,560,271	£24,948,123	£24,880,557	£23,265,627	£21,628,880

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats	
---------------------	--

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

No Units	150
Site Area	0.27 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£104,858,341	£97,716,409	£96,103,892	£96,035,502	£94,407,914	£92,786,326
60% LAR : 40% CIR	5%	£98,458,395	£91,837,618	£90,216,161	£90,148,231	£88,526,774	£86,905,317
60% LAR : 40% CIR	10%	£92,245,377	£85,930,897	£84,315,077	£84,247,385	£82,631,565	£81,015,746
60% LAR : 40% CIR	15%	£86,019,403	£80,011,233	£78,400,562	£78,333,088	£76,722,418	£75,111,748
60% LAR : 40% CIR	20%	£79,780,596	£74,076,748	£72,472,743	£72,405,464	£70,799,459	£69,193,455
60% LAR : 40% CIR	25%	£73,529,075	£68,133,561	£66,531,742	£66,464,637	£64,862,818	£63,261,000
60% LAR : 40% CIR	30%	£67,246,954	£62,175,791	£60,577,694	£60,510,731	£58,912,624	£57,314,616
60% LAR : 40% CIR	35%	£60,950,562	£56,205,558	£54,610,693	£54,543,871	£52,949,005	£51,343,855
60% LAR : 40% CIR	40%	£54,641,618	£50,222,983	£48,630,892	£48,564,182	£46,967,428	£45,341,044
60% LAR : 40% CIR	45%	£48,320,249	£44,228,183	£42,620,102	£42,552,465	£40,938,431	£39,324,397
60% LAR : 40% CIR	50%	£41,986,580	£38,198,060	£36,585,912	£36,518,346	£34,806,198	£33,294,049

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£78,026,796	£71,084,863	£69,472,147	£69,403,956	£67,776,368	£66,148,780
60% LAR : 40% CIR	5%	£71,826,850	£65,206,073	£63,584,616	£63,516,686	£61,896,229	£60,273,772
60% LAR : 40% CIR	10%	£65,613,831	£59,299,351	£57,683,531	£57,615,840	£56,000,020	£54,389,201
60% LAR : 40% CIR	15%	£59,387,858	£53,379,688	£51,769,017	£51,701,542	£50,090,672	£48,480,202
60% LAR : 40% CIR	20%	£53,149,051	£47,447,203	£45,841,198	£45,773,918	£44,167,913	£42,561,909
60% LAR : 40% CIR	25%	£46,897,529	£41,502,015	£39,900,197	£39,833,091	£38,231,273	£36,629,454
60% LAR : 40% CIR	30%	£40,615,419	£35,544,246	£33,946,138	£33,878,185	£32,281,078	£30,682,971
60% LAR : 40% CIR	35%	£34,319,017	£29,574,013	£27,979,147	£27,912,325	£26,317,460	£24,712,309
60% LAR : 40% CIR	40%	£28,010,072	£23,591,437	£21,999,346	£21,932,636	£20,325,882	£18,709,498
60% LAR : 40% CIR	45%	£21,688,704	£17,596,638	£15,988,556	£15,920,920	£14,306,886	£12,692,851
60% LAR : 40% CIR	50%	£15,355,035	£11,566,515	£9,954,367	£9,886,800	£8,274,652	£6,662,503

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£89,062,159	£82,120,227	£80,507,510	£80,439,320	£78,811,732	£77,184,144
60% LAR : 40% CIR	5%	£82,862,213	£76,241,436	£74,619,979	£74,552,049	£72,930,992	£71,309,035
60% LAR : 40% CIR	10%	£76,649,195	£70,334,715	£68,718,895	£68,651,204	£67,035,384	£65,419,565
60% LAR : 40% CIR	15%	£70,423,221	£64,415,052	£62,804,381	£62,736,906	£61,126,236	£59,515,566
60% LAR : 40% CIR	20%	£64,184,414	£58,482,566	£56,876,561	£56,809,282	£55,203,277	£53,597,273
60% LAR : 40% CIR	25%	£57,932,893	£52,537,379	£50,935,961	£50,869,455	£49,266,636	£47,664,818
60% LAR : 40% CIR	30%	£51,650,782	£46,579,609	£44,981,502	£44,914,549	£43,316,442	£41,718,334
60% LAR : 40% CIR	35%	£45,354,381	£40,609,376	£39,014,511	£38,947,689	£37,352,823	£35,747,673
60% LAR : 40% CIR	40%	£39,045,436	£34,626,801	£33,034,710	£32,968,000	£31,361,246	£29,744,882
60% LAR : 40% CIR	45%	£32,724,067	£28,632,001	£27,023,920	£26,956,283	£25,342,249	£23,728,215
60% LAR : 40% CIR	50%	£26,390,399	£22,601,879	£20,989,731	£20,922,164	£19,310,016	£17,697,867

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£93,634,705	£86,692,772	£85,060,056	£85,011,865	£83,384,277	£81,756,689
60% LAR : 40% CIR	5%	£87,434,759	£80,813,982	£79,192,525	£79,124,595	£77,503,138	£75,881,681
60% LAR : 40% CIR	10%	£81,221,740	£74,907,260	£73,291,440	£73,223,749	£71,607,929	£69,992,110
60% LAR : 40% CIR	15%	£75,009,767	£68,987,597	£67,376,926	£67,309,451	£65,698,781	£64,088,112
60% LAR : 40% CIR	20%	£68,796,960	£63,055,112	£61,449,107	£61,381,827	£59,775,822	£58,169,818
60% LAR : 40% CIR	25%	£62,585,438	£57,109,924	£55,506,108	£55,441,000	£53,839,182	£52,237,363
60% LAR : 40% CIR	30%	£56,373,328	£51,152,155	£49,554,047	£49,487,094	£47,888,987	£46,290,880
60% LAR : 40% CIR	35%	£50,162,926	£45,181,922	£43,587,056	£43,520,234	£41,925,369	£40,320,219
60% LAR : 40% CIR	40%	£43,951,991	£39,199,346	£37,607,255	£37,540,545	£35,933,791	£34,317,407
60% LAR : 40% CIR	45%	£37,742,613	£33,204,547	£31,598,465	£31,529,829	£29,914,795	£28,300,761
60% LAR : 40% CIR	50%	£31,532,944	£27,214,424	£25,562,276	£25,494,709	£23,882,561	£22,270,413

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£99,039,886	£92,097,854	£90,485,238	£90,417,047	£88,789,459	£87,161,871
60% LAR : 40% CIR	5%	£92,839,941	£86,219,164	£84,597,707	£84,529,777	£82,908,320	£81,286,863
60% LAR : 40% CIR	10%	£86,626,922	£80,312,442	£78,696,622	£78,628,931	£77,013,111	£75,397,292
60% LAR : 40% CIR	15%	£80,400,949	£74,392,779	£72,782,108	£72,714,633	£71,103,963	£69,493,293
60% LAR : 40% CIR	20%	£74,182,141	£68,460,293	£66,554,288	£66,487,009	£64,879,004	£63,273,000
60% LAR : 40% CIR	25%	£67,910,620	£62,515,106	£60,913,288	£60,846,182	£59,244,364	£57,642,545
60% LAR : 40% CIR	30%	£61,628,510	£56,557,337	£54,959,229	£54,892,276	£53,294,169	£51,696,062
60% LAR : 40% CIR	35%	£55,332,108	£50,587,104	£48,992,238	£48,925,416	£47,330,550	£45,725,400
60% LAR : 40% CIR	40%	£49,023,163	£44,604,526	£43,012,437	£42,945,727	£41,338,973	£39,722,589
60% LAR : 40% CIR	45%	£42,701,795	£38,609,729	£37,001,647	£36,934,011	£35,319,977	£33,705,942
60% LAR : 40% CIR	50%	£36,368,126	£32,579,606	£30,967,458	£30,899,891	£29,287,743	£27,675,594

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
------------	--

No Units	200
Site Area	0.29 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£60,890,737	£52,930,673	£50,689,393	£50,600,933	£48,331,729	£46,056,251
60% LAR : 40% CIR	5%	£56,412,799	£48,815,079	£46,566,213	£46,476,747	£44,209,434	£41,942,121
60% LAR : 40% CIR	10%	£51,912,577	£44,676,306	£42,416,470	£42,327,919	£40,067,482	£37,807,646
60% LAR : 40% CIR	15%	£47,394,243	£40,500,993	£38,247,951	£38,159,084	£35,906,042	£33,641,748
60% LAR : 40% CIR	20%	£42,857,955	£36,307,743	£34,060,818	£33,972,208	£31,716,816	£29,455,608
60% LAR : 40% CIR	25%	£38,303,871	£32,096,714	£29,950,435	£29,760,706	£27,485,026	£25,209,346
60% LAR : 40% CIR	30%	£33,708,973	£27,865,143	£25,834,317	£25,504,791	£23,233,965	£20,955,991
60% LAR : 40% CIR	35%	£29,089,810	£23,586,440	£21,719,798	£21,230,449	£18,951,131	£16,649,904
60% LAR : 40% CIR	40%	£24,453,058	£19,290,166	£17,009,794	£16,919,232	£14,621,581	£12,321,599
60% LAR : 40% CIR	45%	£19,764,050	£14,952,918	£12,658,175	£12,567,736	£10,257,121	£7,927,366
60% LAR : 40% CIR	50%	£15,052,954	£10,580,876	£8,259,980	£8,168,258	£5,840,783	£3,484,285

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£32,991,023	£25,030,958	£22,789,679	£22,701,219	£20,432,014	£18,156,536
60% LAR : 40% CIR	5%	£28,513,085	£20,915,364	£18,666,499	£18,577,033	£16,309,720	£14,042,407
60% LAR : 40% CIR	10%	£24,012,862	£16,776,592	£14,516,756	£14,427,604	£12,167,767	£9,907,632
60% LAR : 40% CIR	15%	£19,494,529	£12,601,279	£10,348,236	£10,259,370	£8,006,328	£5,742,033
60% LAR : 40% CIR	20%	£14,958,241	£8,408,028	£6,161,103	£6,072,494	£3,817,102	£1,535,894
60% LAR : 40% CIR	25%	£10,404,157	£4,197,000	£1,950,720	£1,860,991	£-414,689	£-2,690,369
60% LAR : 40% CIR	30%	£5,809,258	£-484,892	£-365,969	£-384,923	£-665,749	£-943,223
60% LAR : 40% CIR	35%	£1,190,036	£-4,313,275	£-5,579,916	£-5,663,265	£-8,948,584	£-11,249,610
60% LAR : 40% CIR	40%	£-3,448,656	£-8,809,548	£-10,889,921	£-10,980,482	£-13,278,133	£-15,576,116
60% LAR : 40% CIR	45%	£-8,135,604	£-12,946,797	£-15,241,539	£-15,331,978	£-17,642,593	£-19,972,348
60% LAR : 40% CIR	50%	£-12,846,760	£-17,316,838	£-19,639,734	£-19,731,457	£-22,059,931	£-24,415,429

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£44,551,880	£36,591,816	£34,350,536	£34,262,076	£31,992,872	£29,717,394
60% LAR : 40% CIR	5%	£40,073,942	£32,476,222	£30,227,356	£30,137,890	£27,870,577	£25,603,294
60% LAR : 40% CIR	10%	£35,573,719	£28,337,449	£26,077,613	£25,988,461	£23,728,625	£21,468,789
60% LAR : 40% CIR	15%	£31,055,386	£24,162,136	£21,909,094	£21,820,227	£19,567,185	£17,302,890
60% LAR : 40% CIR	20%	£26,519,098	£19,968,886	£17,721,960	£17,633,351	£15,377,959	£13,096,751
60% LAR : 40% CIR	25%	£21,985,014	£15,757,857	£13,511,577	£13,421,840	£11,146,168	£8,870,488
60% LAR : 40% CIR	30%	£17,370,115	£11,526,286	£9,285,460	£9,195,934	£6,895,108	£4,617,134
60% LAR : 40% CIR	35%	£12,750,953	£7,247,583	£4,980,941	£4,891,592	£2,612,274	£311,047
60% LAR : 40% CIR	40%	£8,114,201	£2,951,309	£670,936	£680,375	£-1,717,276	£-4,017,258
60% LAR : 40% CIR	45%	£3,425,193	£-1,385,040	£-3,680,582	£-3,771,121	£-6,081,736	£-8,411,491
60% LAR : 40% CIR	50%	£-1,268,909	£-5,757,991	£-8,078,877	£-8,170,599	£-10,498,074	£-12,824,572

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£49,342,185	£41,382,101	£39,140,821	£39,052,361	£36,783,157	£34,507,679
60% LAR : 40% CIR	5%	£44,864,228	£37,266,507	£35,017,642	£34,928,176	£32,660,863	£30,393,550
60% LAR : 40% CIR	10%	£40,364,005	£33,127,735	£30,867,899	£30,778,747	£28,518,910	£26,259,074
60% LAR : 40% CIR	15%	£35,845,672	£28,952,422	£26,699,379	£26,610,513	£24,357,470	£22,093,176
60% LAR : 40% CIR	20%	£31,309,364	£24,759,171	£22,512,246	£22,423,636	£20,168,245	£17,887,036
60% LAR : 40% CIR	25%	£26,753,299	£20,548,143	£18,301,863	£18,212,134	£15,936,454	£13,660,774
60% LAR : 40% CIR	30%	£22,160,401	£16,316,571	£14,045,745	£13,956,219	£11,685,394	£9,407,419
60% LAR : 40% CIR	35%	£17,541,239	£12,037,868	£9,771,227	£9,681,878	£7,402,559	£5,101,332
60% LAR : 40% CIR	40%	£12,904,487	£7,741,595	£5,461,222	£5,370,661	£3,073,009	£773,027
60% LAR : 40% CIR	45%	£8,215,479	£3,404,346	£1,109,604	£1,019,165	£-1,291,450	£-3,581,805
60% LAR : 40% CIR	50%	£3,504,382	£-967,095	£-3,288,592	£-3,380,314	£-5,707,788	£-8,064,286

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,801,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£55,004,737	£47,044,673	£44,803,393	£44,714,933	£42,445,729	£40,170,251
60% LAR : 40% CIR	5%	£50,526,799	£42,929,079	£40,680,213	£40,590,747	£38,323,434	£36,056,121
60% LAR : 40% CIR	10%	£46,026,577	£38,790,306	£36,530,470	£36,441,319	£34,181,482	£31,921,646
60% LAR : 40% CIR	15%	£41,509,243	£34,614,993	£32,361,951	£32,273,084	£30,020,042	£27,755,748
60% LAR : 40% CIR	20%	£36,971,955	£30,421,743	£28,174,818	£28,086,208	£25,830,816	£23,549,608
60% LAR : 40% CIR	25%	£32,417,871	£26,210,714	£23,964,435	£23,874,706	£21,599,026	£19,323,346
60% LAR : 40% CIR	30%	£27,822,973	£21,979,143	£19,708,317	£19,618,791	£17,347,965	£15,069,991
60% LAR : 40% CIR	35%	£23,203,810	£17,700,440	£15,433,798	£15,344,449	£13,065,131	£10,763,904
60% LAR : 40% CIR	40%	£18,567,058	£13,404,166	£11,123,794	£11,033,232	£8,735,581	£6,435,599
60% LAR : 40% CIR	45%	£13,878,050	£9,066,918	£6,772,175	£6,681,736	£4,371,121	£2,041,366
60% LAR : 40% CIR	50%	£9,166,954	£4,684,876	£2,373,980	£2,282,258	£-45,217	£-2,401,715

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone A - Kings Cross Lower
------------	----------------------------

No Units	200
Site Area	0.29 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£60,890,737	£52,930,673	£50,689,393	£50,600,933	£48,331,729	£46,056,251
60% LAR : 40% CIR	10%	£56,412,799	£48,815,079	£46,588,213	£46,478,747	£44,209,434	£41,942,121
60% LAR : 40% CIR	15%	£51,912,577	£44,676,306	£42,416,470	£42,327,319	£40,067,482	£37,807,646
60% LAR : 40% CIR	20%	£47,394,243	£40,500,993	£38,247,951	£38,159,084	£35,906,042	£33,641,748
60% LAR : 40% CIR	25%	£42,857,955	£36,307,743	£34,060,818	£33,972,208	£31,716,816	£29,435,608
60% LAR : 40% CIR	30%	£38,303,871	£32,096,714	£29,850,435	£29,760,706	£27,485,026	£25,209,346
60% LAR : 40% CIR	35%	£33,708,973	£27,865,143	£25,594,317	£25,504,791	£23,233,865	£20,955,991
60% LAR : 40% CIR	40%	£29,089,810	£23,586,440	£21,319,798	£21,230,449	£18,951,131	£16,649,904
60% LAR : 40% CIR	45%	£24,453,058	£19,290,166	£17,009,794	£16,919,232	£14,621,581	£12,321,599
60% LAR : 40% CIR	50%	£19,784,050	£14,952,918	£12,658,175	£12,567,736	£10,257,121	£7,927,366
60% LAR : 40% CIR	50%	£15,052,954	£10,580,876	£8,259,980	£8,168,258	£5,840,783	£3,484,285

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£32,991,023	£25,030,958	£22,789,679	£22,701,219	£20,432,014	£18,156,536
60% LAR : 40% CIR	5%	£28,513,085	£20,915,364	£18,666,499	£18,577,033	£16,309,720	£14,042,407
60% LAR : 40% CIR	10%	£24,012,862	£16,776,522	£14,518,756	£14,427,604	£12,167,767	£9,907,932
60% LAR : 40% CIR	15%	£19,494,529	£12,601,279	£10,348,236	£10,259,370	£8,006,328	£5,742,033
60% LAR : 40% CIR	20%	£14,958,241	£8,408,028	£6,161,103	£6,072,494	£3,817,102	£1,535,894
60% LAR : 40% CIR	25%	£10,404,157	£4,197,000	£1,950,720	£1,860,991	£-414,889	£-2,690,399
60% LAR : 40% CIR	30%	£5,899,258	£-24,452	£-388,987	£-394,094	£-645,749	£-870,488
60% LAR : 40% CIR	35%	£1,190,096	£-313,275	£-579,916	£-565,265	£-848,584	£-1,249,510
60% LAR : 40% CIR	40%	£-3,446,658	£-809,548	£-1,889,921	£-1,880,482	£-1,278,133	£-1,578,116
60% LAR : 40% CIR	45%	£-8,135,664	£-1,946,797	£-3,241,539	£-3,131,978	£-1,842,593	£-1,972,348
60% LAR : 40% CIR	50%	£-12,846,760	£-3,318,838	£-5,639,734	£-5,531,457	£-2,958,931	£-2,415,429

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£44,551,880	£36,291,816	£34,350,536	£34,262,076	£31,992,872	£29,717,394
60% LAR : 40% CIR	5%	£40,073,942	£32,476,222	£30,227,356	£30,137,890	£27,870,577	£25,593,294
60% LAR : 40% CIR	10%	£35,573,719	£28,337,449	£26,077,613	£25,988,461	£23,728,625	£21,468,789
60% LAR : 40% CIR	15%	£31,055,386	£24,162,136	£21,909,094	£21,820,227	£19,567,185	£17,302,890
60% LAR : 40% CIR	20%	£26,519,098	£19,968,886	£17,721,960	£17,633,351	£15,377,959	£13,096,751
60% LAR : 40% CIR	25%	£21,985,014	£15,757,857	£13,511,577	£13,421,849	£11,146,168	£8,870,488
60% LAR : 40% CIR	30%	£17,370,115	£11,526,286	£9,255,460	£9,165,934	£6,895,108	£4,617,134
60% LAR : 40% CIR	35%	£12,750,953	£7,247,583	£4,980,941	£4,891,592	£2,612,274	£311,047
60% LAR : 40% CIR	40%	£8,114,201	£2,951,309	£670,936	£580,375	£-1,717,276	£-4,017,258
60% LAR : 40% CIR	45%	£3,425,193	£-1,385,940	£-3,680,682	£-3,771,121	£-6,081,799	£-8,411,491
60% LAR : 40% CIR	50%	£-1,286,909	£-3,757,881	£-6,079,977	£-6,170,599	£-10,498,074	£-12,854,872

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£49,342,185	£41,382,101	£39,140,821	£39,052,361	£36,783,157	£34,507,679
60% LAR : 40% CIR	5%	£44,864,228	£37,266,507	£35,017,542	£34,928,176	£32,660,863	£30,393,550
60% LAR : 40% CIR	10%	£40,364,005	£33,127,735	£30,867,899	£30,778,747	£28,518,910	£26,259,074
60% LAR : 40% CIR	15%	£35,845,672	£28,962,422	£26,699,379	£26,610,513	£24,357,470	£22,093,176
60% LAR : 40% CIR	20%	£31,309,384	£24,759,171	£22,512,246	£22,423,636	£20,168,245	£17,887,036
60% LAR : 40% CIR	25%	£26,755,299	£20,548,143	£18,301,863	£18,212,134	£15,936,454	£13,660,774
60% LAR : 40% CIR	30%	£22,160,401	£16,316,571	£14,045,745	£13,956,219	£11,685,394	£9,407,419
60% LAR : 40% CIR	35%	£17,541,239	£12,037,868	£9,771,227	£9,681,878	£7,402,559	£5,101,332
60% LAR : 40% CIR	40%	£12,904,487	£7,741,595	£5,461,222	£5,370,661	£3,073,009	£773,027
60% LAR : 40% CIR	45%	£8,215,479	£3,494,346	£1,109,694	£1,019,165	£-1,281,456	£-3,651,295
60% LAR : 40% CIR	50%	£3,504,382	£-867,695	£-2,285,592	£-2,380,314	£-4,707,788	£-6,064,286

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£55,004,737	£47,044,673	£44,803,393	£44,714,933	£42,445,729	£40,170,251
60% LAR : 40% CIR	5%	£50,526,799	£42,929,079	£40,680,213	£40,590,747	£38,323,434	£36,056,121
60% LAR : 40% CIR	10%	£46,026,577	£38,790,306	£36,530,470	£36,441,319	£34,181,482	£31,921,646
60% LAR : 40% CIR	15%	£41,508,243	£34,614,993	£32,361,951	£32,273,084	£30,020,042	£27,765,748
60% LAR : 40% CIR	20%	£36,971,955	£30,421,743	£28,174,818	£28,086,208	£25,830,816	£23,540,608
60% LAR : 40% CIR	25%	£32,417,871	£26,210,714	£23,964,435	£23,874,706	£21,599,026	£19,323,346
60% LAR : 40% CIR	30%	£27,822,973	£21,979,143	£19,708,317	£19,618,791	£17,347,965	£15,069,991
60% LAR : 40% CIR	35%	£23,203,810	£17,700,440	£15,433,798	£15,344,449	£13,065,131	£10,763,904
60% LAR : 40% CIR	40%	£18,567,058	£13,404,166	£11,123,794	£11,033,232	£8,735,581	£6,435,599
60% LAR : 40% CIR	45%	£13,875,050	£9,066,918	£6,772,175	£6,681,736	£4,371,121	£2,041,366
60% LAR : 40% CIR	50%	£9,166,954	£4,694,876	£2,373,980	£2,282,258	£-45,217	£-2,401,715

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats	
---------------------	--

Value Area	Zone A - Kings Cross Higher
------------	-----------------------------

No Units	200
Site Area	0.29 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£72,197,810	£64,141,372	£61,900,093	£61,811,633	£69,570,353	£57,329,073
60% LAR : 40% CIR	10%	£67,171,170	£59,465,243	£57,232,006	£57,143,884	£54,910,647	£52,677,469
60% LAR : 40% CIR	15%	£62,126,536	£54,771,137	£52,545,263	£52,457,450	£50,231,577	£47,986,611
60% LAR : 40% CIR	20%	£57,064,061	£50,059,207	£47,840,026	£47,752,494	£45,519,508	£43,266,466
60% LAR : 40% CIR	25%	£51,972,254	£45,329,611	£43,108,786	£43,020,177	£40,773,251	£38,526,325
60% LAR : 40% CIR	30%	£46,848,526	£40,579,184	£38,337,704	£38,249,324	£36,007,845	£33,766,366
60% LAR : 40% CIR	35%	£41,707,159	£35,785,036	£33,549,337	£33,460,158	£31,223,460	£29,060,135
60% LAR : 40% CIR	40%	£36,548,312	£30,973,423	£28,740,846	£28,652,840	£26,389,590	£24,126,949
60% LAR : 40% CIR	45%	£31,349,308	£26,144,504	£23,881,615	£23,792,414	£21,529,294	£19,256,264
60% LAR : 40% CIR	50%	£26,120,441	£21,259,836	£18,999,581	£18,910,502	£16,627,632	£14,332,891
60% LAR : 40% CIR	50%	£20,859,012	£16,357,687	£14,065,326	£13,974,962	£11,682,488	£9,362,819

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£44,298,096	£36,241,658	£34,000,378	£33,911,918	£31,670,638	£29,429,358
60% LAR : 40% CIR	5%	£39,271,456	£31,565,529	£29,332,291	£29,244,170	£27,010,932	£24,777,695
60% LAR : 40% CIR	10%	£34,226,821	£26,871,422	£24,645,548	£24,557,736	£22,331,863	£20,088,662
60% LAR : 40% CIR	15%	£29,164,347	£22,159,493	£19,940,312	£19,852,780	£17,619,794	£15,366,751
60% LAR : 40% CIR	20%	£24,072,540	£17,429,897	£15,209,072	£15,120,462	£12,873,537	£10,626,611
60% LAR : 40% CIR	25%	£18,948,811	£12,679,470	£10,437,990	£10,349,610	£8,108,130	£5,866,652
60% LAR : 40% CIR	30%	£13,807,445	£7,885,322	£5,848,653	£5,760,443	£3,523,746	£1,280,421
60% LAR : 40% CIR	35%	£8,648,597	£3,073,705	£841,132	£753,126	£-1,510,125	£-3,776,765
60% LAR : 40% CIR	40%	£3,449,593	£-1,755,211	£-4,018,099	£-4,107,300	£-6,370,420	£-8,643,450
60% LAR : 40% CIR	45%	£-1,779,273	£-6,639,878	£-9,900,133	£-9,989,213	£-11,272,062	£-13,598,823
60% LAR : 40% CIR	50%	£-7,040,703	£-11,542,027	£-13,834,388	£-13,824,793	£-16,217,227	£-18,538,895

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£55,858,953	£47,802,515	£45,561,235	£45,472,775	£43,231,495	£40,990,216
60% LAR : 40% CIR	5%	£50,832,313	£43,126,366	£40,893,148	£40,805,027	£38,571,790	£36,338,562
60% LAR : 40% CIR	10%	£45,787,679	£38,432,280	£36,206,406	£36,118,593	£33,892,720	£31,647,753
60% LAR : 40% CIR	15%	£40,725,204	£33,720,350	£31,501,169	£31,413,637	£29,180,651	£26,927,609
60% LAR : 40% CIR	20%	£35,633,397	£28,990,754	£26,789,929	£26,681,319	£24,434,394	£22,187,468
60% LAR : 40% CIR	25%	£30,509,669	£24,240,327	£21,988,847	£21,870,467	£19,688,968	£17,427,599
60% LAR : 40% CIR	30%	£25,368,302	£19,446,179	£17,209,480	£17,121,301	£14,884,603	£12,621,278
60% LAR : 40% CIR	35%	£20,209,454	£14,634,566	£12,401,989	£12,313,983	£10,050,733	£7,784,092
60% LAR : 40% CIR	40%	£15,010,450	£9,805,646	£7,542,758	£7,453,557	£5,190,437	£2,917,407
60% LAR : 40% CIR	45%	£9,781,584	£4,920,979	£2,660,724	£2,571,644	£288,775	£-2,005,996
60% LAR : 40% CIR	50%	£4,520,154	£18,830	£-2,273,651	£-2,363,876	£-4,656,366	£-6,976,636

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£60,649,239	£52,592,801	£50,351,521	£50,263,061	£48,021,781	£45,780,501
60% LAR : 40% CIR	5%	£55,622,599	£47,916,672	£45,683,434	£45,595,313	£43,362,075	£41,128,838
60% LAR : 40% CIR	10%	£50,577,964	£43,222,565	£40,996,691	£40,908,879	£38,683,006	£36,438,039
60% LAR : 40% CIR	15%	£45,515,490	£38,510,635	£36,291,454	£36,203,923	£33,970,937	£31,717,894
60% LAR : 40% CIR	20%	£40,423,082	£33,781,040	£31,560,215	£31,471,605	£29,224,880	£26,977,754
60% LAR : 40% CIR	25%	£35,298,954	£29,030,613	£26,789,133	£26,700,753	£24,459,273	£22,217,934
60% LAR : 40% CIR	30%	£30,158,587	£24,236,464	£21,999,766	£21,911,586	£19,674,688	£17,411,564
60% LAR : 40% CIR	35%	£24,999,740	£19,424,852	£17,192,275	£17,104,269	£14,841,018	£12,574,378
60% LAR : 40% CIR	40%	£19,800,736	£14,595,932	£12,333,044	£12,243,843	£9,980,723	£7,707,693
60% LAR : 40% CIR	45%	£14,571,870	£9,711,264	£7,451,010	£7,361,930	£5,079,061	£2,784,319
60% LAR : 40% CIR	50%	£9,310,440	£4,808,116	£2,516,755	£2,426,410	£133,916	£-185,752

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£66,311,810	£58,255,372	£56,014,093	£55,925,633	£53,684,353	£51,443,073
60% LAR : 40% CIR	5%	£61,285,170	£53,579,243	£51,346,006	£51,257,884	£49,024,647	£46,791,409
60% LAR : 40% CIR	10%	£56,240,536	£48,885,137	£46,659,263	£46,571,450	£44,345,577	£42,100,611
60% LAR : 40% CIR	15%	£51,178,061	£44,173,207	£41,964,026	£41,866,494	£39,633,508	£37,380,466
60% LAR : 40% CIR	20%	£46,086,254	£39,443,611	£37,222,786	£37,134,177	£34,887,261	£32,640,325
60% LAR : 40% CIR	25%	£40,962,526	£34,693,184	£32,451,704	£32,363,324	£30,121,845	£27,880,366
60% LAR : 40% CIR	30%	£35,821,159	£29,899,036	£27,672,337	£27,574,158	£25,337,460	£23,074,135
60% LAR : 40% CIR	35%	£30,662,312	£25,087,423	£22,854,846	£22,766,840	£20,503,590	£18,236,949
60% LAR : 40% CIR	40%	£25,493,308	£20,258,504	£17,995,615	£17,906,414	£15,643,294	£13,370,264
60% LAR : 40% CIR	45%	£20,234,441	£15,373,836	£13,113,581	£13,024,502	£10,741,632	£8,446,891
60% LAR : 40% CIR	50%	£14,973,012	£10,471,687	£8,179,326	£8,088,982	£5,796,488	£3,476,819

LB Camden
Local Plan Viability Testing 2023

Rasi 15 - 200 Flats	
---------------------	--

Value Area	Zone A - Lower Central Zone
------------	-----------------------------

No Units	200
Site Area	0.29 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£83,503,633	£75,284,322	£73,076,727	£72,989,596	£70,781,052	£68,539,772
60% LAR : 40% CIR	5%	£77,912,890	£70,072,008	£67,872,333	£67,785,536	£65,560,811	£63,327,573
60% LAR : 40% CIR	10%	£72,302,901	£64,541,987	£62,634,893	£62,547,080	£60,321,207	£58,055,334
60% LAR : 40% CIR	15%	£66,675,073	£59,588,302	£57,389,120	£57,281,590	£55,062,408	£52,843,227
60% LAR : 40% CIR	20%	£61,029,561	£54,298,171	£52,085,015	£51,997,737	£49,784,580	£47,571,424
60% LAR : 40% CIR	25%	£55,365,520	£48,990,529	£46,782,736	£46,695,684	£44,487,891	£42,248,836
60% LAR : 40% CIR	30%	£49,682,171	£43,665,529	£41,462,446	£41,375,591	£39,140,431	£36,863,734
60% LAR : 40% CIR	35%	£43,953,679	£38,323,328	£36,092,321	£36,004,315	£33,771,739	£31,539,162
60% LAR : 40% CIR	40%	£38,207,865	£32,930,480	£30,701,373	£30,613,513	£28,383,862	£26,120,743
60% LAR : 40% CIR	45%	£32,442,002	£27,518,914	£25,282,935	£25,193,856	£22,933,601	£20,673,346
60% LAR : 40% CIR	50%	£26,621,181	£22,069,827	£19,811,787	£19,722,800	£17,459,432	£15,166,937

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£55,603,919	£47,384,608	£45,177,013	£45,089,882	£42,881,338	£40,640,058
60% LAR : 40% CIR	5%	£50,013,176	£42,172,294	£39,972,619	£39,885,822	£37,681,097	£35,427,859
60% LAR : 40% CIR	10%	£44,403,187	£36,942,272	£34,735,178	£34,647,366	£32,421,493	£30,166,620
60% LAR : 40% CIR	15%	£38,775,359	£31,688,588	£29,469,406	£29,381,676	£27,162,693	£24,943,512
60% LAR : 40% CIR	20%	£33,129,846	£26,398,457	£24,185,301	£24,098,023	£21,884,866	£19,671,710
60% LAR : 40% CIR	25%	£27,486,806	£21,090,814	£18,883,021	£18,795,970	£16,588,177	£14,349,122
60% LAR : 40% CIR	30%	£21,782,457	£15,785,815	£13,482,331	£13,475,877	£11,240,717	£9,004,019
60% LAR : 40% CIR	35%	£16,053,965	£10,423,613	£9,152,607	£9,148,801	£5,872,025	£3,639,448
60% LAR : 40% CIR	40%	£10,308,151	£5,030,766	£2,801,659	£2,713,798	£484,148	£-1,778,971
60% LAR : 40% CIR	45%	£4,542,288	£-80,801	£-2,616,779	£-2,705,858	£-4,966,113	£-7,226,388
60% LAR : 40% CIR	50%	£-1,276,933	£-829,897	£-8,087,928	£-8,176,915	£-10,440,283	£-12,732,778

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£67,164,776	£58,945,465	£56,737,870	£56,650,739	£54,442,195	£52,200,915
60% LAR : 40% CIR	5%	£61,574,033	£53,733,151	£51,533,476	£51,446,679	£49,221,964	£46,988,716
60% LAR : 40% CIR	10%	£55,964,044	£48,503,130	£46,296,035	£46,208,223	£43,982,350	£41,756,477
60% LAR : 40% CIR	15%	£50,336,216	£43,249,445	£41,030,263	£40,942,733	£38,723,551	£36,504,370
60% LAR : 40% CIR	20%	£44,690,704	£37,959,314	£35,746,158	£35,658,880	£33,445,723	£31,232,567
60% LAR : 40% CIR	25%	£39,027,663	£32,651,671	£30,443,979	£30,356,827	£28,149,034	£25,909,979
60% LAR : 40% CIR	30%	£33,345,314	£27,326,672	£25,123,589	£25,036,734	£22,801,574	£20,564,876
60% LAR : 40% CIR	35%	£27,614,822	£21,984,470	£19,753,464	£19,665,458	£17,432,882	£15,200,305
60% LAR : 40% CIR	40%	£21,869,008	£16,591,623	£14,362,516	£14,274,655	£12,045,005	£9,781,886
60% LAR : 40% CIR	45%	£16,103,145	£11,180,059	£8,944,078	£8,854,999	£6,594,744	£4,334,489
60% LAR : 40% CIR	50%	£10,282,324	£5,730,970	£3,472,930	£3,383,942	£1,120,574	£-1,111,968

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£71,855,082	£63,735,751	£61,528,155	£61,441,025	£59,232,481	£56,991,201
60% LAR : 40% CIR	5%	£66,364,318	£58,523,437	£56,323,762	£56,236,965	£54,012,240	£51,779,002
60% LAR : 40% CIR	10%	£60,754,330	£53,293,415	£51,086,321	£50,999,509	£48,772,636	£46,546,763
60% LAR : 40% CIR	15%	£55,126,502	£48,039,731	£45,820,549	£45,733,018	£43,513,836	£41,294,655
60% LAR : 40% CIR	20%	£49,480,989	£42,749,600	£40,536,443	£40,449,166	£38,236,009	£36,027,853
60% LAR : 40% CIR	25%	£43,817,949	£37,441,957	£35,234,164	£35,147,112	£32,939,319	£30,700,265
60% LAR : 40% CIR	30%	£38,133,600	£32,116,957	£29,913,874	£29,827,020	£27,591,860	£25,355,162
60% LAR : 40% CIR	35%	£32,405,108	£26,774,756	£24,543,750	£24,455,744	£22,223,168	£19,990,591
60% LAR : 40% CIR	40%	£26,659,293	£21,381,909	£19,152,802	£19,064,941	£16,835,291	£14,572,172
60% LAR : 40% CIR	45%	£20,893,431	£15,970,342	£13,734,364	£13,645,284	£11,385,030	£9,124,775
60% LAR : 40% CIR	50%	£15,072,610	£10,521,256	£8,263,215	£8,174,228	£5,910,860	£3,618,365

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£77,617,633	£69,398,322	£67,190,727	£67,103,596	£64,895,052	£62,653,772
60% LAR : 40% CIR	5%	£72,026,890	£64,186,008	£61,986,333	£61,899,536	£59,674,811	£57,441,573
60% LAR : 40% CIR	10%	£66,416,901	£58,955,987	£56,748,893	£56,661,080	£54,435,207	£52,209,334
60% LAR : 40% CIR	15%	£60,789,073	£53,702,302	£51,483,120	£51,395,990	£49,176,408	£46,927,227
60% LAR : 40% CIR	20%	£55,143,561	£48,412,171	£46,199,015	£46,111,737	£43,898,580	£41,685,424
60% LAR : 40% CIR	25%	£49,480,520	£43,104,529	£40,896,736	£40,809,684	£38,601,891	£36,362,836
60% LAR : 40% CIR	30%	£43,796,171	£37,779,529	£35,576,446	£35,489,591	£33,254,431	£31,017,734
60% LAR : 40% CIR	35%	£38,067,679	£32,437,328	£30,206,321	£30,118,315	£27,885,739	£25,653,162
60% LAR : 40% CIR	40%	£32,321,865	£27,044,480	£24,815,373	£24,727,513	£22,497,862	£20,234,743
60% LAR : 40% CIR	45%	£26,556,002	£21,632,914	£19,398,535	£19,307,856	£17,047,601	£14,787,346
60% LAR : 40% CIR	50%	£20,735,181	£16,183,827	£13,925,787	£13,836,800	£11,573,432	£9,280,937

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats	
---------------------	--

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

No Units	200
Site Area	0.29 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£109,721,245	£101,184,960	£95,010,542	£98,924,721	£96,743,299	£94,535,703
60% LAR : 40% CIR	5%	£102,838,592	£94,698,261	£92,531,645	£92,446,152	£90,249,096	£88,049,422
60% LAR : 40% CIR	10%	£95,838,214	£88,194,121	£86,014,735	£85,928,242	£83,735,821	£81,543,401
60% LAR : 40% CIR	15%	£89,020,265	£81,661,515	£79,475,685	£79,389,469	£77,203,639	£75,017,810
60% LAR : 40% CIR	20%	£82,084,897	£75,098,472	£72,918,576	£72,832,611	£70,652,716	£68,472,820
60% LAR : 40% CIR	25%	£75,132,264	£68,518,181	£66,343,569	£66,257,825	£64,083,214	£61,898,823
60% LAR : 40% CIR	30%	£68,154,325	£61,520,794	£59,750,821	£59,665,272	£57,493,317	£55,290,234
60% LAR : 40% CIR	35%	£61,137,533	£55,306,464	£53,127,200	£53,040,516	£50,841,493	£48,642,470
60% LAR : 40% CIR	40%	£54,103,678	£48,659,060	£46,463,454	£46,376,915	£44,181,308	£41,985,702
60% LAR : 40% CIR	45%	£47,052,916	£41,975,007	£39,782,180	£39,695,757	£37,493,051	£35,286,765
60% LAR : 40% CIR	50%	£39,956,581	£35,274,217	£33,061,206	£32,973,556	£30,749,452	£28,525,347

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£81,821,531	£73,285,245	£71,110,827	£71,025,007	£68,843,585	£66,635,989
60% LAR : 40% CIR	5%	£74,938,878	£66,798,547	£64,631,931	£64,546,438	£62,349,382	£60,149,707
60% LAR : 40% CIR	10%	£68,038,500	£60,294,407	£58,113,021	£58,028,527	£55,836,107	£53,643,687
60% LAR : 40% CIR	15%	£61,120,550	£53,761,801	£51,575,971	£51,489,755	£49,303,925	£47,118,096
60% LAR : 40% CIR	20%	£54,185,182	£47,198,758	£45,018,862	£44,932,897	£42,753,001	£40,573,106
60% LAR : 40% CIR	25%	£47,232,549	£40,618,466	£38,443,855	£38,358,111	£36,183,500	£33,999,109
60% LAR : 40% CIR	30%	£40,254,610	£34,021,080	£31,851,107	£31,765,558	£29,583,603	£27,389,550
60% LAR : 40% CIR	35%	£33,237,819	£27,406,750	£25,227,486	£25,140,801	£22,941,779	£20,742,756
60% LAR : 40% CIR	40%	£26,203,964	£20,759,346	£18,563,740	£18,477,200	£16,281,594	£14,085,988
60% LAR : 40% CIR	45%	£19,153,202	£14,075,292	£11,882,466	£11,796,043	£9,593,336	£7,367,051
60% LAR : 40% CIR	50%	£12,056,867	£7,374,503	£5,161,491	£5,073,842	£2,849,738	£625,633

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£93,382,388	£84,846,102	£82,671,685	£82,585,864	£80,404,442	£78,196,846
60% LAR : 40% CIR	5%	£86,498,735	£78,359,404	£76,187,986	£76,102,295	£73,910,239	£71,710,654
60% LAR : 40% CIR	10%	£79,599,357	£71,855,264	£69,675,878	£69,589,385	£67,396,964	£65,204,544
60% LAR : 40% CIR	15%	£72,681,407	£65,322,658	£63,136,828	£63,050,612	£60,864,782	£58,678,953
60% LAR : 40% CIR	20%	£65,746,040	£58,759,615	£56,579,719	£56,493,754	£54,313,859	£52,133,963
60% LAR : 40% CIR	25%	£58,793,407	£52,179,324	£50,004,712	£49,918,968	£47,744,367	£45,569,986
60% LAR : 40% CIR	30%	£51,815,468	£45,581,937	£43,411,984	£43,326,415	£41,144,460	£38,941,317
60% LAR : 40% CIR	35%	£44,798,676	£38,967,607	£36,788,343	£36,701,659	£34,502,636	£32,303,613
60% LAR : 40% CIR	40%	£37,784,821	£32,320,203	£30,124,597	£30,038,057	£27,842,451	£25,646,845
60% LAR : 40% CIR	45%	£30,714,059	£25,636,150	£23,443,323	£23,356,900	£21,154,194	£18,927,908
60% LAR : 40% CIR	50%	£23,617,724	£18,935,360	£16,722,348	£16,634,699	£14,410,595	£12,186,490

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£98,172,674	£89,838,368	£87,461,970	£87,376,150	£85,194,728	£82,987,132
60% LAR : 40% CIR	5%	£91,290,021	£83,149,690	£80,983,074	£80,897,581	£78,700,525	£76,500,850
60% LAR : 40% CIR	10%	£84,389,643	£76,645,549	£74,466,164	£74,379,670	£72,187,249	£69,994,830
60% LAR : 40% CIR	15%	£77,471,693	£70,112,943	£67,927,114	£67,840,898	£65,655,068	£63,469,239
60% LAR : 40% CIR	20%	£70,536,325	£63,549,900	£61,370,005	£61,284,040	£59,104,744	£56,921,249
60% LAR : 40% CIR	25%	£63,583,692	£56,969,809	£54,794,998	£54,709,254	£52,534,843	£50,359,232
60% LAR : 40% CIR	30%	£56,605,753	£50,372,223	£48,202,250	£48,116,701	£45,934,746	£43,751,663
60% LAR : 40% CIR	35%	£49,588,962	£43,757,892	£41,578,628	£41,491,944	£39,292,921	£37,093,899
60% LAR : 40% CIR	40%	£42,555,107	£37,110,488	£34,914,883	£34,829,343	£32,632,736	£30,437,131
60% LAR : 40% CIR	45%	£35,504,345	£30,426,435	£28,233,609	£28,147,186	£25,944,479	£23,718,194
60% LAR : 40% CIR	50%	£28,408,010	£23,725,646	£21,512,634	£21,424,985	£19,200,880	£16,976,776

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£103,835,245	£95,298,960	£93,124,542	£93,038,721	£90,857,299	£88,649,703
60% LAR : 40% CIR	5%	£96,952,592	£88,812,261	£86,645,645	£86,560,152	£84,383,096	£82,163,422
60% LAR : 40% CIR	10%	£90,052,214	£82,308,121	£80,128,735	£80,042,242	£77,849,821	£75,657,401
60% LAR : 40% CIR	15%	£83,134,265	£75,775,515	£73,589,695	£73,503,469	£71,317,639	£69,131,810
60% LAR : 40% CIR	20%	£76,198,897	£69,212,472	£67,032,576	£66,946,611	£64,766,716	£62,586,820
60% LAR : 40% CIR	25%	£69,246,254	£62,632,181	£60,457,569	£60,371,825	£58,197,214	£56,012,823
60% LAR : 40% CIR	30%	£62,268,325	£56,034,794	£53,864,821	£53,779,272	£51,597,317	£49,414,234
60% LAR : 40% CIR	35%	£55,251,533	£49,420,464	£47,241,200	£47,154,516	£44,955,493	£42,756,470
60% LAR : 40% CIR	40%	£48,217,678	£42,773,960	£40,577,454	£40,490,915	£38,295,308	£36,099,702
60% LAR : 40% CIR	45%	£41,166,916	£36,089,007	£33,896,180	£33,809,757	£31,607,051	£29,380,765
60% LAR : 40% CIR	50%	£34,070,581	£29,388,217	£27,175,206	£27,087,556	£24,883,452	£22,639,347

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats	
---------------------	--

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

No Units	200
Site Area	0.29 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£124,866,691	£115,926,896	£113,752,478	£113,666,657	£111,492,238	£109,317,820
60% LAR : 40% CIR	5%	£117,056,620	£108,703,101	£106,536,485	£106,450,981	£104,284,376	£102,117,760
60% LAR : 40% CIR	10%	£109,421,557	£101,461,863	£99,302,392	£99,217,199	£97,057,725	£94,894,926
60% LAR : 40% CIR	15%	£101,754,533	£94,203,336	£92,050,357	£91,965,436	£89,812,458	£87,627,584
60% LAR : 40% CIR	20%	£94,070,091	£86,927,669	£84,780,535	£84,695,861	£82,520,738	£80,340,843
60% LAR : 40% CIR	25%	£86,368,383	£79,635,012	£77,469,841	£77,384,096	£75,209,485	£73,034,873
60% LAR : 40% CIR	30%	£78,649,563	£72,305,314	£70,135,340	£70,049,792	£67,875,818	£65,709,845
60% LAR : 40% CIR	35%	£70,913,782	£64,949,233	£62,783,258	£62,697,878	£60,531,903	£58,358,409
60% LAR : 40% CIR	40%	£63,149,337	£57,576,361	£55,413,753	£55,328,514	£53,149,868	£50,954,261
60% LAR : 40% CIR	45%	£55,344,770	£50,186,852	£48,003,360	£47,916,936	£45,724,110	£43,531,284
60% LAR : 40% CIR	50%	£47,523,450	£42,748,017	£40,557,338	£40,471,006	£38,280,327	£36,065,321

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£96,766,977	£88,027,181	£85,852,763	£85,766,943	£83,592,524	£81,418,106
60% LAR : 40% CIR	5%	£89,156,906	£80,803,386	£78,636,770	£78,551,277	£76,384,662	£74,218,046
60% LAR : 40% CIR	10%	£81,521,843	£73,592,149	£71,462,678	£71,377,485	£69,210,014	£67,043,398
60% LAR : 40% CIR	15%	£73,854,819	£66,303,621	£64,150,543	£64,065,722	£61,912,744	£59,729,869
60% LAR : 40% CIR	20%	£66,170,377	£59,027,954	£56,880,821	£56,796,147	£54,621,024	£52,418,129
60% LAR : 40% CIR	25%	£58,468,669	£51,735,297	£49,570,126	£49,484,382	£47,309,717	£45,135,159
60% LAR : 40% CIR	30%	£50,749,848	£44,405,600	£42,235,626	£42,150,077	£39,980,104	£37,810,130
60% LAR : 40% CIR	35%	£43,014,068	£37,049,518	£34,883,544	£34,798,164	£32,632,189	£30,458,686
60% LAR : 40% CIR	40%	£35,249,623	£29,676,647	£27,514,039	£27,428,799	£25,250,154	£23,054,547
60% LAR : 40% CIR	45%	£27,445,056	£22,287,138	£20,103,645	£20,017,222	£17,824,396	£15,631,569
60% LAR : 40% CIR	50%	£19,623,736	£14,848,302	£12,657,624	£12,571,292	£10,380,613	£8,165,607

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£108,327,834	£99,588,038	£97,413,621	£97,327,800	£95,153,381	£92,978,963
60% LAR : 40% CIR	5%	£100,717,763	£92,384,243	£90,197,628	£90,112,134	£87,945,519	£85,778,203
60% LAR : 40% CIR	10%	£93,082,700	£85,123,006	£82,963,535	£82,878,342	£80,718,671	£78,556,069
60% LAR : 40% CIR	15%	£85,415,676	£77,864,478	£75,711,500	£75,626,579	£73,473,601	£71,288,727
60% LAR : 40% CIR	20%	£77,731,234	£70,588,812	£68,441,678	£68,357,004	£66,211,881	£64,000,986
60% LAR : 40% CIR	25%	£70,029,326	£63,296,155	£61,130,983	£61,045,239	£58,900,128	£56,688,016
60% LAR : 40% CIR	30%	£62,310,705	£55,986,457	£53,786,483	£53,701,935	£51,540,961	£49,370,988
60% LAR : 40% CIR	35%	£54,574,925	£48,610,376	£46,444,401	£46,359,021	£44,193,046	£42,019,552
60% LAR : 40% CIR	40%	£46,810,480	£41,237,504	£39,074,896	£38,989,656	£36,811,011	£34,615,404
60% LAR : 40% CIR	45%	£39,005,913	£33,847,995	£31,664,502	£31,578,079	£29,385,253	£27,192,426
60% LAR : 40% CIR	50%	£31,184,593	£26,409,160	£24,218,481	£24,132,149	£21,941,470	£19,726,464

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£113,118,120	£104,378,324	£102,203,906	£102,118,096	£99,943,667	£97,769,249
60% LAR : 40% CIR	5%	£105,508,049	£97,154,529	£94,987,913	£94,902,420	£92,735,805	£90,569,189
60% LAR : 40% CIR	10%	£97,872,986	£89,913,292	£87,753,821	£87,668,628	£85,509,157	£83,346,355
60% LAR : 40% CIR	15%	£90,205,961	£82,654,764	£80,501,786	£80,416,865	£78,263,887	£76,079,012
60% LAR : 40% CIR	20%	£82,521,520	£75,379,097	£73,231,964	£73,147,289	£71,002,167	£68,792,272
60% LAR : 40% CIR	25%	£74,819,811	£68,089,440	£65,921,269	£65,835,525	£63,680,914	£61,466,301
60% LAR : 40% CIR	30%	£67,100,991	£60,756,742	£58,586,769	£58,501,220	£56,347,237	£54,161,273
60% LAR : 40% CIR	35%	£59,365,211	£53,400,661	£51,234,687	£51,149,306	£48,983,332	£46,809,838
60% LAR : 40% CIR	40%	£51,600,766	£46,027,790	£43,865,181	£43,779,942	£41,601,297	£39,405,690
60% LAR : 40% CIR	45%	£43,796,199	£38,638,280	£36,454,788	£36,369,365	£34,175,539	£31,982,712
60% LAR : 40% CIR	50%	£35,974,879	£31,199,445	£29,008,766	£28,922,435	£26,731,756	£24,516,749

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£118,780,891	£110,040,896	£107,866,478	£107,780,657	£105,606,238	£103,431,820
60% LAR : 40% CIR	5%	£111,170,620	£102,817,101	£100,650,485	£100,564,991	£98,398,376	£96,231,760
60% LAR : 40% CIR	10%	£103,535,557	£95,575,863	£93,416,392	£93,331,199	£91,171,728	£89,008,926
60% LAR : 40% CIR	15%	£95,868,533	£88,217,336	£86,164,357	£86,079,436	£83,926,458	£81,741,584
60% LAR : 40% CIR	20%	£88,184,091	£81,041,869	£78,994,535	£78,909,861	£76,734,736	£74,554,843
60% LAR : 40% CIR	25%	£80,482,383	£73,749,012	£71,583,841	£71,498,096	£69,323,485	£67,148,873
60% LAR : 40% CIR	30%	£72,763,563	£66,419,314	£64,249,340	£64,163,792	£61,993,818	£59,823,845
60% LAR : 40% CIR	35%	£65,027,782	£59,063,233	£56,897,258	£56,811,878	£54,645,903	£52,472,409
60% LAR : 40% CIR	40%	£57,263,337	£51,690,361	£49,527,793	£49,442,514	£47,263,868	£45,088,261
60% LAR : 40% CIR	45%	£49,458,770	£44,300,852	£42,117,360	£42,030,936	£39,838,110	£37,645,284
60% LAR : 40% CIR	50%	£41,637,450	£36,862,017	£34,671,338	£34,585,006	£32,394,327	£30,179,321

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
------------	--

No Units	575
Site Area	2.88 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
0%		£173,020,590	£152,137,412	£147,278,519	£147,061,519	£142,201,058	£137,316,459
60% LAR : 40% CIR	5%	£161,429,119	£141,427,832	£136,586,660	£136,370,489	£131,522,095	£126,617,623
60% LAR : 40% CIR	10%	£149,797,457	£130,676,189	£125,852,831	£125,637,419	£120,759,640	£115,873,216
60% LAR : 40% CIR	15%	£138,123,448	£119,884,443	£115,040,915	£114,823,386	£109,953,533	£105,042,205
60% LAR : 40% CIR	20%	£126,373,474	£109,030,595	£104,175,850	£103,958,951	£99,070,602	£94,148,756
60% LAR : 40% CIR	25%	£114,584,035	£98,110,597	£93,245,780	£93,026,450	£88,118,454	£83,152,778
60% LAR : 40% CIR	30%	£102,739,627	£87,133,353	£82,237,790	£82,018,961	£77,065,111	£72,051,711
60% LAR : 40% CIR	35%	£90,820,733	£76,073,443	£71,132,199	£70,910,623	£65,909,949	£60,878,617
60% LAR : 40% CIR	40%	£78,827,280	£64,915,315	£59,918,328	£59,693,743	£54,672,230	£49,601,348
60% LAR : 40% CIR	45%	£66,740,729	£53,642,195	£48,629,048	£48,404,769	£43,318,846	£38,223,425
60% LAR : 40% CIR	50%	£54,525,756	£42,287,768	£37,205,187	£36,977,724	£31,851,538	£26,691,385

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
0%		£107,720,285	£128,003,463	£133,462,358	£133,679,356	£139,539,817	£143,424,416
60% LAR : 40% CIR	5%	£119,311,759	£138,313,043	£144,154,215	£144,370,368	£149,218,790	£154,123,252
60% LAR : 40% CIR	10%	£130,943,418	£150,054,686	£154,888,044	£155,103,455	£159,961,255	£164,867,659
60% LAR : 40% CIR	15%	£142,617,427	£160,856,432	£165,699,960	£165,917,489	£170,787,342	£175,696,670
60% LAR : 40% CIR	20%	£154,367,401	£171,710,280	£176,565,025	£176,781,924	£181,670,273	£186,592,119
60% LAR : 40% CIR	25%	£166,136,840	£182,630,278	£187,495,095	£187,714,425	£192,622,421	£197,580,097
60% LAR : 40% CIR	30%	£178,001,248	£193,607,482	£198,462,056	£198,683,014	£203,615,764	£208,619,154
60% LAR : 40% CIR	35%	£189,920,142	£204,667,432	£209,608,676	£209,830,252	£214,830,526	£219,882,258
60% LAR : 40% CIR	40%	£201,913,585	£215,825,580	£220,622,547	£220,847,132	£226,068,645	£231,139,527
60% LAR : 40% CIR	45%	£214,000,146	£227,098,680	£232,111,827	£232,336,106	£237,622,029	£242,817,450
60% LAR : 40% CIR	50%	£226,215,119	£238,453,087	£243,535,688	£243,763,151	£249,119,337	£254,249,490

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
0%		£8,610,840	£12,272,338	£17,131,231	£17,346,231	£22,208,692	£27,089,291
60% LAR : 40% CIR	5%	£2,989,631	£22,981,918	£27,823,090	£28,039,261	£32,893,655	£37,765,137
60% LAR : 40% CIR	10%	£14,612,293	£33,733,561	£38,556,919	£38,772,331	£43,650,110	£48,534,534
60% LAR : 40% CIR	15%	£26,286,302	£44,525,307	£49,388,835	£49,604,366	£54,456,217	£59,327,545
60% LAR : 40% CIR	20%	£38,036,276	£55,379,155	£60,233,900	£60,450,799	£65,339,148	£70,260,994
60% LAR : 40% CIR	25%	£49,820,715	£66,299,153	£71,163,970	£71,383,303	£76,315,286	£81,285,072
60% LAR : 40% CIR	30%	£61,670,123	£77,276,357	£82,171,960	£82,390,789	£87,344,639	£92,348,038
60% LAR : 40% CIR	35%	£73,589,017	£88,336,307	£93,277,561	£93,499,127	£98,499,801	£103,531,133
60% LAR : 40% CIR	40%	£85,582,470	£99,494,435	£104,491,422	£104,716,007	£109,737,520	£114,808,402
60% LAR : 40% CIR	45%	£97,669,021	£110,767,595	£115,780,702	£116,004,981	£121,090,904	£126,186,325
60% LAR : 40% CIR	50%	£109,883,694	£122,121,962	£127,204,563	£127,432,628	£132,599,212	£137,719,368

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
0%		£56,813,090	£35,929,912	£31,071,919	£30,854,019	£25,993,558	£21,108,959
60% LAR : 40% CIR	5%	£45,221,619	£25,220,332	£20,379,160	£20,162,989	£15,314,595	£10,410,123
60% LAR : 40% CIR	10%	£33,589,957	£14,468,689	£9,645,331	£9,429,919	£4,552,140	£-394,284
60% LAR : 40% CIR	15%	£21,915,948	£3,676,943	£-1,186,585	£-1,384,114	£-6,253,967	£-11,165,295
60% LAR : 40% CIR	20%	£10,165,974	£-87,766,905	£-12,031,650	£-12,248,849	£-17,136,898	£-22,058,744
60% LAR : 40% CIR	25%	£-1,122,448	£-16,096,933	£-22,961,720	£-23,181,050	£-28,089,046	£-33,054,722
60% LAR : 40% CIR	30%	£-13,467,873	£-29,074,107	£-33,969,710	£-34,188,539	£-39,142,389	£-44,145,789
60% LAR : 40% CIR	35%	£-25,386,767	£-40,134,057	£-45,075,301	£-45,296,877	£-50,297,551	£-55,328,883
60% LAR : 40% CIR	40%	£-37,390,220	£-51,292,185	£-56,289,172	£-56,513,767	£-61,535,270	£-66,606,192
60% LAR : 40% CIR	45%	£-49,406,771	£-62,355,305	£-67,578,452	£-67,802,731	£-72,895,654	£-77,984,075
60% LAR : 40% CIR	50%	£-61,481,744	£-73,919,712	£-79,002,313	£-79,229,176	£-84,355,962	£-89,516,115

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
0%		£113,792,715	£92,908,537	£88,050,644	£87,833,644	£82,973,183	£78,088,584
60% LAR : 40% CIR	5%	£102,201,244	£82,199,957	£77,358,785	£77,142,614	£72,294,220	£67,389,748
60% LAR : 40% CIR	10%	£90,569,582	£71,448,314	£66,624,956	£66,409,544	£61,531,765	£56,645,341
60% LAR : 40% CIR	15%	£78,895,573	£60,656,568	£55,813,940	£55,595,511	£50,725,658	£45,814,330
60% LAR : 40% CIR	20%	£67,145,599	£49,802,720	£44,947,075	£44,731,076	£39,842,727	£34,920,881
60% LAR : 40% CIR	25%	£55,356,160	£38,882,722	£34,017,905	£33,798,575	£28,890,579	£23,924,903
60% LAR : 40% CIR	30%	£43,511,752	£27,905,518	£23,009,915	£22,791,086	£17,837,236	£12,833,836
60% LAR : 40% CIR	35%	£31,592,858	£16,845,568	£11,904,324	£11,682,748	£6,682,074	£1,650,742
60% LAR : 40% CIR	40%	£19,599,405	£5,687,440	£6,990,453	£6,765,363	£1,856,046	£-318,927
60% LAR : 40% CIR	45%	£7,512,854	£-5,388,160	£-10,598,827	£-10,343,106	£-15,909,029	£-21,004,450
60% LAR : 40% CIR	50%	£-4,702,119	£-16,940,087	£-22,022,688	£-22,250,151	£-27,376,337	£-32,536,490

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats	
---------------------	--

Value Area	Zone A - Kings Cross Lower
------------	----------------------------

No Units	575
Site Area	2.88 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£173,020,590	£152,137,412	£147,278,519	£147,061,519	£142,201,058	£137,316,459
60% LAR : 40% CIR	5%	£161,423,119	£141,427,832	£136,586,860	£136,370,489	£131,522,095	£126,617,623
60% LAR : 40% CIR	10%	£149,797,457	£130,676,189	£125,852,831	£125,637,419	£120,755,640	£115,873,216
60% LAR : 40% CIR	15%	£138,123,448	£119,884,443	£115,040,915	£114,823,386	£109,953,533	£105,042,205
60% LAR : 40% CIR	20%	£126,373,474	£109,030,595	£104,175,850	£103,958,951	£99,070,602	£94,148,756
60% LAR : 40% CIR	25%	£114,584,035	£98,110,597	£93,245,780	£93,028,450	£88,118,454	£83,152,778
60% LAR : 40% CIR	30%	£102,730,627	£87,133,393	£82,237,790	£82,018,961	£77,065,111	£72,061,711
60% LAR : 40% CIR	35%	£90,820,733	£76,073,443	£71,132,199	£70,910,623	£65,909,949	£60,878,617
60% LAR : 40% CIR	40%	£78,827,280	£64,915,315	£59,819,328	£59,603,743	£54,672,230	£49,601,348
60% LAR : 40% CIR	45%	£66,740,729	£53,642,195	£48,629,048	£48,404,769	£43,318,846	£38,223,425
60% LAR : 40% CIR	50%	£54,526,756	£42,287,788	£37,205,187	£36,977,724	£31,851,538	£26,691,385

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£107,720,285	£128,603,463	£133,462,356	£133,679,356	£139,539,817	£143,424,416
60% LAR : 40% CIR	5%	£119,311,756	£139,313,043	£141,154,215	£141,370,386	£148,215,780	£154,123,252
60% LAR : 40% CIR	10%	£130,943,419	£150,064,656	£154,989,044	£155,103,456	£163,951,235	£169,857,559
60% LAR : 40% CIR	15%	£142,617,427	£160,856,432	£165,699,960	£165,814,372	£175,767,342	£181,673,666
60% LAR : 40% CIR	20%	£154,367,401	£171,710,280	£176,565,025	£176,679,437	£187,631,817	£193,538,141
60% LAR : 40% CIR	25%	£166,156,840	£182,630,278	£187,495,095	£187,609,507	£198,561,887	£204,468,211
60% LAR : 40% CIR	30%	£178,001,248	£193,599,482	£198,503,953	£198,618,365	£209,570,745	£215,477,069
60% LAR : 40% CIR	35%	£189,820,142	£204,567,432	£209,508,676	£209,623,088	£220,573,465	£226,479,789
60% LAR : 40% CIR	40%	£201,619,595	£215,525,560	£220,522,547	£220,636,959	£231,578,645	£237,484,969
60% LAR : 40% CIR	45%	£214,000,146	£227,098,680	£232,111,827	£232,226,239	£243,273,105	£249,179,429
60% LAR : 40% CIR	50%	£226,216,119	£238,453,087	£243,535,688	£243,650,100	£254,384,965	£260,291,289

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£9,810,840	£12,272,338	£17,131,231	£17,348,231	£22,208,692	£27,069,291
60% LAR : 40% CIR	5%	£2,969,931	£22,981,918	£27,833,090	£28,050,261	£32,910,722	£37,762,321
60% LAR : 40% CIR	10%	£14,612,293	£33,733,561	£38,556,919	£38,772,331	£43,650,110	£48,538,534
60% LAR : 40% CIR	15%	£26,286,302	£44,525,307	£49,268,832	£49,484,244	£54,369,629	£59,258,053
60% LAR : 40% CIR	20%	£38,036,276	£55,379,155	£60,033,900	£60,249,312	£65,134,707	£70,023,131
60% LAR : 40% CIR	25%	£49,825,715	£66,299,153	£70,833,970	£71,049,382	£75,934,777	£80,823,201
60% LAR : 40% CIR	30%	£61,670,123	£77,276,357	£81,599,040	£81,814,452	£86,700,849	£91,589,273
60% LAR : 40% CIR	35%	£73,589,017	£88,336,307	£93,277,551	£93,492,963	£98,379,360	£103,267,784
60% LAR : 40% CIR	40%	£85,582,470	£99,484,435	£104,491,422	£104,706,834	£109,593,231	£114,481,655
60% LAR : 40% CIR	45%	£97,689,021	£110,767,555	£115,780,702	£115,996,114	£120,884,509	£125,772,933
60% LAR : 40% CIR	50%	£109,993,994	£122,121,682	£127,204,853	£127,420,265	£132,508,662	£137,397,086

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£56,813,090	£35,929,912	£31,071,019	£30,854,019	£25,993,556	£21,108,959
60% LAR : 40% CIR	5%	£45,221,619	£25,220,332	£20,379,160	£20,162,989	£15,314,595	£10,410,123
60% LAR : 40% CIR	10%	£33,589,957	£14,468,689	£9,645,331	£9,429,919	£4,552,140	£-334,284
60% LAR : 40% CIR	15%	£21,915,948	£3,676,943	£-1,166,595	£-1,384,114	£-6,253,967	£-11,165,295
60% LAR : 40% CIR	20%	£10,165,974	£-1,176,905	£-13,031,650	£-12,248,349	£-17,138,898	£-22,059,744
60% LAR : 40% CIR	25%	£-1,828,462	£-19,099,903	£-22,961,720	£-23,181,050	£-28,099,046	£-33,054,722
60% LAR : 40% CIR	30%	£-13,467,873	£-29,074,107	£-33,969,710	£-34,188,539	£-39,142,389	£-44,145,789
60% LAR : 40% CIR	35%	£-25,386,767	£-40,134,057	£-45,075,301	£-45,294,677	£-50,297,551	£-55,328,883
60% LAR : 40% CIR	40%	£-37,380,220	£-51,292,185	£-56,299,172	£-56,518,757	£-61,535,270	£-66,606,152
60% LAR : 40% CIR	45%	£-49,466,771	£-62,565,305	£-67,578,452	£-67,802,731	£-72,888,854	£-77,994,075
60% LAR : 40% CIR	50%	£-61,681,744	£-73,919,712	£-78,002,313	£-78,229,776	£-83,355,962	£-88,516,115

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£113,792,715	£92,908,537	£88,050,844	£87,833,644	£82,973,183	£78,088,584
60% LAR : 40% CIR	5%	£102,201,244	£82,199,957	£77,358,785	£77,142,614	£72,294,220	£67,389,748
60% LAR : 40% CIR	10%	£90,569,582	£71,448,314	£66,624,956	£66,409,544	£61,531,765	£56,645,341
60% LAR : 40% CIR	15%	£78,895,573	£60,656,968	£55,813,040	£55,595,511	£50,725,658	£45,814,330
60% LAR : 40% CIR	20%	£67,145,599	£49,802,720	£44,947,976	£44,731,076	£39,842,127	£34,920,861
60% LAR : 40% CIR	25%	£55,356,160	£38,882,722	£34,017,905	£33,798,575	£28,890,579	£23,924,903
60% LAR : 40% CIR	30%	£43,511,752	£27,905,518	£23,009,915	£22,791,086	£17,837,236	£12,833,886
60% LAR : 40% CIR	35%	£31,592,858	£16,845,568	£11,904,324	£11,682,748	£6,682,074	£1,650,742
60% LAR : 40% CIR	40%	£19,599,405	£5,687,440	£9,000,453	£8,786,868	£3,855,845	£-886,397
60% LAR : 40% CIR	45%	£7,512,854	£-3,585,980	£-10,598,527	£-10,384,106	£-15,909,029	£-21,004,450
60% LAR : 40% CIR	50%	£-4,702,119	£-16,940,087	£-22,022,688	£-22,250,151	£-27,376,337	£-32,536,490

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats	
---------------------	--

Value Area	Zone A - Kings Cross Higher
------------	-----------------------------

No Units	575
Site Area	2.88 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£201,832,560	£180,714,972	£175,913,624	£175,699,263	£170,897,915	£166,096,567
60% LAR : 40% CIR	5%	£188,330,209	£168,611,228	£163,828,334	£163,615,392	£158,833,097	£154,039,811
60% LAR : 40% CIR	10%	£175,788,094	£156,467,481	£151,702,785	£151,488,993	£146,697,747	£141,874,388
60% LAR : 40% CIR	15%	£162,677,863	£144,284,119	£139,523,145	£139,308,423	£134,501,422	£129,694,422
60% LAR : 40% CIR	20%	£149,522,768	£132,060,711	£127,268,623	£127,054,523	£122,262,435	£117,424,951
60% LAR : 40% CIR	25%	£136,328,659	£119,751,964	£114,973,360	£114,759,813	£109,939,110	£105,098,024
60% LAR : 40% CIR	30%	£123,084,891	£107,404,302	£102,600,967	£102,387,021	£97,556,161	£92,672,742
60% LAR : 40% CIR	35%	£109,765,615	£94,982,809	£90,164,756	£89,949,335	£85,070,382	£80,156,872
60% LAR : 40% CIR	40%	£96,399,288	£82,497,265	£77,623,495	£77,405,458	£72,486,029	£67,511,816
60% LAR : 40% CIR	45%	£82,941,954	£69,900,391	£64,975,937	£64,755,028	£59,764,296	£54,751,150
60% LAR : 40% CIR	50%	£69,388,591	£57,189,249	£52,163,083	£51,939,038	£46,941,617	£41,859,016

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£78,908,315	£100,025,903	£104,827,251	£105,041,612	£109,842,960	£114,644,308
60% LAR : 40% CIR	5%	£61,910,698	£112,129,647	£116,911,941	£117,126,483	£121,907,778	£126,731,954
60% LAR : 40% CIR	10%	£104,052,761	£124,073,394	£129,088,090	£129,290,892	£134,043,128	£138,866,495
60% LAR : 40% CIR	15%	£118,063,012	£136,456,756	£141,217,730	£141,432,452	£146,239,453	£151,046,453
60% LAR : 40% CIR	20%	£131,218,107	£148,680,164	£153,472,252	£153,686,352	£158,478,440	£163,313,924
60% LAR : 40% CIR	25%	£144,412,216	£160,988,911	£165,767,515	£165,981,062	£170,801,765	£175,642,851
60% LAR : 40% CIR	30%	£157,656,984	£173,336,576	£179,140,988	£179,355,864	£184,174,714	£189,068,123
60% LAR : 40% CIR	35%	£170,975,260	£185,759,056	£190,576,119	£190,791,540	£195,670,453	£200,584,003
60% LAR : 40% CIR	40%	£184,341,587	£198,244,610	£203,117,380	£203,335,417	£208,254,846	£213,229,059
60% LAR : 40% CIR	45%	£197,798,021	£210,840,484	£215,764,938	£215,985,847	£220,978,579	£225,989,725
60% LAR : 40% CIR	50%	£211,352,284	£223,551,628	£228,587,792	£228,811,837	£233,799,258	£238,881,859

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£37,422,810	£16,305,222	£11,503,874	£11,289,513	£6,488,165	£1,686,817
60% LAR : 40% CIR	5%	£24,420,459	£4,201,476	£3,899,814	£3,894,968	£3,876,853	£3,859,609
60% LAR : 40% CIR	10%	£11,378,344	£7,342,269	£12,706,965	£12,919,757	£17,712,003	£22,535,361
60% LAR : 40% CIR	15%	£1,731,887	£20,125,631	£24,886,605	£25,101,327	£29,908,328	£34,715,328
60% LAR : 40% CIR	20%	£16,896,982	£32,349,039	£37,141,127	£37,355,227	£42,147,315	£46,994,799
60% LAR : 40% CIR	25%	£28,091,091	£44,857,798	£49,136,399	£49,640,037	£54,470,640	£59,311,775
60% LAR : 40% CIR	30%	£41,324,859	£57,005,448	£61,808,883	£62,024,729	£66,853,589	£71,737,068
60% LAR : 40% CIR	35%	£54,644,135	£69,426,941	£74,244,994	£74,460,415	£79,339,368	£84,252,878
60% LAR : 40% CIR	40%	£68,010,462	£81,912,485	£86,786,255	£87,004,292	£91,923,721	£96,897,934
60% LAR : 40% CIR	45%	£81,487,796	£94,509,359	£99,433,913	£99,654,722	£104,645,454	£109,658,990
60% LAR : 40% CIR	50%	£95,021,159	£107,229,501	£112,226,667	£112,450,712	£117,468,193	£122,550,734

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£85,625,080	£84,307,472	£58,708,124	£59,491,763	£54,690,415	£49,889,067
60% LAR : 40% CIR	5%	£72,622,709	£52,403,728	£47,621,434	£47,407,892	£42,625,597	£37,802,311
60% LAR : 40% CIR	10%	£59,580,594	£40,259,981	£35,495,285	£35,282,493	£30,490,247	£25,666,889
60% LAR : 40% CIR	15%	£46,470,363	£28,076,619	£23,315,645	£23,100,923	£18,293,922	£13,486,922
60% LAR : 40% CIR	20%	£33,315,268	£15,853,211	£11,061,123	£10,847,023	£6,054,936	£1,217,451
60% LAR : 40% CIR	25%	£20,121,159	£3,544,464	£1,234,140	£1,019,987	£0,268,396	£11,109,471
60% LAR : 40% CIR	30%	£6,877,391	£8,803,198	£13,606,633	£13,822,479	£18,651,339	£23,534,758
60% LAR : 40% CIR	35%	£6,441,885	£21,224,691	£26,042,744	£26,258,165	£31,137,118	£36,050,628
60% LAR : 40% CIR	40%	£19,808,212	£33,710,235	£38,594,005	£38,802,042	£43,721,471	£48,695,684
60% LAR : 40% CIR	45%	£33,265,546	£46,307,109	£51,231,683	£51,452,472	£56,443,204	£61,458,393
60% LAR : 40% CIR	50%	£46,818,009	£58,918,251	£64,024,417	£64,248,462	£69,265,883	£74,348,484

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£142,604,685	£121,487,097	£116,685,749	£116,471,388	£111,670,040	£106,868,692
60% LAR : 40% CIR	5%	£129,602,334	£109,383,353	£104,601,059	£104,387,517	£99,605,222	£94,781,936
60% LAR : 40% CIR	10%	£116,560,219	£97,239,606	£92,474,910	£92,262,118	£87,469,872	£82,646,514
60% LAR : 40% CIR	15%	£103,449,988	£85,056,244	£80,295,270	£80,080,548	£75,273,547	£70,466,547
60% LAR : 40% CIR	20%	£90,294,893	£72,832,836	£69,040,748	£68,826,648	£63,034,560	£58,197,076
60% LAR : 40% CIR	25%	£77,100,784	£60,524,089	£55,745,485	£55,531,938	£50,711,235	£45,870,149
60% LAR : 40% CIR	30%	£63,857,016	£48,176,427	£43,372,992	£43,157,146	£38,328,286	£33,444,867
60% LAR : 40% CIR	35%	£50,537,740	£35,754,934	£30,936,881	£30,721,460	£25,842,507	£20,928,997
60% LAR : 40% CIR	40%	£37,171,413	£23,269,390	£18,395,620	£18,177,583	£13,258,154	£8,293,941
60% LAR : 40% CIR	45%	£23,714,079	£10,672,516	£5,748,062	£5,527,153	£0,526,421	£4,475,725
60% LAR : 40% CIR	50%	£10,160,716	£2,038,626	£-0,044,792	£-0,268,837	£-12,280,258	£-17,368,859

LB Camden
Local Plan Viability Testing 2023

Rasi 16 - 575 Flats	
---------------------	--

Value Area	Zone A - Lower Central Zone
------------	-----------------------------

No Units	575
Site Area	2.88 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£230,586,949	£209,146,467	£204,399,860	£204,187,943	£199,441,335	£194,874,128
60% LAR : 40% CIR	5%	£216,146,878	£195,854,872	£190,927,140	£190,716,033	£185,981,780	£181,199,485
60% LAR : 40% CIR	10%	£201,867,044	£182,123,808	£177,413,434	£177,203,089	£172,445,101	£167,680,404
60% LAR : 40% CIR	15%	£187,147,833	£168,553,542	£163,826,507	£163,614,397	£158,865,858	£154,117,320
60% LAR : 40% CIR	20%	£172,589,635	£154,923,582	£150,189,775	£149,978,279	£145,244,471	£140,478,067
60% LAR : 40% CIR	25%	£157,992,071	£141,233,284	£136,512,796	£136,301,847	£131,550,946	£126,772,342
60% LAR : 40% CIR	30%	£143,316,111	£127,504,543	£122,789,520	£122,578,469	£117,829,323	£113,005,857
60% LAR : 40% CIR	35%	£128,599,920	£113,711,888	£108,956,020	£108,743,379	£103,961,368	£99,143,316
60% LAR : 40% CIR	40%	£113,833,232	£99,849,594	£95,070,233	£94,855,170	£90,046,519	£85,179,505
60% LAR : 40% CIR	45%	£98,985,705	£85,906,646	£81,097,317	£80,879,576	£76,012,585	£71,089,766
60% LAR : 40% CIR	50%	£84,060,172	£71,867,386	£66,994,950	£66,774,272	£61,837,071	£56,830,856

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£50,153,926	£71,894,408	£76,341,915	£76,552,932	£81,299,540	£86,086,747
60% LAR : 40% CIR	5%	£64,593,997	£85,985,963	£89,613,735	£89,024,942	£94,759,095	£99,541,399
60% LAR : 40% CIR	10%	£74,073,931	£98,617,067	£103,327,441	£103,537,868	£108,295,774	£113,060,471
60% LAR : 40% CIR	15%	£83,593,042	£112,167,333	£116,914,368	£117,126,476	£121,875,017	£126,623,555
60% LAR : 40% CIR	20%	£108,151,240	£125,817,293	£130,551,100	£130,762,596	£135,496,404	£140,262,808
60% LAR : 40% CIR	25%	£122,748,804	£139,507,591	£144,228,079	£144,439,028	£149,189,929	£153,968,933
60% LAR : 40% CIR	30%	£137,425,764	£153,236,332	£157,971,355	£158,184,419	£162,959,952	£167,657,018
60% LAR : 40% CIR	35%	£152,140,555	£167,025,887	£171,784,855	£171,997,496	£176,779,507	£181,597,555
60% LAR : 40% CIR	40%	£166,907,643	£180,891,281	£185,670,642	£185,885,705	£190,664,356	£195,561,370
60% LAR : 40% CIR	45%	£181,756,170	£194,834,229	£199,643,558	£199,861,299	£204,728,290	£209,651,109
60% LAR : 40% CIR	50%	£196,680,703	£208,873,489	£213,745,925	£213,966,603	£218,903,804	£223,910,019

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£66,177,199	£44,736,717	£39,990,110	£39,778,193	£35,031,585	£30,264,378
60% LAR : 40% CIR	5%	£51,737,128	£31,245,162	£26,517,390	£26,306,283	£21,572,030	£16,789,725
60% LAR : 40% CIR	10%	£37,257,294	£17,714,058	£13,003,684	£12,793,319	£8,035,351	£3,270,654
60% LAR : 40% CIR	15%	£22,738,083	£4,143,792	£-583,243	£-795,353	£-543,892	£-10,282,430
60% LAR : 40% CIR	20%	£8,179,885	£-9,486,168	£-14,219,975	£-14,431,471	£-19,165,279	£-23,931,683
60% LAR : 40% CIR	25%	£-67,077,079	£-33,176,466	£-27,896,954	£-28,107,003	£-32,868,804	£-37,637,498
60% LAR : 40% CIR	30%	£-21,054,639	£-36,905,207	£-41,540,230	£-41,853,291	£-46,619,827	£-51,403,893
60% LAR : 40% CIR	35%	£-35,809,830	£-50,697,862	£-55,453,730	£-55,666,371	£-60,448,382	£-65,266,434
60% LAR : 40% CIR	40%	£-50,578,510	£-64,560,156	£-69,339,517	£-69,554,580	£-74,363,231	£-79,230,245
60% LAR : 40% CIR	45%	£-65,424,045	£-78,503,104	£-83,312,433	£-83,530,174	£-88,397,165	£-93,319,584
60% LAR : 40% CIR	50%	£-80,349,578	£-92,642,364	£-97,414,609	£-97,636,478	£-102,572,679	£-107,578,894

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£114,379,449	£92,938,967	£88,192,360	£87,980,443	£83,233,835	£78,466,628
60% LAR : 40% CIR	5%	£99,939,378	£79,447,412	£74,719,640	£74,508,533	£69,774,280	£64,991,985
60% LAR : 40% CIR	10%	£85,459,544	£65,916,308	£61,205,934	£60,995,569	£56,237,601	£51,472,904
60% LAR : 40% CIR	15%	£70,940,333	£52,346,042	£47,619,007	£47,406,897	£42,658,358	£37,909,820
60% LAR : 40% CIR	20%	£56,382,135	£38,716,082	£33,982,275	£33,770,779	£29,036,971	£24,270,567
60% LAR : 40% CIR	25%	£41,784,571	£25,025,784	£20,305,296	£20,094,347	£15,343,446	£10,564,842
60% LAR : 40% CIR	30%	£27,107,611	£11,297,043	£6,562,020	£6,348,959	£1,582,423	£-3,201,643
60% LAR : 40% CIR	35%	£12,392,420	£-2,495,612	£-7,251,480	£-7,464,121	£-12,246,132	£-17,064,184
60% LAR : 40% CIR	40%	£-2,374,268	£-16,357,906	£-21,137,267	£-21,352,330	£-26,180,881	£-31,027,995
60% LAR : 40% CIR	45%	£-17,221,795	£-30,309,854	£-35,110,183	£-35,327,294	£-40,184,916	£-45,117,734
60% LAR : 40% CIR	50%	£-32,147,328	£-44,340,114	£-49,212,550	£-49,433,228	£-54,370,429	£-59,376,644

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£171,359,074	£149,918,592	£145,171,985	£144,960,088	£140,213,460	£135,446,253
60% LAR : 40% CIR	5%	£156,919,003	£136,427,037	£131,699,265	£131,488,158	£126,753,905	£121,971,610
60% LAR : 40% CIR	10%	£142,439,169	£122,895,933	£118,185,559	£117,975,194	£113,217,226	£108,452,529
60% LAR : 40% CIR	15%	£127,919,958	£109,325,667	£104,598,632	£104,386,522	£99,637,963	£94,889,445
60% LAR : 40% CIR	20%	£113,361,760	£95,695,707	£90,961,900	£90,750,404	£86,016,595	£81,250,192
60% LAR : 40% CIR	25%	£98,764,196	£82,005,409	£77,274,921	£77,073,972	£72,323,071	£67,544,467
60% LAR : 40% CIR	30%	£84,072,236	£68,276,668	£63,541,645	£63,328,584	£58,562,048	£53,777,982
60% LAR : 40% CIR	35%	£69,372,045	£54,484,013	£49,728,145	£49,515,504	£44,733,493	£39,915,441
60% LAR : 40% CIR	40%	£54,695,357	£40,621,719	£35,942,358	£35,727,295	£30,918,644	£25,951,630
60% LAR : 40% CIR	45%	£39,757,830	£26,678,771	£21,869,442	£21,651,701	£16,784,710	£11,861,991
60% LAR : 40% CIR	50%	£24,832,297	£12,639,511	£7,767,075	£7,546,397	£2,609,196	£-2,397,019

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats	
---------------------	--

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

No Units	575
Site Area	2.88 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£297,457,379	£275,237,518	£270,541,343	£270,331,678	£265,635,504	£260,939,330
60% LAR : 40% CIR	5%	£279,701,132	£258,472,769	£253,795,230	£253,586,366	£248,908,828	£244,231,290
60% LAR : 40% CIR	10%	£261,905,512	£241,668,682	£237,008,566	£236,800,436	£232,140,111	£227,469,590
60% LAR : 40% CIR	15%	£244,070,905	£224,826,270	£220,181,747	£219,974,284	£215,326,699	£210,632,299
60% LAR : 40% CIR	20%	£226,197,692	£207,945,282	£203,315,169	£203,106,306	£198,431,412	£193,751,575
60% LAR : 40% CIR	25%	£208,286,258	£191,026,311	£186,370,087	£186,161,543	£181,494,874	£176,828,204
60% LAR : 40% CIR	30%	£190,323,327	£174,035,339	£169,380,454	£169,172,385	£164,517,501	£159,845,037
60% LAR : 40% CIR	35%	£172,295,813	£156,996,300	£152,351,834	£152,144,174	£147,474,270	£142,776,241
60% LAR : 40% CIR	40%	£154,230,862	£139,920,029	£135,253,015	£135,043,310	£130,354,448	£125,661,052
60% LAR : 40% CIR	45%	£136,124,919	£122,766,097	£118,085,049	£117,875,626	£113,168,426	£108,429,748
60% LAR : 40% CIR	50%	£117,927,523	£105,553,434	£100,833,002	£100,621,223	£95,889,095	£91,097,624

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£16,716,504	£5,503,357	£10,199,532	£10,409,197	£15,105,371	£18,801,545
60% LAR : 40% CIR	5%	£1,696,743	£22,268,108	£26,045,645	£27,154,599	£31,632,047	£36,599,595
60% LAR : 40% CIR	10%	£18,835,363	£39,671,883	£43,732,309	£43,940,439	£48,609,784	£53,270,566
60% LAR : 40% CIR	15%	£36,669,970	£55,914,605	£60,559,128	£60,766,591	£65,414,176	£70,109,576
60% LAR : 40% CIR	20%	£54,543,183	£72,795,593	£77,425,706	£77,632,569	£82,309,463	£86,989,300
60% LAR : 40% CIR	25%	£72,454,817	£89,714,584	£94,370,789	£94,578,332	£99,246,001	£103,912,671
60% LAR : 40% CIR	30%	£90,317,548	£106,610,336	£111,360,327	£111,568,490	£116,233,374	£120,895,618
60% LAR : 40% CIR	35%	£108,145,082	£123,744,575	£128,389,041	£128,596,701	£133,259,605	£137,964,634
60% LAR : 40% CIR	40%	£126,510,013	£140,820,846	£145,487,860	£145,697,565	£150,368,427	£155,079,823
60% LAR : 40% CIR	45%	£144,815,996	£157,974,778	£162,655,826	£162,865,249	£167,572,449	£172,311,127
60% LAR : 40% CIR	50%	£162,813,352	£175,187,441	£179,907,873	£180,119,652	£184,851,780	£189,643,251

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£133,047,629	£110,827,768	£106,131,593	£105,921,328	£101,225,754	£96,529,580
60% LAR : 40% CIR	5%	£115,291,382	£94,093,019	£89,385,480	£89,176,618	£84,499,074	£79,821,540
60% LAR : 40% CIR	10%	£97,495,762	£77,259,142	£72,598,816	£72,390,686	£67,730,361	£63,060,200
60% LAR : 40% CIR	15%	£79,661,155	£60,416,520	£55,771,997	£55,564,534	£50,916,949	£46,222,549
60% LAR : 40% CIR	20%	£61,787,942	£43,535,532	£38,905,419	£38,698,556	£34,021,662	£29,341,825
60% LAR : 40% CIR	25%	£43,876,508	£26,610,561	£21,960,327	£21,751,793	£17,085,124	£12,418,454
60% LAR : 40% CIR	30%	£25,915,577	£9,625,589	£4,970,704	£4,762,635	£1,107,751	£-5,541,863
60% LAR : 40% CIR	35%	£7,886,063	£-7,413,450	£-12,057,816	£-12,265,576	£-16,935,480	£-21,633,509
60% LAR : 40% CIR	40%	£-10,178,888	£-24,489,721	£-29,156,735	£-29,366,440	£-34,055,302	£-38,748,698
60% LAR : 40% CIR	45%	£-28,284,831	£-41,943,653	£-46,324,701	£-46,534,124	£-51,241,324	£-55,960,002
60% LAR : 40% CIR	50%	£-46,492,227	£-58,658,316	£-63,576,748	£-63,786,587	£-68,520,655	£-73,212,126

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£181,249,879	£159,030,018	£154,333,843	£154,124,178	£149,428,004	£144,731,830
60% LAR : 40% CIR	5%	£163,493,632	£142,265,269	£137,587,730	£137,378,866	£132,701,328	£128,023,790
60% LAR : 40% CIR	10%	£145,698,012	£125,461,392	£120,801,066	£120,592,936	£115,932,611	£111,262,450
60% LAR : 40% CIR	15%	£127,863,405	£108,618,770	£103,974,247	£103,766,784	£99,119,199	£94,424,799
60% LAR : 40% CIR	20%	£109,990,192	£91,737,782	£87,107,669	£86,900,806	£82,253,912	£77,544,075
60% LAR : 40% CIR	25%	£92,078,758	£74,819,811	£70,162,587	£69,954,043	£65,297,374	£60,620,704
60% LAR : 40% CIR	30%	£74,115,827	£57,827,839	£53,172,954	£52,964,885	£48,310,011	£43,637,557
60% LAR : 40% CIR	35%	£56,088,313	£40,788,800	£36,144,334	£35,936,674	£31,286,770	£26,568,741
60% LAR : 40% CIR	40%	£38,023,362	£23,712,529	£19,045,515	£18,835,810	£14,148,948	£9,453,552
60% LAR : 40% CIR	45%	£19,917,419	£6,558,597	£1,877,549	£1,668,126	£-3,089,074	£-7,777,392
60% LAR : 40% CIR	50%	£1,720,023	£-10,654,066	£-15,374,486	£-15,588,277	£-20,318,405	£-25,109,676

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£238,229,504	£216,009,643	£211,313,488	£211,103,803	£206,407,629	£201,711,455
60% LAR : 40% CIR	5%	£220,473,257	£199,244,894	£194,567,355	£194,358,491	£189,680,953	£185,003,415
60% LAR : 40% CIR	10%	£202,677,637	£182,441,017	£177,780,691	£177,572,561	£172,912,236	£168,242,075
60% LAR : 40% CIR	15%	£184,843,030	£165,598,395	£160,953,872	£160,746,409	£156,088,824	£151,404,424
60% LAR : 40% CIR	20%	£166,969,817	£148,717,407	£144,067,294	£143,860,431	£139,203,537	£134,523,700
60% LAR : 40% CIR	25%	£149,058,383	£131,798,436	£127,142,212	£126,933,668	£122,266,999	£117,600,329
60% LAR : 40% CIR	30%	£131,095,452	£114,807,464	£110,152,579	£109,944,510	£105,289,626	£100,617,182
60% LAR : 40% CIR	35%	£113,067,938	£97,768,425	£93,123,959	£92,916,299	£88,246,395	£83,548,366
60% LAR : 40% CIR	40%	£95,022,987	£80,692,154	£76,025,140	£75,815,435	£71,126,573	£66,433,177
60% LAR : 40% CIR	45%	£76,997,044	£63,538,222	£58,857,174	£58,647,751	£53,940,551	£49,201,873
60% LAR : 40% CIR	50%	£58,999,648	£46,325,559	£41,605,127	£41,393,348	£36,661,220	£31,869,749

LB Camden
Local Plan Viability Testing 2023

Rasi 16 - 575 Flats	
---------------------	--

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

No Units	575
Site Area	2.88 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£335,812,143	£312,874,258	£308,224,277	£308,016,674	£303,361,639	£298,865,465
60% LAR : 40% CIR	10%	£315,973,105	£294,256,665	£289,625,135	£289,418,326	£284,748,656	£280,071,119
60% LAR : 40% CIR	15%	£296,266,778	£275,600,329	£270,962,088	£270,753,857	£266,093,632	£261,433,307
60% LAR : 40% CIR	20%	£276,542,099	£256,893,484	£252,248,962	£252,041,499	£247,396,978	£242,752,456
60% LAR : 40% CIR	25%	£256,758,816	£238,126,189	£233,496,078	£233,289,214	£228,659,102	£224,028,989
60% LAR : 40% CIR	30%	£236,937,312	£219,320,912	£214,703,828	£214,497,499	£209,860,414	£205,250,886
60% LAR : 40% CIR	35%	£217,077,972	£200,476,033	£195,867,609	£195,666,750	£191,045,337	£186,390,453
60% LAR : 40% CIR	40%	£197,191,179	£181,597,935	£176,984,824	£176,777,164	£172,132,698	£167,488,232
60% LAR : 40% CIR	45%	£177,234,372	£162,658,173	£158,022,771	£157,815,456	£153,180,053	£148,527,637
60% LAR : 40% CIR	50%	£157,215,413	£143,650,209	£139,022,529	£138,815,495	£134,151,456	£129,470,409
60% LAR : 40% CIR	50%	£137,159,792	£124,605,142	£119,930,565	£119,721,363	£115,046,786	£110,330,068

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£54,871,268	£32,133,383	£27,483,402	£27,275,799	£22,620,764	£17,924,590
60% LAR : 40% CIR	5%	£35,232,290	£13,515,790	£8,884,260	£8,677,451	£4,007,781	£-869,754
60% LAR : 40% CIR	10%	£15,545,903	£-140,506	£-137,167	£-136,918	£-114,243	£-19,307,369
60% LAR : 40% CIR	15%	£4,198,778	£-23,847,391	£-28,491,913	£-28,699,376	£-33,343,897	£-37,988,419
60% LAR : 40% CIR	20%	£-23,982,059	£-42,814,688	£-47,244,797	£-47,451,681	£-52,081,773	£-56,711,886
60% LAR : 40% CIR	25%	£-43,803,583	£-61,419,963	£-66,037,047	£-66,243,376	£-70,860,461	£-75,489,589
60% LAR : 40% CIR	30%	£-63,662,036	£-80,202,842	£-84,889,956	£-85,087,749	£-89,695,538	£-94,304,422
60% LAR : 40% CIR	35%	£-83,559,698	£-99,142,940	£-103,756,051	£-103,953,711	£-108,608,177	£-113,252,643
60% LAR : 40% CIR	40%	£-103,506,503	£-118,082,702	£-122,716,104	£-122,925,419	£-127,580,822	£-132,213,238
60% LAR : 40% CIR	45%	£-123,525,482	£-137,090,666	£-141,716,346	£-141,925,380	£-146,589,419	£-151,270,466
60% LAR : 40% CIR	50%	£-143,581,083	£-156,135,233	£-160,810,310	£-161,019,512	£-165,694,689	£-170,410,697

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£171,202,393	£148,464,508	£143,814,327	£143,606,924	£138,951,889	£134,255,715
60% LAR : 40% CIR	5%	£151,563,415	£129,849,915	£125,215,385	£125,008,576	£120,338,936	£115,681,369
60% LAR : 40% CIR	10%	£131,877,028	£111,190,579	£106,552,338	£106,344,207	£101,683,882	£97,023,557
60% LAR : 40% CIR	15%	£112,132,349	£92,483,734	£87,839,212	£87,631,749	£82,987,228	£78,342,706
60% LAR : 40% CIR	20%	£92,349,066	£73,716,439	£69,096,328	£68,879,464	£64,249,352	£59,619,239
60% LAR : 40% CIR	25%	£72,527,562	£54,911,162	£50,294,078	£50,087,749	£45,457,636	£40,827,523
60% LAR : 40% CIR	30%	£52,668,222	£36,068,283	£31,462,859	£31,257,000	£26,635,587	£22,013,473
60% LAR : 40% CIR	35%	£32,771,429	£17,188,185	£12,575,074	£12,367,414	£7,722,948	£3,078,482
60% LAR : 40% CIR	40%	£12,824,622	£-1,751,577	£-6,386,979	£-6,594,294	£-11,229,697	£-16,882,113
60% LAR : 40% CIR	45%	£-7,194,337	£-20,759,541	£-25,397,221	£-25,594,255	£-30,238,294	£-34,899,341
60% LAR : 40% CIR	50%	£-27,249,956	£-39,804,608	£-44,478,185	£-44,686,387	£-49,362,954	£-54,076,692

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£219,404,643	£198,666,758	£192,016,777	£191,808,174	£187,154,133	£182,457,885
60% LAR : 40% CIR	5%	£199,765,665	£178,049,165	£173,417,635	£173,210,826	£168,541,156	£163,863,619
60% LAR : 40% CIR	10%	£180,079,278	£159,392,829	£154,754,588	£154,546,457	£149,886,132	£145,225,807
60% LAR : 40% CIR	15%	£160,334,599	£140,685,984	£136,041,462	£135,833,999	£131,189,478	£126,544,956
60% LAR : 40% CIR	20%	£140,551,316	£121,918,689	£117,288,578	£117,081,714	£112,451,602	£107,821,489
60% LAR : 40% CIR	25%	£120,729,812	£103,113,412	£98,496,328	£98,289,999	£93,672,914	£89,043,386
60% LAR : 40% CIR	30%	£100,870,472	£84,270,533	£79,665,109	£79,459,250	£74,837,837	£70,212,953
60% LAR : 40% CIR	35%	£80,973,679	£65,390,435	£60,777,324	£60,569,664	£55,925,198	£51,280,732
60% LAR : 40% CIR	40%	£61,026,872	£46,450,673	£41,815,271	£41,607,956	£36,972,553	£32,320,137
60% LAR : 40% CIR	45%	£41,007,913	£27,442,709	£22,815,029	£22,607,995	£17,943,956	£13,282,909
60% LAR : 40% CIR	50%	£20,952,292	£8,397,642	£3,723,065	£3,513,863	£-1,160,714	£-5,877,432

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£276,384,288	£253,646,383	£248,996,402	£248,788,799	£244,133,764	£239,437,590
60% LAR : 40% CIR	5%	£256,745,290	£235,028,790	£230,397,260	£230,190,451	£225,520,781	£220,843,244
60% LAR : 40% CIR	10%	£237,058,903	£216,372,454	£211,734,213	£211,526,082	£206,865,757	£202,205,432
60% LAR : 40% CIR	15%	£217,314,224	£197,665,609	£193,021,087	£192,813,624	£188,169,103	£183,524,581
60% LAR : 40% CIR	20%	£197,530,941	£178,958,314	£174,289,203	£174,081,339	£169,431,227	£164,801,114
60% LAR : 40% CIR	25%	£177,709,437	£160,093,037	£155,475,953	£155,269,624	£150,652,539	£146,023,011
60% LAR : 40% CIR	30%	£157,850,097	£141,250,158	£136,644,734	£136,438,875	£131,817,462	£127,162,578
60% LAR : 40% CIR	35%	£137,953,304	£122,370,060	£117,756,949	£117,549,289	£112,904,823	£108,260,357
60% LAR : 40% CIR	40%	£118,006,497	£103,430,296	£98,794,696	£98,587,581	£93,952,178	£89,299,762
60% LAR : 40% CIR	45%	£97,987,538	£84,422,334	£79,794,654	£79,587,620	£74,923,581	£70,242,534
60% LAR : 40% CIR	50%	£77,931,917	£65,377,267	£60,702,690	£60,493,488	£55,818,911	£51,102,193

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone B - £900 psf
------------	-------------------

No Units	4
Site Area	0.045 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,079,883	£781,922	£771,819	£768,073	£707,457	£667,046

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£3,314,322	-£1,612,283	-£3,622,380	-£3,626,132	-£3,686,748	-£3,927,159

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£1,493,467	-£1,797,448	-£1,891,651	-£1,895,297	-£1,895,813	-£1,906,324

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£789,017	-£1,036,978	-£1,047,081	-£1,050,627	-£1,111,443	-£1,161,854

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£152,858	£145,123	£159,239	£158,972	£219,568	£299,091

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone B - £950 psf
------------	-------------------

No Units	4
Site Area	0.045 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£1,206,540	£906,553	£896,451	£892,705	£832,089	£791,678

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£3,187,665	-£3,487,652	-£3,497,754	-£3,501,500	-£3,565,118	-£3,602,527

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£1,388,430	-£1,668,617	-£1,676,919	-£1,680,685	-£1,741,281	-£1,781,692

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£972,360	-£912,587	-£922,449	-£926,195	-£986,811	-£1,027,222

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£279,495	£20,892	£30,894	£34,364	£68,958	£135,967

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone B - £1,000 psf
------------	---------------------

No Units	4
Site Area	0.045 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£1,333,197	£1,031,184	£1,021,081	£1,017,336	£956,719	£916,309

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£3,081,008	-£3,303,021	-£3,075,124	-£3,378,689	-£3,437,458	-£3,477,898

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£1,240,173	-£1,542,186	-£1,558,289	-£1,556,034	-£1,816,651	-£1,887,081

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£485,703	-£787,736	-£797,819	-£801,954	-£882,181	-£902,591

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£406,152	£104,139	£94,036	£50,291	£29,874	£6,736

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone B - £1,050 psf
------------	---------------------

No Units	4
Site Area	0.045 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,459,853	£1,155,816	£1,145,713	£1,141,968	£1,081,351	£1,040,941

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,934,382	£3,238,388	£3,248,402	£3,252,237	£3,312,854	£1,383,264

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,113,517	£1,417,654	£1,427,657	£1,431,402	£1,492,018	£1,532,428

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£398,047	£683,094	£673,187	£676,932	£737,549	£777,989

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£532,806	£228,771	£216,668	£214,923	£194,306	£115,896

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone B - £1,100 psf
------------	---------------------

No Units	4
Site Area	0.045 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£1,586,510	£1,280,447	£1,270,344	£1,266,598	£1,205,983	£1,165,571

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£2,807,895	-£3,113,758	-£3,123,861	-£3,127,607	-£3,188,222	-£3,220,834

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£86,860	-£1,292,621	-£1,303,028	-£1,306,772	-£1,367,387	-£1,407,795

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£22,350	-£39,453	-£46,858	-£52,302	-£62,817	-£69,329

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£69,465	£33,402	£43,299	£39,353	£276,938	£235,526

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone B - £1,150 psf
------------	---------------------

No Units	4
Site Area	0.045 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,713,166	£1,405,079	£1,394,976	£1,391,230	£1,330,614	£1,290,203

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£2,681,030	-£2,589,126	-£2,089,229	-£3,022,075	-£3,083,591	-£1,104,002

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£995,204	-£1,168,281	-£1,178,304	-£1,182,140	-£1,242,766	-£1,283,167

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£106,734	-£413,821	-£423,824	-£427,676	-£489,266	-£526,697

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£786,121	£478,034	£467,931	£464,165	£403,569	£365,158

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone B - £1,200 psf
------------	---------------------

No Units	4
Site Area	0.045 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,839,823	£1,529,709	£1,519,607	£1,515,861	£1,455,245	£1,414,835

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	-£2,954,382	-£2,894,496	-£2,879,598	-£2,878,344	-£2,938,560	-£2,970,376

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	-£733,547	-£1,043,661	-£1,033,763	-£1,027,509	-£1,116,126	-£1,188,636

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£20,923	£280,191	£296,251	£303,039	£363,656	£404,065

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£12,776	£602,664	£592,562	£586,616	£526,207	£487,790

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone B - £1,250 psf
------------	---------------------

No Units	4
Site Area	0.045 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,966,479	£1,654,341	£1,644,238	£1,640,492	£1,579,876	£1,539,465

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£2,427,720	-£2,739,864	-£2,749,967	-£2,753,713	-£2,813,329	-£2,884,746

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£996,891	-£918,029	-£926,132	-£932,876	-£993,464	-£1,033,905

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£147,579	£164,598	£174,662	£176,408	£299,024	£279,436

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,039,434	£727,296	£717,193	£713,447	£652,831	£612,420

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone B - £1,300 psf
------------	---------------------

No Units	4
Site Area	0.045 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,093,136	£1,778,972	£1,768,870	£1,765,123	£1,704,508	£1,664,097

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£2,301,060	-£2,615,233	-£2,626,335	-£2,629,082	-£2,889,697	-£2,730,108

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£489,234	-£784,398	-£804,600	-£806,247	-£869,862	-£808,273

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£274,236	-£39,928	-£50,030	-£33,777	-£114,362	-£194,863

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,166,091	£861,927	£847,825	£838,076	£777,463	£737,052

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area
Zone B - £900 psf

No Units 6
Site Area 0.03 Ha

Sales value inflation Base
Build cost inflation Base
Tenure P/L

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	£695,144	£307,060	£291,861	£288,971	£228,180	£167,388

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	-£2,121,854	-£2,500,738	-£2,524,937	-£2,527,627	-£2,588,618	-£2,645,410

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	-£954,482	-£1,342,636	-£1,387,735	-£1,389,636	-£1,421,416	-£1,462,208

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	-£470,817	-£608,902	-£676,100	-£676,991	-£697,762	-£698,373

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

£20,661,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	£100,855	-£287,656	-£406,389	-£405,269	-£386,060	-£326,971

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone B - £950 psf
------------	-------------------

No Units	6
Site Area	0.03 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£829,788	£439,551	£424,353	£421,462	£360,671	£299,879

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£1,987,010	-£2,377,247	-£2,092,415	-£2,395,138	-£2,458,127	-£2,510,918

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£918,808	-£1,210,045	-£1,225,243	-£1,228,134	-£1,288,925	-£1,340,717

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£38,173	-£720,431	-£741,808	-£744,499	-£805,281	-£886,082

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£235,529	-£184,709	-£169,907	-£172,297	-£233,589	-£296,381

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone B - £1,000 psf
------------	---------------------

No Units	6
Site Area	0.03 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
FTL	8%	£964,433	£572,042	£556,844	£553,953	£493,162	£432,371

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
FTL	8%	-£1,852,365	-£2,214,157	-£2,289,954	-£2,282,645	-£2,323,638	-£2,384,427

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
FTL	8%	-£68,163	-£1,077,686	-£1,098,752	-£1,095,643	-£1,156,436	-£1,217,225

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

£49,429,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
FTL	8%	-£291,528	-£593,926	-£606,118	-£612,008	-£672,800	-£733,591

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
FTL	8%	£370,173	£22,218	£37,816	£46,356	£101,096	£161,889

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone B - £1,050 psf
------------	---------------------

No Units	6
Site Area	0.03 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,099,077	£704,532	£689,335	£686,444	£625,653	£564,862

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£1,717,721	-£2,112,266	-£2,127,463	-£2,130,264	-£2,101,145	-£2,281,936

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£50,519	-£45,064	-£90,261	-£93,152	-£1,023,943	-£1,084,734

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£60,885	-£481,426	-£476,627	-£479,517	-£540,308	-£601,100

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£504,817	£110,273	£95,075	£92,165	£31,394	£26,889

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone B - £1,100 psf
------------	---------------------

No Units	6
Site Area	0.03 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£1,233,721	£837,024	£821,826	£818,935	£758,144	£597,353

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£1,583,077	-£1,079,774	-£1,064,073	-£1,067,663	-£2,058,054	-£2,110,446

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£415,875	-£312,672	-£327,771	-£339,861	-£801,452	-£652,244

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£57,759	£328,937	£344,136	£347,027	£407,817	£408,609

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£639,461	£242,765	£227,566	£224,673	£163,889	£103,093

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone B - £1,150 psf
------------	---------------------

No Units	6
Site Area	0.03 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£1,368,365	£969,515	£954,317	£951,427	£890,635	£829,843

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£1,446,433	-£1,617,283	-£1,662,481	-£1,665,371	-£1,926,163	-£1,988,955

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£281,231	-£680,081	-£806,279	-£866,166	-£758,963	-£819,753

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£202,403	-£180,426	-£211,644	-£214,936	-£275,326	-£336,118

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£774,105	£975,295	£960,058	£557,167	£296,379	£235,364

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone B - £1,200 psf
------------	---------------------

No Units	6
Site Area	0.03 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,503,009	£1,102,006	£1,086,808	£1,083,918	£1,023,126	£962,335

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£1,313,780	-£1,714,792	-£1,729,890	-£1,732,680	-£1,793,672	-£1,854,463

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£146,587	-£547,590	-£562,788	-£565,876	-£626,470	-£687,261

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£337,047	-£63,959	-£79,153	-£92,044	-£142,836	-£203,626

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£905,749	£907,746	£492,549	£489,056	£428,866	£385,076

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone B - £1,250 psf
------------	---------------------

No Units	6
Site Area	0.03 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,637,654	£1,234,497	£1,219,299	£1,216,408	£1,155,618	£1,094,826

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,179,144	£1,592,301	£1,597,499	£1,600,390	£1,881,180	£1,721,972

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£11,643	£418,099	£430,297	£433,186	£493,978	£564,770

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£471,692	£68,535	£53,338	£50,447	£10,344	£71,138

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,043,394	£640,237	£625,039	£622,149	£561,358	£500,366

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone B - £1,300 psf
------------	---------------------

No Units	6
Site Area	0.03 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,772,298	£1,366,989	£1,351,791	£1,348,899	£1,288,109	£1,227,317

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,044,501	£1,419,910	£1,468,007	£1,467,899	£1,528,693	£1,580,461

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£122,701	£282,698	£297,896	£300,897	£361,468	£422,276

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£66,336	£201,027	£185,829	£182,938	£122,147	£61,355

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,178,038	£712,729	£797,531	£754,040	£693,849	£633,057

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone B - £900 psf
------------	-------------------

No Units	9
Site Area	0.025 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£994,890	£290,544	£267,747	£263,408	£172,221	£81,035

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	-£1,446,335	-£2,150,631	-£2,173,378	-£2,177,617	-£2,209,004	-£2,300,100

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	-£434,760	-£1,139,106	-£1,161,603	-£1,166,242	-£1,207,428	-£1,308,615

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	-£15,610	-£719,996	-£742,793	-£747,092	-£838,278	-£929,465

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£479,855	£229,461	£240,279	£247,917	£342,504	£434,996

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone B - £950 psf
------------	-------------------

No Units	9
Site Area	0.025 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	12%	£1,196,857	£489,280	£466,484	£462,145	£370,958	£279,771

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	12%	-£1,244,368	-£1,951,945	-£1,074,741	-£1,979,080	-£2,070,267	-£2,161,454

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	12%	-£248,793	-£340,379	-£303,166	-£367,505	-£1,058,692	-£1,140,878

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	12%	£186,357	£521,226	£544,018	£548,355	-£939,542	-£730,728

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	12%	£681,832	£257,748	£462,041	£523,954	£104,067	£239,498

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone B - £1,000 psf
------------	---------------------

No Units	9
Site Area	0.025 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,398,823	£688,016	£665,220	£660,882	£569,695	£478,508

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	-£1,042,302	-£1,793,209	-£1,778,005	-£1,760,343	-£1,871,530	-£1,982,717

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£30,697	£741,694	£704,430	£768,308	£859,958	£951,142

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£388,323	£922,494	£945,280	£949,818	£940,805	£931,992

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£683,796	£172,991	£150,195	£143,957	£54,870	£6,9517

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone B - £1,050 psf
------------	---------------------

No Units	9
Site Area	0.025 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£1,600,789	£886,753	£863,957	£859,618	£768,431	£677,244

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£840,438	£1,354,472	£1,077,268	£1,581,607	£1,872,784	£1,783,081

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£171,139	£542,897	£305,693	£570,032	£681,219	£752,406

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£590,289	£123,747	£146,843	£160,852	£242,069	£333,296

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£1,085,764	£371,728	£345,932	£344,593	£253,408	£182,219

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone B - £1,100 psf
------------	---------------------

No Units	9
Site Area	0.025 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,802,755	£1,085,490	£1,062,693	£1,058,355	£967,168	£975,981

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,588,470	£1,355,125	£1,078,532	£1,382,670	£1,473,057	£1,585,244

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£373,105	£344,169	£306,957	£371,206	£462,462	£533,699

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£792,255	£74,990	£52,193	£47,855	£43,332	£134,519

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,297,730	£970,485	£947,868	£543,330	£452,143	£380,956

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone B - £1,150 psf
------------	---------------------

No Units	9
Site Area	0.025 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£2,004,722	£1,284,227	£1,261,430	£1,257,092	£1,165,905	£1,074,718

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£436,503	£1,198,998	£1,179,795	£1,184,193	£1,278,320	£1,388,507

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£575,072	£148,429	£108,220	£172,856	£263,246	£364,932

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£984,222	£273,727	£250,930	£246,592	£155,405	£64,218

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£1,489,897	£769,202	£746,405	£742,067	£650,880	£559,693

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone B - £1,200 psf
------------	---------------------

No Units	9
Site Area	0.025 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£2,206,688	£1,482,963	£1,460,166	£1,455,829	£1,364,642	£1,273,455

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£239,537	£368,262	£381,059	£365,336	£1,076,563	£1,187,776

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£777,038	£53,313	£30,516	£26,179	£66,008	£158,196

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£1,196,188	£472,483	£449,666	£445,329	£354,142	£262,955

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£1,691,663	£967,936	£945,141	£940,804	£849,617	£756,430

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone B - £1,250 psf
------------	---------------------

No Units	9
Site Area	0.025 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£2,408,653	£1,681,700	£1,658,903	£1,654,565	£1,563,378	£1,472,191

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£52,672	£189,625	£182,322	£166,860	£877,847	£993,034

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£979,003	£252,050	£229,253	£224,915	£133,728	£42,541

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£1,398,153	£671,200	£648,403	£644,065	£552,878	£461,691

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£1,693,628	£1,186,075	£1,143,876	£1,139,540	£1,046,363	£957,166

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone B - £1,300 psf
------------	---------------------

No Units	9
Site Area	0.025 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£2,610,620	£1,880,437	£1,857,640	£1,853,302	£1,762,115	£1,670,928

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£169,395	£560,768	£383,585	£567,923	£678,110	£770,297

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£1,180,970	£450,787	£427,990	£423,652	£332,465	£241,278

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£1,600,120	£969,937	£847,140	£842,802	£751,615	£660,428

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£2,095,395	£1,365,412	£1,342,615	£1,338,277	£1,247,090	£1,156,903

LB Camden
Local Plan Viability Testing 2023

Resi 4- 10 Flats

Value Area	Zone B - £900 psf
------------	-------------------

No Units	10
Site Area	0.02 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,068,705	£991,215	£963,812	£958,918	£949,309	£439,698
60% LAR : 40% CIR	8%	£894,341	£553,917	£506,676	£501,810	£392,845	£283,860
60% LAR : 40% CIR	12%	£791,304	£454,425	£427,257	£422,405	£313,730	£205,055
60% LAR : 40% CIR	14%	£744,574	£414,472	£387,337	£382,491	£273,954	£165,416
60% LAR : 40% CIR	16%	£650,891	£334,149	£307,079	£302,245	£193,986	£85,588
60% LAR : 40% CIR	20%	£603,540	£293,781	£266,742	£261,913	£153,756	£46,600
60% LAR : 40% CIR	24%	£508,821	£212,635	£185,653	£180,834	£72,906	£-37,490
60% LAR : 40% CIR	26%	£461,254	£171,858	£144,903	£140,088	£32,286	£-81,211
60% LAR : 40% CIR	30%	£395,709	£99,899	£92,963	£88,187	£-93,038	£-169,128
60% LAR : 40% CIR	35%	£245,509	£-14,063	£-43,027	£-48,201	£-164,055	£-279,909
60% LAR : 40% CIR	50%	£-129,280	£-353,372	£-382,210	£-387,363	£-502,713	£-618,063

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£706,731	£1,084,221	£1,111,624	£1,116,516	£1,226,128	£1,335,738
60% LAR : 40% CIR	8%	£691,668	£1,041,519	£1,068,761	£1,073,626	£1,182,991	£1,491,597
60% LAR : 40% CIR	12%	£594,152	£1,321,011	£1,348,173	£1,353,031	£1,461,706	£1,570,381
60% LAR : 40% CIR	14%	£1,030,883	£1,360,964	£1,388,099	£1,392,945	£1,501,483	£1,610,020
60% LAR : 40% CIR	18%	£1,124,745	£1,441,268	£1,468,367	£1,473,192	£1,581,470	£1,689,749
60% LAR : 40% CIR	20%	£1,171,096	£1,601,656	£1,628,605	£1,633,523	£1,641,680	£1,729,837
60% LAR : 40% CIR	24%	£1,266,615	£1,562,801	£1,589,784	£1,594,603	£1,702,531	£1,812,926
60% LAR : 40% CIR	26%	£1,314,182	£1,603,579	£1,630,533	£1,635,348	£1,743,170	£1,859,647
60% LAR : 40% CIR	30%	£1,409,728	£1,988,537	£1,912,443	£1,917,249	£1,828,475	£1,944,564
60% LAR : 40% CIR	35%	£1,529,927	£1,789,500	£1,816,464	£1,821,637	£1,939,492	£2,055,346
60% LAR : 40% CIR	50%	£1,904,716	£2,128,809	£2,157,648	£2,162,600	£2,278,149	£2,393,459

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

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£28,959	£348,530	£375,933	£380,828	£496,437	£600,047
60% LAR : 40% CIR	8%	£259,804	£255,929	£259,073	£261,695	£386,890	£486,890
60% LAR : 40% CIR	12%	£248,442	£585,520	£612,488	£617,340	£726,015	£834,690
60% LAR : 40% CIR	14%	£295,172	£625,273	£652,408	£657,254	£765,792	£874,329
60% LAR : 40% CIR	16%	£359,554	£759,597	£792,686	£797,501	£945,779	£1,054,058
60% LAR : 40% CIR	20%	£435,205	£749,985	£775,004	£779,832	£985,989	£1,094,146
60% LAR : 40% CIR	24%	£530,924	£827,110	£854,093	£858,912	£966,840	£1,077,236
60% LAR : 40% CIR	26%	£578,491	£867,887	£894,342	£899,057	£1,007,479	£1,120,957
60% LAR : 40% CIR	30%	£1,409,728	£1,988,537	£1,912,443	£1,917,249	£1,828,475	£1,944,564
60% LAR : 40% CIR	35%	£794,236	£1,053,809	£1,082,773	£1,087,348	£1,203,801	£1,319,655
60% LAR : 40% CIR	50%	£1,894,025	£1,393,118	£1,421,955	£1,427,109	£1,542,459	£1,657,808

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£233,796	£43,894	£71,097	£76,991	£185,000	£295,211
60% LAR : 40% CIR	8%	£149,432	£202,992	£229,234	£233,699	£342,064	£451,029
60% LAR : 40% CIR	12%	£56,395	£280,484	£307,652	£312,504	£421,179	£529,854
60% LAR : 40% CIR	14%	£9,665	£320,437	£347,872	£352,418	£460,995	£569,493
60% LAR : 40% CIR	16%	£89,818	£403,393	£427,640	£432,484	£540,983	£649,221
60% LAR : 40% CIR	20%	£131,969	£441,128	£468,167	£472,596	£581,153	£689,310
60% LAR : 40% CIR	24%	£226,088	£522,274	£549,256	£554,075	£662,093	£772,399
60% LAR : 40% CIR	26%	£273,655	£563,051	£590,099	£594,861	£703,043	£816,133
60% LAR : 40% CIR	30%	£369,201	£595,010	£617,916	£621,722	£737,947	£854,037
60% LAR : 40% CIR	35%	£489,400	£748,972	£777,536	£783,110	£898,964	£1,014,819
60% LAR : 40% CIR	50%	£884,189	£1,088,261	£1,117,119	£1,122,272	£1,237,622	£1,352,972

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£894,141	£316,881	£282,289	£286,354	£774,745	£85,736
60% LAR : 40% CIR	8%	£599,776	£159,354	£132,112	£127,246	£16,262	£-984
60% LAR : 40% CIR	12%	£416,740	£79,862	£52,694	£47,841	£60,833	£-169,508
60% LAR : 40% CIR	14%	£370,910	£39,909	£17,773	£7,928	£106,610	£-209,147
60% LAR : 40% CIR	16%	£276,126	£-141,614	£-162,694	£-167,119	£19,577	£-258,676
60% LAR : 40% CIR	20%	£228,976	£-80,783	£-107,822	£-112,651	£-220,807	£-328,964
60% LAR : 40% CIR	24%	£194,258	£-161,928	£-188,911	£-193,730	£-301,698	£-412,054
60% LAR : 40% CIR	26%	£96,690	£-252,105	£-299,660	£-304,476	£-342,297	£-455,175
60% LAR : 40% CIR	30%	£-8,895	£-284,054	£-311,571	£-316,376	£-427,602	£-543,692
60% LAR : 40% CIR	35%	£-129,054	£-388,627	£-447,591	£-452,785	£-538,619	£-654,473
60% LAR : 40% CIR	50%	£-663,643	£-727,636	£-856,775	£-861,667	£-977,237	£-1,092,927

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone B - £950 psf
------------	-------------------

No Units	10
Site Area	0.02 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	8%	£1,293,112	£912,034	£884,831	£879,737	£770,126	£660,517
60% LAR - 40% CIR	8%	£1,090,796	£737,070	£709,829	£704,963	£595,968	£487,032
60% LAR - 40% CIR	12%	£988,782	£648,747	£621,578	£616,725	£508,050	£399,375
60% LAR - 40% CIR	14%	£937,563	£604,376	£577,242	£572,398	£463,857	£355,320
60% LAR - 40% CIR	18%	£834,705	£515,220	£488,151	£483,316	£375,038	£266,759
60% LAR - 40% CIR	20%	£783,065	£470,435	£443,386	£438,568	£330,411	£222,254
60% LAR - 40% CIR	24%	£679,370	£380,457	£353,475	£348,656	£240,727	£132,799
60% LAR - 40% CIR	26%	£627,315	£335,264	£308,308	£303,494	£195,672	£87,849
60% LAR - 40% CIR	30%	£522,793	£244,472	£217,569	£212,760	£106,135	£-2,538
60% LAR - 40% CIR	35%	£381,374	£130,227	£103,376	£98,579	£-3,24	£-125,088
60% LAR - 40% CIR	50%	£-8,250	£-234,279	£-263,117	£-268,271	£-383,620	£-498,969

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£482,325	£383,403	£380,805	£389,700	£1,008,310	£1,114,919
60% LAR - 40% CIR	8%	£694,841	£1,088,367	£1,065,868	£1,070,493	£1,171,398	£1,288,404
60% LAR - 40% CIR	12%	£786,654	£1,126,690	£1,153,859	£1,158,711	£1,267,386	£1,376,061
60% LAR - 40% CIR	14%	£837,873	£1,171,061	£1,198,195	£1,203,042	£1,311,679	£1,420,116
60% LAR - 40% CIR	18%	£940,732	£1,260,216	£1,297,286	£1,292,120	£1,400,399	£1,508,677
60% LAR - 40% CIR	20%	£967,312	£1,305,607	£1,332,640	£1,327,469	£1,444,025	£1,553,162
60% LAR - 40% CIR	24%	£1,096,066	£1,394,379	£1,421,961	£1,416,780	£1,534,709	£1,642,637
60% LAR - 40% CIR	26%	£1,148,121	£1,440,172	£1,467,128	£1,471,942	£1,579,764	£1,687,587
60% LAR - 40% CIR	30%	£1,263,643	£1,580,964	£1,657,870	£1,662,676	£1,670,301	£1,777,875
60% LAR - 40% CIR	35%	£1,384,062	£1,845,210	£1,672,660	£1,676,657	£1,784,670	£1,900,524
60% LAR - 40% CIR	50%	£1,783,687	£2,009,716	£2,038,553	£2,043,707	£2,159,057	£2,274,408

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£253,366	£127,712	£135,114	£169,009	£269,619	£379,228
60% LAR - 40% CIR	8%	£51,050	£1,088,367	£1,065,868	£1,070,493	£1,171,398	£1,288,404
60% LAR - 40% CIR	12%	£50,963	£390,999	£418,168	£423,020	£531,695	£640,370
60% LAR - 40% CIR	14%	£102,182	£435,370	£462,504	£467,351	£575,888	£684,426
60% LAR - 40% CIR	18%	£255,041	£524,325	£551,586	£556,438	£664,788	£773,265
60% LAR - 40% CIR	20%	£258,681	£559,310	£586,349	£591,178	£709,334	£817,491
60% LAR - 40% CIR	24%	£360,376	£659,288	£686,270	£691,089	£799,018	£906,946
60% LAR - 40% CIR	26%	£412,430	£704,481	£731,437	£736,251	£844,073	£951,966
60% LAR - 40% CIR	30%	£518,662	£785,273	£815,780	£820,596	£934,611	£1,042,284
60% LAR - 40% CIR	35%	£648,371	£909,519	£936,369	£941,166	£1,048,979	£1,164,833
60% LAR - 40% CIR	50%	£1,047,996	£1,274,626	£1,308,862	£1,308,016	£1,423,366	£1,538,715

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£586,203	£177,125	£140,722	£144,828	£35,217	£74,362
60% LAR - 40% CIR	8%	£265,667	£2,160	£29,092	£29,344	£16,611	£47,877
60% LAR - 40% CIR	12%	£283,873	£86,162	£113,331	£118,184	£226,859	£335,534
60% LAR - 40% CIR	14%	£292,654	£139,533	£197,667	£169,514	£271,652	£379,989
60% LAR - 40% CIR	18%	£39,786	£213,690	£240,738	£251,593	£369,671	£488,190
60% LAR - 40% CIR	20%	£48,156	£264,474	£291,613	£296,341	£404,498	£512,655
60% LAR - 40% CIR	24%	£55,539	£341,452	£381,434	£386,253	£484,162	£602,110
60% LAR - 40% CIR	26%	£107,694	£388,645	£426,601	£431,416	£539,237	£647,660
60% LAR - 40% CIR	30%	£212,116	£450,437	£517,343	£522,145	£623,774	£737,447
60% LAR - 40% CIR	35%	£343,535	£604,682	£631,533	£636,330	£744,143	£859,997
60% LAR - 40% CIR	50%	£743,159	£969,188	£996,026	£1,003,186	£1,118,530	£1,233,878

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£918,348	£337,470	£310,067	£305,173	£386,963	£285,953
60% LAR - 40% CIR	8%	£716,232	£362,696	£335,265	£330,400	£221,484	£112,468
60% LAR - 40% CIR	12%	£614,219	£274,183	£247,014	£242,162	£133,467	£24,812
60% LAR - 40% CIR	14%	£563,000	£229,812	£202,678	£197,831	£89,294	£10,244
60% LAR - 40% CIR	18%	£461,141	£140,656	£113,587	£108,752	£4,74	£-107,409
60% LAR - 40% CIR	20%	£408,501	£95,872	£68,833	£64,004	£44,153	£-152,309
60% LAR - 40% CIR	24%	£304,806	£5,893	£21,088	£23,607	£-133,839	£-241,764
60% LAR - 40% CIR	26%	£252,751	£38,299	£66,256	£71,070	£-178,691	£-286,714
60% LAR - 40% CIR	30%	£148,230	£-130,092	£-158,998	£-161,804	£-269,429	£-377,102
60% LAR - 40% CIR	35%	£16,811	£-244,337	£-271,188	£-275,984	£-383,797	£-489,652
60% LAR - 40% CIR	50%	£-662,818	£-668,843	£-697,661	£-692,834	£-758,164	£-879,533

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone B - £1,000 psf
------------	---------------------

No Units	10
Site Area	0.02 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,517,519	£1,105,450	£1,105,450	£1,105,450	£990,945	£981,336
60% LAR - 40% CIR	8%	£1,297,250	£940,223	£940,223	£940,223	£799,151	£790,185
60% LAR - 40% CIR	12%	£1,186,260	£843,067	£843,067	£843,067	£702,371	£693,696
60% LAR - 40% CIR	14%	£1,130,553	£794,279	£794,279	£794,279	£653,762	£645,224
60% LAR - 40% CIR	18%	£1,016,716	£696,292	£696,292	£696,292	£556,109	£547,831
60% LAR - 40% CIR	20%	£862,591	£567,090	£567,090	£567,090	£457,066	£449,909
60% LAR - 40% CIR	24%	£69,920	£48,280	£48,280	£48,280	£408,550	£390,621
60% LAR - 40% CIR	26%	£793,376	£496,669	£496,669	£496,669	£359,077	£351,255
60% LAR - 40% CIR	30%	£979,878	£390,045	£390,045	£390,045	£259,708	£252,094
60% LAR - 40% CIR	35%	£537,238	£273,759	£273,759	£273,759	£134,705	£127,298
60% LAR - 40% CIR	50%	£104,283	£-115,186	£-115,186	£-115,186	£-264,527	£-279,877

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£257,318	£242,284	£242,284	£242,284	£242,284	£242,284
60% LAR - 40% CIR	0%	£257,318	£242,284	£242,284	£242,284	£242,284	£242,284
60% LAR - 40% CIR	8%	£249,186	£235,213	£235,213	£235,213	£235,213	£235,213
60% LAR - 40% CIR	12%	£239,176	£223,370	£223,370	£223,370	£223,370	£223,370
60% LAR - 40% CIR	14%	£244,883	£241,157	£241,157	£241,157	£241,157	£241,157
60% LAR - 40% CIR	18%	£256,716	£1,079,145	£1,079,145	£1,079,145	£1,079,145	£1,079,145
60% LAR - 40% CIR	20%	£317,465	£1,169,365	£1,169,365	£1,169,365	£1,169,365	£1,169,365
60% LAR - 40% CIR	24%	£325,517	£1,227,157	£1,227,157	£1,227,157	£1,227,157	£1,227,157
60% LAR - 40% CIR	26%	£392,090	£1,276,767	£1,276,767	£1,276,767	£1,276,767	£1,276,767
60% LAR - 40% CIR	30%	£1,065,668	£1,315,987	£1,315,987	£1,315,987	£1,315,987	£1,315,987
60% LAR - 40% CIR	35%	£1,238,198	£1,501,677	£1,501,677	£1,501,677	£1,501,677	£1,501,677
60% LAR - 40% CIR	50%	£1,671,153	£1,890,622	£1,890,622	£1,890,622	£1,890,622	£1,890,622

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£477,773	£93,107	£65,704	£60,810	£48,800	£158,410
60% LAR - 40% CIR	0%	£477,773	£93,107	£65,704	£60,810	£48,800	£158,410
60% LAR - 40% CIR	8%	£257,505	£29,526	£29,526	£29,526	£29,526	£29,526
60% LAR - 40% CIR	12%	£146,515	£-196,679	£-223,848	£-229,700	£-337,375	£-446,050
60% LAR - 40% CIR	14%	£90,808	£245,465	£272,600	£277,446	£385,984	£494,521
60% LAR - 40% CIR	18%	£249,827	£243,454	£270,524	£275,359	£383,038	£501,915
60% LAR - 40% CIR	20%	£277,155	£332,555	£410,694	£424,523	£532,650	£640,536
60% LAR - 40% CIR	24%	£189,826	£491,466	£518,449	£523,268	£631,198	£739,125
60% LAR - 40% CIR	26%	£246,389	£541,076	£598,031	£597,848	£690,668	£789,490
60% LAR - 40% CIR	30%	£359,867	£640,707	£697,607	£697,410	£796,036	£887,662
60% LAR - 40% CIR	35%	£502,507	£765,986	£822,838	£822,635	£905,041	£1,012,448
60% LAR - 40% CIR	50%	£938,482	£1,194,931	£1,193,769	£1,188,922	£1,304,272	£1,414,822

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£782,609	£307,943	£370,541	£365,646	£296,036	£146,427
60% LAR - 40% CIR	0%	£782,609	£307,943	£370,541	£365,646	£296,036	£146,427
60% LAR - 40% CIR	8%	£562,341	£205,314	£178,073	£173,206	£144,542	£44,624
60% LAR - 40% CIR	12%	£451,351	£108,158	£80,989	£76,136	£32,539	£-141,213
60% LAR - 40% CIR	14%	£395,644	£59,370	£32,236	£27,390	£81,147	£-189,685
60% LAR - 40% CIR	18%	£253,850	£29,818	£19,859	£18,323	£17,033	£-59,018
60% LAR - 40% CIR	20%	£227,682	£-87,819	£-114,858	£-119,657	£-227,843	£-336,000
60% LAR - 40% CIR	24%	£115,011	£-186,630	£-213,612	£-218,431	£-326,359	£-434,288
60% LAR - 40% CIR	26%	£58,467	£-236,240	£-269,266	£-268,010	£-375,032	£-482,854
60% LAR - 40% CIR	30%	£25,001	£-335,854	£-362,770	£-367,576	£-475,201	£-582,525
60% LAR - 40% CIR	35%	£-197,671	£-441,150	£-488,002	£-492,799	£-600,204	£-707,811
60% LAR - 40% CIR	50%	£-630,626	£-650,095	£-678,892	£-684,098	£-809,436	£-914,789

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,192,356	£795,289	£730,386	£725,993	£616,381	£396,772
60% LAR - 40% CIR	0%	£1,192,356	£795,289	£730,386	£725,993	£616,381	£396,772
60% LAR - 40% CIR	8%	£922,686	£566,659	£530,416	£523,553	£424,587	£265,622
60% LAR - 40% CIR	12%	£811,697	£468,503	£441,334	£436,482	£327,807	£219,132
60% LAR - 40% CIR	14%	£745,989	£419,716	£392,582	£387,736	£279,198	£170,661
60% LAR - 40% CIR	18%	£644,154	£321,723	£294,556	£289,620	£181,345	£73,267
60% LAR - 40% CIR	20%	£588,027	£272,527	£245,488	£240,659	£132,502	£24,345
60% LAR - 40% CIR	24%	£475,356	£173,716	£146,733	£141,914	£33,966	£-73,943
60% LAR - 40% CIR	26%	£418,813	£124,106	£97,151	£92,335	£-16,886	£-123,908
60% LAR - 40% CIR	30%	£305,314	£24,481	£-42,425	£-47,291	£-114,856	£-222,480
60% LAR - 40% CIR	35%	£162,674	£-100,894	£-127,656	£-132,453	£-239,859	£-347,266
60% LAR - 40% CIR	50%	£-260,281	£-349,746	£-416,567	£-423,740	£-599,999	£-754,440

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone B - £1,050 psf
------------	---------------------

No Units	10
Site Area	0.02 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,741,925	£1,353,670	£1,326,268	£1,321,374	£1,211,764	£1,102,154
60% LAR : 40% CIR	8%	£1,503,705	£1,143,376	£1,116,134	£1,111,269	£1,002,504	£893,339
60% LAR : 40% CIR	12%	£1,383,730	£1,037,387	£1,010,218	£1,005,366	£896,691	£788,016
60% LAR : 40% CIR	14%	£1,323,543	£984,184	£957,049	£952,203	£843,666	£735,128
60% LAR : 40% CIR	18%	£1,202,732	£877,362	£850,292	£845,458	£737,179	£628,901
60% LAR : 40% CIR	20%	£1,142,117	£823,745	£795,706	£791,877	£683,721	£575,564
60% LAR : 40% CIR	24%	£1,020,468	£716,101	£689,119	£684,300	£576,371	£468,443
60% LAR : 40% CIR	26%	£959,437	£662,075	£635,120	£630,305	£522,483	£414,661
60% LAR : 40% CIR	30%	£836,963	£555,918	£529,711	£525,906	£414,291	£306,659
60% LAR : 40% CIR	35%	£683,103	£417,291	£390,440	£385,643	£278,236	£170,830
60% LAR : 40% CIR	50%	£216,487	£3,356	£-24,929	£-30,083	£-145,433	£-260,783

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£33,511	£421,788	£448,188	£454,082	£593,673	£973,283
60% LAR : 40% CIR	8%	£271,732	£332,860	£359,382	£364,187	£473,135	£682,598
60% LAR : 40% CIR	12%	£301,698	£378,049	£405,218	£410,218	£520,771	£730,421
60% LAR : 40% CIR	14%	£451,894	£791,252	£818,388	£823,233	£931,771	£1,040,308
60% LAR : 40% CIR	18%	£572,705	£984,074	£925,144	£929,978	£1,038,257	£1,148,535
60% LAR : 40% CIR	20%	£563,500	£951,181	£878,730	£883,559	£1,001,716	£1,109,074
60% LAR : 40% CIR	24%	£754,068	£1,059,335	£1,086,317	£1,091,136	£1,199,065	£1,306,993
60% LAR : 40% CIR	26%	£915,999	£1,113,361	£1,140,316	£1,145,131	£1,252,993	£1,360,775
60% LAR : 40% CIR	30%	£938,473	£1,211,919	£1,248,725	£1,253,521	£1,361,196	£1,468,793
60% LAR : 40% CIR	35%	£1,092,333	£1,358,145	£1,384,997	£1,389,793	£1,497,200	£1,604,606
60% LAR : 40% CIR	50%	£1,558,940	£1,772,051	£1,800,368	£1,805,519	£1,920,869	£2,036,219

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£702,180	£313,925	£298,523	£281,629	£172,018	£62,408
60% LAR : 40% CIR	8%	£463,950	£193,851	£176,389	£171,524	£104,847	£36,907
60% LAR : 40% CIR	12%	£343,993	£2,959	£29,527	£34,980	£-143,055	£-251,730
60% LAR : 40% CIR	14%	£283,797	£58,562	£82,637	£87,542	£-198,080	£-384,617
60% LAR : 40% CIR	18%	£162,896	£-182,864	£-186,483	£-186,268	£-332,588	£-540,844
60% LAR : 40% CIR	20%	£102,371	£-168,000	£-243,039	£-247,858	£-355,025	£-464,182
60% LAR : 40% CIR	24%	£-19,277	£-323,644	£-350,626	£-355,445	£-463,374	£-571,302
60% LAR : 40% CIR	26%	£-90,308	£-377,670	£-404,625	£-409,440	£-517,262	£-625,984
60% LAR : 40% CIR	30%	£-338,473	£-471,919	£-513,034	£-517,846	£-626,456	£-733,093
60% LAR : 40% CIR	35%	£-356,642	£-622,454	£-649,305	£-654,103	£-761,509	£-868,915
60% LAR : 40% CIR	50%	£-623,299	£-1,036,290	£-1,084,675	£-1,088,829	£-1,188,178	£-1,300,828

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,007,016	£818,761	£591,359	£586,465	£476,855	£367,244
60% LAR : 40% CIR	8%	£748,795	£468,467	£391,225	£376,360	£287,395	£184,430
60% LAR : 40% CIR	12%	£648,830	£302,478	£275,309	£270,456	£161,782	£53,107
60% LAR : 40% CIR	14%	£588,634	£249,275	£222,140	£217,294	£108,756	£219
60% LAR : 40% CIR	18%	£467,622	£142,453	£115,383	£110,549	£22,410	£-183,909
60% LAR : 40% CIR	20%	£407,207	£88,836	£61,797	£56,968	£21,188	£-159,345
60% LAR : 40% CIR	24%	£285,559	£-18,808	£-48,790	£-50,699	£-158,538	£-268,466
60% LAR : 40% CIR	26%	£224,538	£-72,634	£-99,789	£-106,694	£-212,456	£-320,349
60% LAR : 40% CIR	30%	£102,054	£-181,291	£-208,198	£-213,003	£-320,829	£-428,253
60% LAR : 40% CIR	35%	£-81,806	£-317,618	£-344,469	£-349,266	£-456,673	£-564,079
60% LAR : 40% CIR	50%	£-918,422	£-971,593	£-998,899	£-994,992	£-880,342	£-996,692

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,367,362	£979,107	£861,705	£846,810	£637,200	£427,590
60% LAR : 40% CIR	8%	£1,129,141	£768,813	£741,571	£736,705	£527,741	£318,776
60% LAR : 40% CIR	12%	£1,009,175	£662,823	£636,654	£630,802	£422,127	£213,452
60% LAR : 40% CIR	14%	£948,979	£609,620	£582,485	£577,639	£489,102	£360,564
60% LAR : 40% CIR	18%	£826,168	£502,789	£470,729	£465,874	£302,516	£154,537
60% LAR : 40% CIR	20%	£767,553	£449,181	£422,142	£417,314	£201,000	£93,157
60% LAR : 40% CIR	24%	£645,905	£341,538	£314,556	£309,737	£201,808	£93,880
60% LAR : 40% CIR	26%	£584,874	£287,512	£260,557	£255,741	£147,920	£40,998
60% LAR : 40% CIR	30%	£462,399	£179,054	£152,148	£147,342	£30,717	£-97,907
60% LAR : 40% CIR	35%	£308,539	£42,728	£-15,876	£-11,079	£-96,328	£-203,733
60% LAR : 40% CIR	50%	£-686,097	£-971,298	£-998,493	£-994,647	£-816,997	£-935,346

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone B - £1,100 psf
------------	---------------------

No Units	10
Site Area	0.02 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,966,332	£1,574,489	£1,547,086	£1,542,193	£1,432,583	£1,322,972
60% LAR - 40% CIR	8%	£1,710,158	£1,346,529	£1,319,288	£1,314,422	£1,205,457	£1,096,491
60% LAR - 40% CIR	12%	£1,581,216	£1,231,707	£1,204,538	£1,199,686	£1,091,011	£982,336
60% LAR - 40% CIR	14%	£1,516,533	£1,174,087	£1,146,953	£1,142,107	£1,033,569	£925,032
60% LAR - 40% CIR	18%	£1,386,745	£1,068,433	£1,031,364	£1,026,529	£918,251	£809,972
60% LAR - 40% CIR	20%	£1,321,641	£1,000,400	£973,351	£968,532	£860,375	£752,219
60% LAR - 40% CIR	24%	£1,191,018	£883,924	£856,941	£852,122	£744,194	£636,265
60% LAR - 40% CIR	26%	£1,125,488	£825,481	£798,525	£793,711	£685,889	£578,066
60% LAR - 40% CIR	30%	£964,045	£703,191	£681,295	£676,478	£568,854	£461,229
60% LAR - 40% CIR	35%	£828,967	£560,824	£533,972	£529,175	£421,768	£314,362
60% LAR - 40% CIR	50%	£328,690	£113,766	£87,030	£82,253	£-26,339	£-141,689

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£190,896	£200,947	£228,350	£233,244	£342,854	£452,461
60% LAR - 40% CIR	8%	£86,078	£428,965	£446,149	£441,074	£559,980	£676,945
60% LAR - 40% CIR	12%	£194,220	£453,729	£470,898	£475,751	£584,426	£703,100
60% LAR - 40% CIR	14%	£258,903	£601,349	£628,483	£633,330	£741,867	£850,405
60% LAR - 40% CIR	18%	£388,691	£717,033	£744,073	£749,907	£867,195	£985,464
60% LAR - 40% CIR	20%	£453,765	£770,007	£797,078	£802,934	£919,051	£1,037,218
60% LAR - 40% CIR	24%	£584,418	£891,513	£918,455	£923,314	£1,031,242	£1,159,171
60% LAR - 40% CIR	26%	£699,938	£999,955	£978,911	£983,725	£1,099,547	£1,197,370
60% LAR - 40% CIR	30%	£781,365	£1,067,345	£1,084,161	£1,088,968	£1,206,562	£1,314,207
60% LAR - 40% CIR	35%	£946,469	£1,214,613	£1,241,464	£1,246,261	£1,353,668	£1,461,074
60% LAR - 40% CIR	50%	£1,446,747	£1,661,671	£1,688,406	£1,693,183	£1,801,776	£1,917,125

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£926,587	£534,744	£507,341	£502,447	£392,837	£293,227
60% LAR - 40% CIR	8%	£307,413	£306,783	£273,542	£274,677	£166,711	£55,346
60% LAR - 40% CIR	12%	£541,470	£191,962	£164,793	£159,940	£51,265	£-57,409
60% LAR - 40% CIR	14%	£476,788	£134,342	£107,208	£102,361	£8,176	£-114,714
60% LAR - 40% CIR	18%	£347,050	£18,565	£-58,882	£-61,876	£-121,468	£-229,373
60% LAR - 40% CIR	20%	£281,896	£-94,866	£-166,385	£-171,215	£-173,370	£-287,527
60% LAR - 40% CIR	24%	£151,273	£-155,622	£-182,804	£-187,623	£-255,551	£-403,480
60% LAR - 40% CIR	26%	£85,753	£-214,284	£-241,220	£-246,034	£-363,856	£-461,679
60% LAR - 40% CIR	30%	£46,188	£-313,545	£-356,460	£-363,267	£-440,691	£-576,616
60% LAR - 40% CIR	35%	£2,107,779	£-478,922	£-505,773	£-510,570	£-617,977	£-725,383
60% LAR - 40% CIR	50%	£711,058	£928,989	£952,715	£957,492	£1,066,068	£1,181,435

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,231,423	£839,580	£812,177	£807,284	£697,673	£588,063
60% LAR - 40% CIR	8%	£975,249	£811,619	£764,379	£767,513	£670,548	£561,682
60% LAR - 40% CIR	12%	£846,307	£496,798	£469,629	£464,777	£356,102	£247,427
60% LAR - 40% CIR	14%	£781,624	£439,178	£412,044	£407,197	£298,660	£190,123
60% LAR - 40% CIR	18%	£651,656	£322,524	£296,455	£291,620	£183,342	£75,063
60% LAR - 40% CIR	20%	£586,732	£265,491	£238,452	£233,623	£125,466	£17,310
60% LAR - 40% CIR	24%	£456,109	£149,015	£122,032	£117,213	£9,285	£-98,644
60% LAR - 40% CIR	26%	£360,589	£30,572	£-63,616	£-68,802	£-148,600	£-256,843
60% LAR - 40% CIR	30%	£259,139	£-74,716	£-138,804	£-143,931	£-168,055	£-273,680
60% LAR - 40% CIR	35%	£94,058	£-174,085	£-220,937	£-225,734	£-313,141	£-420,547
60% LAR - 40% CIR	50%	£498,219	£821,183	£847,879	£852,656	£961,248	£976,598

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,381,769	£1,199,955	£1,172,353	£1,167,629	£1,055,019	£948,409
60% LAR - 40% CIR	8%	£1,335,594	£971,965	£944,724	£939,859	£830,893	£721,927
60% LAR - 40% CIR	12%	£1,206,652	£857,143	£820,974	£825,122	£716,447	£607,772
60% LAR - 40% CIR	14%	£1,141,970	£799,524	£772,390	£767,543	£659,005	£550,468
60% LAR - 40% CIR	18%	£1,012,181	£683,970	£656,800	£651,963	£543,197	£435,409
60% LAR - 40% CIR	20%	£947,078	£625,836	£598,797	£593,968	£485,812	£377,655
60% LAR - 40% CIR	24%	£816,454	£509,360	£482,377	£477,558	£369,630	£261,701
60% LAR - 40% CIR	26%	£750,935	£450,918	£423,962	£419,147	£311,326	£203,503
60% LAR - 40% CIR	30%	£619,484	£333,627	£306,722	£301,915	£194,291	£86,696
60% LAR - 40% CIR	35%	£454,403	£186,200	£159,408	£154,612	£47,205	£-80,201
60% LAR - 40% CIR	50%	£48,874	£280,766	£287,938	£292,911	£400,968	£516,263

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone B - £1,150 psf
------------	---------------------

No Units	10
Site Area	0.02 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,190,739	£1,795,308	£1,767,905	£1,763,011	£1,655,401	£1,543,791
60% LAR : 40% CIR	8%	£1,916,912	£1,549,682	£1,522,441	£1,517,276	£1,408,610	£1,299,844
60% LAR : 40% CIR	12%	£1,778,694	£1,426,027	£1,398,858	£1,394,006	£1,285,331	£1,176,657
60% LAR : 40% CIR	14%	£1,709,523	£1,383,991	£1,336,857	£1,332,011	£1,223,474	£1,114,936
60% LAR : 40% CIR	18%	£1,670,759	£1,259,505	£1,212,435	£1,207,601	£1,098,322	£981,044
60% LAR : 40% CIR	20%	£1,591,167	£1,177,056	£1,150,016	£1,145,167	£1,037,030	£926,573
60% LAR : 40% CIR	24%	£1,361,567	£1,051,745	£1,024,764	£1,019,944	£912,016	£804,088
60% LAR : 40% CIR	26%	£1,291,559	£988,886	£961,931	£957,116	£849,294	£741,472
60% LAR : 40% CIR	30%	£1,151,193	£862,764	£835,858	£831,051	£723,427	£615,802
60% LAR : 40% CIR	35%	£974,832	£704,355	£677,503	£672,707	£565,301	£457,894
60% LAR : 40% CIR	50%	£440,894	£224,175	£197,440	£192,662	£85,723	£22,595

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£415,303	£19,871	-£7,831	-£12,428	-£12,038	-£21,645
60% LAR : 40% CIR	8%	£411,176	£225,795	£236,896	£237,691	£368,226	£475,192
60% LAR : 40% CIR	12%	£3,258	£349,409	£376,578	£381,430	£490,105	£598,179
60% LAR : 40% CIR	14%	£85,913	£411,445	£438,579	£443,425	£551,963	£660,500
60% LAR : 40% CIR	18%	£294,578	£535,192	£583,001	£587,836	£706,114	£814,303
60% LAR : 40% CIR	20%	£274,269	£508,362	£552,421	£557,256	£676,406	£784,613
60% LAR : 40% CIR	24%	£413,870	£723,691	£750,573	£755,403	£883,421	£991,340
60% LAR : 40% CIR	26%	£483,877	£798,590	£813,508	£818,320	£926,142	£1,033,964
60% LAR : 40% CIR	30%	£524,804	£912,672	£938,578	£944,395	£1,052,098	£1,159,634
60% LAR : 40% CIR	35%	£600,605	£1,071,081	£1,097,933	£1,102,730	£1,210,136	£1,317,543
60% LAR : 40% CIR	50%	£1,354,543	£1,551,252	£1,577,998	£1,582,774	£1,889,713	£1,798,032

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£1,150,994	£755,562	£728,159	£723,265	£613,656	£504,046
60% LAR : 40% CIR	8%	£316,867	£309,936	£282,896	£277,830	£268,865	£259,899
60% LAR : 40% CIR	12%	£738,949	£386,282	£359,113	£354,260	£245,586	£136,912
60% LAR : 40% CIR	14%	£669,778	£324,246	£297,111	£292,266	£183,728	£75,191
60% LAR : 40% CIR	18%	£531,013	£186,759	£172,690	£167,855	£59,517	£66,862
60% LAR : 40% CIR	20%	£451,422	£137,209	£110,270	£105,441	£4,715	£110,872
60% LAR : 40% CIR	24%	£321,821	£12,000	£14,982	£19,602	£127,730	£235,658
60% LAR : 40% CIR	26%	£251,814	£59,859	£77,814	£82,629	£100,451	£298,273
60% LAR : 40% CIR	30%	£224,804	£912,672	£938,578	£944,395	£1,052,098	£1,159,634
60% LAR : 40% CIR	35%	£84,914	£335,390	£362,242	£367,039	£474,443	£581,852
60% LAR : 40% CIR	50%	£298,892	£918,074	£944,305	£949,094	£984,072	£1,062,341

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£1,255,930	£1,060,399	£1,032,906	£1,028,101	£918,402	£808,862
60% LAR : 40% CIR	8%	£316,867	£289,936	£262,896	£257,830	£248,865	£239,899
60% LAR : 40% CIR	12%	£1,043,785	£691,118	£663,949	£659,097	£550,422	£441,748
60% LAR : 40% CIR	14%	£974,614	£629,082	£601,948	£597,102	£488,565	£380,027
60% LAR : 40% CIR	18%	£335,849	£304,596	£277,526	£272,691	£264,133	£255,135
60% LAR : 40% CIR	20%	£766,258	£442,145	£415,107	£410,278	£302,121	£193,964
60% LAR : 40% CIR	24%	£526,658	£316,836	£289,855	£285,035	£177,107	£69,179
60% LAR : 40% CIR	26%	£556,650	£243,917	£227,022	£222,207	£114,385	£5,563
60% LAR : 40% CIR	30%	£416,224	£127,855	£100,849	£96,142	£11,882	£118,107
60% LAR : 40% CIR	35%	£239,923	£30,554	£57,406	£62,203	£169,608	£277,015
60% LAR : 40% CIR	50%	£298,015	£910,735	£937,469	£942,247	£984,186	£1,062,341

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£1,816,175	£1,450,744	£1,393,341	£1,388,447	£1,276,838	£1,169,227
60% LAR : 40% CIR	8%	£1,542,049	£1,178,118	£1,147,877	£1,143,012	£1,034,046	£926,691
60% LAR : 40% CIR	12%	£1,404,131	£1,051,464	£1,024,295	£1,019,442	£910,767	£802,093
60% LAR : 40% CIR	14%	£1,334,959	£989,427	£962,293	£957,447	£848,910	£740,373
60% LAR : 40% CIR	18%	£1,196,195	£864,941	£837,817	£833,033	£724,758	£616,490
60% LAR : 40% CIR	20%	£1,126,604	£802,491	£775,452	£770,623	£662,467	£554,310
60% LAR : 40% CIR	24%	£997,003	£677,182	£650,200	£645,380	£537,452	£429,524
60% LAR : 40% CIR	26%	£916,996	£614,223	£597,268	£592,552	£474,731	£369,609
60% LAR : 40% CIR	30%	£776,589	£488,201	£461,294	£456,488	£348,664	£241,238
60% LAR : 40% CIR	35%	£600,268	£329,791	£302,940	£298,143	£190,737	£83,330
60% LAR : 40% CIR	50%	£66,330	£160,366	£177,123	£181,969	£286,841	£397,159

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone B - £1,200 psf
------------	---------------------

No Units	10
Site Area	0.02 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,415,146	£2,016,126	£1,988,724	£1,983,829	£1,874,219	£1,764,610
60% LAR : 40% CIR	0%	£2,129,067	£1,782,835	£1,725,593	£1,720,728	£1,611,763	£1,502,798
60% LAR : 40% CIR	12%	£1,976,172	£1,620,347	£1,563,178	£1,558,327	£1,470,652	£1,370,977
60% LAR : 40% CIR	14%	£1,902,513	£1,553,896	£1,526,760	£1,521,915	£1,413,377	£1,304,840
60% LAR : 40% CIR	18%	£1,754,772	£1,403,376	£1,383,596	£1,388,672	£1,280,393	£1,172,115
60% LAR : 40% CIR	20%	£1,680,692	£1,353,109	£1,335,670	£1,321,842	£1,213,685	£1,105,528
60% LAR : 40% CIR	24%	£1,532,116	£1,219,568	£1,192,585	£1,187,766	£1,079,838	£971,909
60% LAR : 40% CIR	26%	£1,457,620	£1,152,292	£1,125,337	£1,120,522	£1,012,700	£904,878
60% LAR : 40% CIR	30%	£1,308,219	£1,017,337	£990,431	£985,624	£878,000	£770,375
60% LAR : 40% CIR	35%	£1,120,896	£847,887	£821,036	£816,239	£708,833	£601,426
60% LAR : 40% CIR	50%	£553,097	£334,583	£307,849	£303,072	£196,133	£89,194

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£539,710	£240,690	£213,287	£208,353	£98,783	£10,827
60% LAR : 40% CIR	0%	£347,651	£226,891	£186,842	£181,908	£87,972	£272,609
60% LAR : 40% CIR	8%	£200,736	£155,089	£152,258	£157,109	£295,754	£404,455
60% LAR : 40% CIR	14%	£127,076	£221,541	£248,676	£233,622	£362,059	£470,597
60% LAR : 40% CIR	18%	£20,864	£354,890	£331,930	£336,754	£495,043	£603,321
60% LAR : 40% CIR	20%	£54,744	£421,747	£444,746	£453,596	£561,731	£669,008
60% LAR : 40% CIR	24%	£243,320	£355,688	£382,851	£387,670	£695,588	£803,527
60% LAR : 40% CIR	26%	£317,816	£323,144	£330,009	£354,914	£762,736	£870,558
60% LAR : 40% CIR	30%	£467,219	£288,999	£286,035	£279,812	£691,436	£805,081
60% LAR : 40% CIR	35%	£654,741	£27,549	£954,401	£959,198	£1,066,603	£1,174,010
60% LAR : 40% CIR	50%	£1,222,340	£1,440,853	£1,467,557	£1,472,365	£1,579,304	£1,686,242

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,375,400	£976,381	£948,978	£944,084	£834,474	£724,854
60% LAR : 40% CIR	0%	£1,063,321	£733,080	£695,849	£690,953	£572,018	£463,052
60% LAR : 40% CIR	12%	£936,427	£580,602	£553,433	£548,582	£439,907	£331,232
60% LAR : 40% CIR	14%	£862,767	£514,150	£487,015	£482,169	£373,632	£265,094
60% LAR : 40% CIR	18%	£715,027	£380,831	£353,781	£348,926	£240,646	£132,370
60% LAR : 40% CIR	20%	£640,847	£313,864	£286,925	£282,066	£173,659	£65,783
60% LAR : 40% CIR	24%	£492,371	£179,823	£152,840	£148,021	£40,093	£67,836
60% LAR : 40% CIR	26%	£417,875	£112,547	£85,502	£80,777	£27,045	£134,367
60% LAR : 40% CIR	30%	£268,472	£22,498	£49,816	£44,174	£161,746	£269,371
60% LAR : 40% CIR	35%	£80,950	£191,858	£218,710	£223,502	£330,912	£438,310
60% LAR : 40% CIR	50%	£498,649	£708,162	£731,898	£736,874	£843,619	£950,652

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,680,237	£1,281,217	£1,253,815	£1,248,920	£1,139,310	£1,029,701
60% LAR : 40% CIR	0%	£1,388,198	£1,017,626	£990,694	£985,810	£876,854	£767,889
60% LAR : 40% CIR	12%	£1,241,263	£885,438	£858,269	£853,418	£744,743	£636,068
60% LAR : 40% CIR	14%	£1,167,604	£818,987	£791,851	£787,006	£678,468	£569,831
60% LAR : 40% CIR	18%	£1,019,963	£685,667	£658,597	£653,763	£545,484	£437,206
60% LAR : 40% CIR	20%	£945,783	£618,800	£591,761	£586,933	£478,776	£370,619
60% LAR : 40% CIR	24%	£797,207	£484,659	£457,676	£452,857	£344,929	£237,000
60% LAR : 40% CIR	26%	£722,711	£417,383	£390,428	£385,619	£277,791	£169,669
60% LAR : 40% CIR	30%	£573,309	£292,428	£265,522	£250,715	£143,091	£35,468
60% LAR : 40% CIR	35%	£385,787	£112,978	£86,127	£81,330	£26,076	£133,483
60% LAR : 40% CIR	50%	£181,812	£400,326	£427,060	£431,837	£538,776	£646,716

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,040,362	£1,081,365	£1,014,760	£1,009,286	£1,466,856	£1,380,946
60% LAR : 40% CIR	0%	£1,748,503	£1,378,272	£1,351,030	£1,346,164	£1,237,200	£1,128,234
60% LAR : 40% CIR	12%	£1,601,609	£1,245,784	£1,218,615	£1,213,763	£1,105,089	£996,414
60% LAR : 40% CIR	14%	£1,527,949	£1,179,332	£1,152,197	£1,147,351	£1,038,814	£930,276
60% LAR : 40% CIR	18%	£1,380,298	£1,046,012	£1,018,843	£1,013,991	£905,393	£797,651
60% LAR : 40% CIR	20%	£1,306,129	£979,146	£952,107	£947,278	£839,121	£730,965
60% LAR : 40% CIR	24%	£1,157,553	£845,004	£818,022	£813,203	£705,275	£597,346
60% LAR : 40% CIR	26%	£1,083,057	£777,229	£750,247	£745,428	£636,137	£530,315
60% LAR : 40% CIR	30%	£933,654	£642,774	£615,867	£611,050	£503,436	£395,811
60% LAR : 40% CIR	35%	£746,132	£473,324	£446,472	£441,675	£334,269	£226,862
60% LAR : 40% CIR	50%	£178,533	£49,960	£66,714	£61,862	£176,831	£286,976

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone B - £1,250 psf
------------	---------------------

No Units	10
Site Area	0.02 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,639,553	£2,236,944	£2,209,542	£2,204,648	£2,095,038	£1,985,427
60% LAR : 40% CIR	8%	£2,329,521	£1,955,988	£1,928,747	£1,923,881	£1,814,916	£1,705,950
60% LAR : 40% CIR	12%	£2,173,650	£1,814,668	£1,787,500	£1,782,647	£1,673,972	£1,565,297
60% LAR : 40% CIR	14%	£2,095,502	£1,743,799	£1,716,665	£1,711,818	£1,603,281	£1,494,743
60% LAR : 40% CIR	18%	£1,938,786	£1,601,647	£1,574,578	£1,569,742	£1,461,465	£1,353,188
60% LAR : 40% CIR	20%	£1,860,218	£1,530,364	£1,503,352	£1,498,496	£1,390,340	£1,282,183
60% LAR : 40% CIR	24%	£1,702,665	£1,387,390	£1,360,408	£1,355,588	£1,247,660	£1,139,732
60% LAR : 40% CIR	26%	£1,623,582	£1,315,698	£1,288,743	£1,283,928	£1,176,106	£1,068,284
60% LAR : 40% CIR	30%	£1,465,993	£1,171,910	£1,145,004	£1,140,198	£1,032,573	£924,849
60% LAR : 40% CIR	35%	£1,266,561	£991,420	£964,568	£959,771	£852,364	£744,958
60% LAR : 40% CIR	50%	£565,301	£444,993	£418,258	£413,481	£306,542	£199,604

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£564,116	£461,508	£434,106	£429,212	£319,601	£209,991
60% LAR : 40% CIR	8%	£554,085	£1,601,911	£1,553,100	£1,548,445	£339,470	£269,886
60% LAR : 40% CIR	12%	£398,213	£39,231	£12,963	£7,211	£101,464	£210,139
60% LAR : 40% CIR	14%	£320,066	£31,637	£68,771	£63,618	£172,158	£280,693
60% LAR : 40% CIR	18%	£163,350	£175,789	£200,899	£205,694	£113,071	£422,250
60% LAR : 40% CIR	20%	£86,762	£248,027	£272,111	£276,946	£686,097	£463,263
60% LAR : 40% CIR	24%	£72,771	£388,047	£415,029	£419,849	£527,777	£635,705
60% LAR : 40% CIR	26%	£151,795	£459,738	£486,693	£491,508	£599,330	£707,152
60% LAR : 40% CIR	30%	£310,144	£693,596	£930,433	£935,239	£742,664	£850,465
60% LAR : 40% CIR	35%	£508,876	£784,017	£810,868	£815,665	£923,072	£1,030,478
60% LAR : 40% CIR	50%	£1,110,136	£1,330,443	£1,357,178	£1,361,956	£1,468,895	£1,575,833

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£1,599,907	£1,197,199	£1,169,797	£1,164,903	£1,055,292	£945,682
60% LAR : 40% CIR	8%	£1,299,776	£916,242	£889,001	£884,136	£775,170	£666,205
60% LAR : 40% CIR	12%	£1,133,904	£774,922	£747,754	£742,902	£634,227	£525,552
60% LAR : 40% CIR	14%	£1,055,757	£704,054	£676,820	£672,073	£563,536	£454,998
60% LAR : 40% CIR	18%	£599,841	£561,922	£539,897	£535,097	£421,719	£315,441
60% LAR : 40% CIR	20%	£520,473	£490,619	£463,580	£458,751	£350,594	£242,438
60% LAR : 40% CIR	24%	£662,920	£347,644	£320,662	£315,842	£207,914	£99,986
60% LAR : 40% CIR	26%	£583,936	£275,953	£248,998	£244,183	£136,361	£28,539
60% LAR : 40% CIR	30%	£425,567	£132,165	£106,258	£100,452	£7,874	£18,997
60% LAR : 40% CIR	35%	£226,815	£48,326	£75,177	£70,974	£187,381	£294,787
60% LAR : 40% CIR	50%	£274,445	£594,792	£821,487	£826,295	£733,204	£840,142

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£1,904,644	£1,502,035	£1,474,833	£1,469,739	£1,360,129	£1,250,518
60% LAR : 40% CIR	8%	£1,594,612	£1,221,070	£1,193,838	£1,188,972	£1,080,007	£971,641
60% LAR : 40% CIR	12%	£1,438,741	£1,079,758	£1,052,591	£1,047,738	£939,063	£830,388
60% LAR : 40% CIR	14%	£1,360,593	£1,008,890	£981,756	£976,909	£868,372	£759,834
60% LAR : 40% CIR	18%	£1,203,877	£866,738	£839,669	£834,833	£726,566	£618,277
60% LAR : 40% CIR	20%	£1,125,309	£795,455	£768,416	£763,587	£655,431	£547,274
60% LAR : 40% CIR	24%	£967,756	£652,480	£626,499	£620,679	£512,751	£404,823
60% LAR : 40% CIR	26%	£888,772	£580,789	£553,834	£549,016	£441,197	£333,276
60% LAR : 40% CIR	30%	£730,393	£437,001	£410,095	£405,266	£297,664	£190,040
60% LAR : 40% CIR	35%	£531,651	£256,511	£229,659	£224,862	£117,455	£10,049
60% LAR : 40% CIR	50%	£69,698	£289,976	£316,651	£321,428	£428,367	£536,305

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,294,989	£1,982,381	£1,834,919	£1,830,084	£1,720,474	£1,610,864
60% LAR : 40% CIR	8%	£1,954,958	£1,581,404	£1,454,183	£1,449,318	£1,440,352	£1,331,387
60% LAR : 40% CIR	12%	£1,799,086	£1,440,104	£1,412,936	£1,408,084	£1,299,409	£1,190,734
60% LAR : 40% CIR	14%	£1,720,939	£1,369,236	£1,342,191	£1,337,255	£1,228,717	£1,120,180
60% LAR : 40% CIR	18%	£1,564,223	£1,227,604	£1,200,014	£1,195,179	£1,086,901	£978,623
60% LAR : 40% CIR	20%	£1,485,654	£1,155,800	£1,128,782	£1,123,933	£1,015,776	£907,619
60% LAR : 40% CIR	24%	£1,328,101	£1,012,826	£985,844	£981,024	£873,096	£765,168
60% LAR : 40% CIR	26%	£1,249,719	£941,135	£914,180	£909,364	£801,543	£693,721
60% LAR : 40% CIR	30%	£1,090,739	£797,346	£770,440	£765,634	£658,000	£550,385
60% LAR : 40% CIR	35%	£891,997	£616,856	£590,004	£585,208	£477,801	£370,305
60% LAR : 40% CIR	50%	£290,737	£70,430	£43,694	£38,917	£66,692	£179,869

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone B - £1,300 psf
------------	---------------------

No Units	10
Site Area	0.02 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,863,960	£2,457,763	£2,430,361	£2,425,467	£2,315,856	£2,206,246
60% LAR : 40% CIR	8%	£2,535,976	£2,159,141	£2,131,900	£2,127,035	£2,018,069	£1,909,103
60% LAR : 40% CIR	12%	£2,371,128	£2,008,988	£1,981,820	£1,976,967	£1,868,292	£1,759,618
60% LAR : 40% CIR	14%	£2,288,492	£1,933,703	£1,906,569	£1,901,723	£1,793,185	£1,684,648
60% LAR : 40% CIR	18%	£2,122,800	£1,782,716	£1,755,648	£1,750,814	£1,642,535	£1,534,257
60% LAR : 40% CIR	20%	£2,058,744	£1,707,020	£1,679,880	£1,675,151	£1,566,884	£1,458,638
60% LAR : 40% CIR	24%	£1,873,215	£1,565,212	£1,528,229	£1,523,410	£1,415,481	£1,307,553
60% LAR : 40% CIR	26%	£1,789,743	£1,479,104	£1,452,148	£1,447,334	£1,339,511	£1,231,689
60% LAR : 40% CIR	30%	£1,622,399	£1,328,493	£1,299,577	£1,294,771	£1,187,146	£1,079,322
60% LAR : 40% CIR	35%	£1,412,425	£1,134,551	£1,108,100	£1,103,302	£995,897	£888,491
60% LAR : 40% CIR	50%	£777,503	£555,402	£526,668	£523,889	£416,952	£310,013

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,088,523	£882,327	£854,925	£850,030	£840,420	£430,810
60% LAR : 40% CIR	8%	£760,539	£383,705	£356,454	£351,568	£242,633	£135,607
60% LAR : 40% CIR	12%	£595,692	£233,651	£206,383	£201,531	£92,856	£10,919
60% LAR : 40% CIR	14%	£513,056	£158,266	£131,132	£126,286	£17,749	£-90,788
60% LAR : 40% CIR	18%	£347,354	£7,281	£-19,788	£-24,623	£-132,901	£-241,180
60% LAR : 40% CIR	20%	£269,308	£-78,456	£-119,456	£-120,296	£-208,442	£-316,099
60% LAR : 40% CIR	24%	£97,778	£-220,224	£-247,207	£-252,026	£-359,958	£-467,383
60% LAR : 40% CIR	26%	£14,306	£-296,332	£-323,288	£-329,102	£-435,925	£-543,747
60% LAR : 40% CIR	30%	£-153,960	£-448,954	£-476,980	£-480,696	£-598,291	£-705,915
60% LAR : 40% CIR	35%	£-363,011	£-640,485	£-687,336	£-672,134	£-775,540	£-886,946
60% LAR : 40% CIR	50%	£-597,833	£-1,220,034	£-1,246,768	£-1,251,547	£-1,358,485	£-1,465,424

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,824,214	£1,418,017	£1,390,616	£1,385,721	£1,276,111	£1,166,501
60% LAR : 40% CIR	8%	£1,486,230	£1,119,396	£1,092,155	£1,087,269	£978,324	£869,368
60% LAR : 40% CIR	12%	£1,331,382	£969,242	£942,074	£937,222	£828,547	£719,872
60% LAR : 40% CIR	14%	£1,248,747	£893,987	£866,823	£861,977	£753,440	£644,902
60% LAR : 40% CIR	16%	£1,083,054	£742,972	£715,803	£711,068	£602,790	£494,511
60% LAR : 40% CIR	20%	£898,688	£561,274	£540,235	£535,406	£527,249	£419,092
60% LAR : 40% CIR	24%	£833,469	£515,467	£488,484	£483,665	£375,736	£267,808
60% LAR : 40% CIR	26%	£749,997	£439,359	£412,403	£407,589	£299,706	£191,944
60% LAR : 40% CIR	30%	£562,641	£298,737	£290,831	£285,025	£147,400	£39,776
60% LAR : 40% CIR	35%	£372,680	£95,206	£68,355	£63,557	£-43,849	£-151,255
60% LAR : 40% CIR	50%	£-292,242	£-244,343	£-261,078	£-265,856	£-322,794	£-429,733

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,129,051	£1,722,854	£1,696,452	£1,690,558	£1,580,947	£1,471,337
60% LAR : 40% CIR	8%	£1,801,087	£1,424,232	£1,398,891	£1,393,129	£1,283,160	£1,174,194
60% LAR : 40% CIR	12%	£1,636,219	£1,274,079	£1,246,911	£1,242,058	£1,133,383	£1,024,709
60% LAR : 40% CIR	14%	£1,553,583	£1,198,794	£1,171,660	£1,166,814	£1,058,276	£949,739
60% LAR : 40% CIR	18%	£1,387,891	£1,047,809	£1,020,739	£1,015,995	£907,626	£799,345
60% LAR : 40% CIR	20%	£1,304,835	£972,111	£945,071	£940,242	£832,085	£723,929
60% LAR : 40% CIR	24%	£1,138,306	£820,303	£793,320	£788,501	£680,572	£572,644
60% LAR : 40% CIR	26%	£1,054,834	£744,195	£717,239	£712,426	£604,602	£496,780
60% LAR : 40% CIR	30%	£867,477	£593,574	£564,667	£559,852	£452,286	£344,612
60% LAR : 40% CIR	35%	£677,516	£400,042	£373,191	£368,393	£260,988	£153,582
60% LAR : 40% CIR	50%	£42,594	£-179,597	£-206,241	£-211,020	£-317,968	£-424,896

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,489,386	£2,083,199	£2,055,797	£2,050,983	£1,941,298	£1,831,885
60% LAR : 40% CIR	8%	£2,161,412	£1,754,077	£1,727,236	£1,722,471	£1,613,505	£1,504,540
60% LAR : 40% CIR	12%	£1,996,564	£1,634,424	£1,607,256	£1,602,404	£1,493,729	£1,385,054
60% LAR : 40% CIR	14%	£1,913,928	£1,559,139	£1,532,005	£1,527,159	£1,418,622	£1,310,084
60% LAR : 40% CIR	18%	£1,748,236	£1,438,154	£1,411,185	£1,406,329	£1,297,972	£1,189,693
60% LAR : 40% CIR	20%	£1,665,180	£1,332,456	£1,305,416	£1,300,568	£1,192,431	£1,084,274
60% LAR : 40% CIR	24%	£1,498,651	£1,180,649	£1,153,666	£1,148,847	£1,040,918	£932,990
60% LAR : 40% CIR	26%	£1,415,179	£1,104,541	£1,077,685	£1,072,770	£964,948	£857,126
60% LAR : 40% CIR	30%	£1,247,823	£951,919	£925,013	£920,207	£812,582	£704,568
60% LAR : 40% CIR	35%	£1,037,862	£760,387	£733,537	£728,739	£621,333	£513,927
60% LAR : 40% CIR	50%	£402,940	£180,838	£154,104	£149,326	£42,368	£-66,891

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone B - £900 psf
------------	-------------------

No Units	13
Site Area	0.03 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,117,198	£597,138	£558,560	£552,099	£397,787	£243,476
60% LAR : 40% CIR	8%	£318,043	£305,760	£387,400	£350,086	£197,562	£141,178
60% LAR : 40% CIR	12%	£757,260	£293,886	£255,636	£249,231	£96,236	£60,050
60% LAR : 40% CIR	14%	£696,571	£242,655	£204,454	£198,057	£45,255	£-114,018
60% LAR : 40% CIR	18%	£574,898	£158,609	£101,489	£95,117	£-60,554	£-222,809
60% LAR : 40% CIR	20%	£513,318	£57,795	£49,730	£43,354	£-115,467	£-277,241
60% LAR : 40% CIR	24%	£390,169	£-17,188	£-57,546	£-64,305	£-225,738	£-387,170
60% LAR : 40% CIR	26%	£328,302	£-72,849	£-115,167	£-119,920	£-281,193	£-442,466
60% LAR : 40% CIR	30%	£203,989	£-194,776	£-225,020	£-231,761	£-392,239	£-553,717
60% LAR : 40% CIR	35%	£47,517	£-325,814	£-365,978	£-372,705	£-533,357	£-694,008
60% LAR : 40% CIR	50%	£-455,526	£-756,342	£-796,330	£-803,031	£-962,982	£-1,122,934

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,421,878	£1,841,739	£1,980,314	£1,388,775	£2,141,087	£2,295,398
60% LAR : 40% CIR	8%	£1,660,831	£2,143,114	£2,381,968	£2,381,968	£2,341,262	£2,484,086
60% LAR : 40% CIR	12%	£1,781,814	£2,244,988	£2,283,638	£2,289,643	£2,442,638	£2,596,933
60% LAR : 40% CIR	14%	£1,842,303	£2,298,219	£2,234,420	£2,340,817	£2,403,619	£2,652,892
60% LAR : 40% CIR	18%	£1,964,276	£2,399,265	£2,437,375	£2,443,787	£2,599,528	£2,761,483
60% LAR : 40% CIR	20%	£2,025,556	£2,451,079	£2,493,144	£2,495,520	£2,654,341	£2,816,115
60% LAR : 40% CIR	24%	£2,148,705	£2,556,062	£2,596,420	£2,603,179	£2,764,612	£2,926,014
60% LAR : 40% CIR	26%	£2,210,572	£2,611,723	£2,652,941	£2,658,794	£2,820,067	£3,081,340
60% LAR : 40% CIR	30%	£2,334,655	£2,723,650	£2,765,894	£2,770,625	£2,931,613	£3,192,691
60% LAR : 40% CIR	35%	£2,461,357	£2,864,688	£2,904,852	£2,911,579	£3,072,231	£3,232,882
60% LAR : 40% CIR	50%	£2,984,400	£3,295,216	£3,335,204	£3,341,905	£3,501,858	£3,661,808

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

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£369,838	£989,098	£998,276	£934,737	£1,089,049	£1,243,360
60% LAR : 40% CIR	8%	£568,233	£1,143,114	£1,129,427	£1,135,850	£1,289,254	£1,442,658
60% LAR : 40% CIR	12%	£729,578	£1,192,950	£1,231,200	£1,237,605	£1,390,600	£1,546,886
60% LAR : 40% CIR	14%	£790,293	£1,244,181	£1,282,382	£1,288,779	£1,441,581	£1,600,854
60% LAR : 40% CIR	18%	£912,838	£1,347,227	£1,385,837	£1,391,719	£1,547,486	£1,708,445
60% LAR : 40% CIR	20%	£973,518	£1,399,047	£1,437,105	£1,443,482	£1,602,303	£1,764,017
60% LAR : 40% CIR	24%	£1,096,667	£1,504,024	£1,544,382	£1,551,141	£1,712,574	£1,874,006
60% LAR : 40% CIR	26%	£1,158,534	£1,559,695	£1,600,003	£1,606,795	£1,768,029	£1,929,302
60% LAR : 40% CIR	30%	£1,234,655	£1,673,650	£1,715,894	£1,721,625	£1,879,675	£2,040,593
60% LAR : 40% CIR	35%	£1,439,319	£1,812,650	£1,852,814	£1,859,541	£2,020,193	£2,180,844
60% LAR : 40% CIR	50%	£1,942,909	£2,243,178	£2,283,168	£2,289,887	£2,449,818	£2,609,770

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£66,278	£455,792	£492,360	£486,821	£653,123	£807,444
60% LAR : 40% CIR	8%	£568,233	£1,091,076	£963,611	£969,604	£953,388	£1,038,742
60% LAR : 40% CIR	12%	£280,660	£757,034	£795,284	£801,689	£954,684	£1,110,979
60% LAR : 40% CIR	14%	£354,349	£908,295	£946,468	£952,893	£1,095,665	£1,194,938
60% LAR : 40% CIR	18%	£476,322	£911,311	£949,421	£955,893	£1,111,674	£1,212,629
60% LAR : 40% CIR	20%	£537,602	£963,125	£1,001,190	£1,007,566	£1,166,387	£1,328,181
60% LAR : 40% CIR	24%	£660,751	£1,088,109	£1,108,468	£1,115,225	£1,276,658	£1,438,090
60% LAR : 40% CIR	26%	£722,618	£1,153,769	£1,164,681	£1,170,840	£1,332,115	£1,495,386
60% LAR : 40% CIR	30%	£846,931	£1,265,696	£1,275,940	£1,282,681	£1,443,259	£1,604,637
60% LAR : 40% CIR	35%	£1,003,403	£1,378,334	£1,416,898	£1,423,625	£1,584,277	£1,744,928
60% LAR : 40% CIR	50%	£1,506,446	£1,807,262	£1,847,290	£1,853,981	£2,013,902	£2,173,894

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£81,372	£11,512	£22,834	£18,473	£81,372	£86,186
60% LAR : 40% CIR	8%	£342,417	£138,895	£179,217	£184,640	£338,044	£481,445
60% LAR : 40% CIR	12%	£221,634	£241,740	£279,990	£286,395	£439,390	£595,685
60% LAR : 40% CIR	14%	£190,345	£292,971	£331,172	£337,589	£490,571	£649,644
60% LAR : 40% CIR	18%	£38,872	£398,017	£444,127	£449,809	£596,246	£758,236
60% LAR : 40% CIR	20%	£22,388	£447,831	£495,896	£492,272	£651,093	£812,887
60% LAR : 40% CIR	24%	£145,457	£552,814	£593,172	£599,931	£761,364	£922,799
60% LAR : 40% CIR	26%	£207,204	£668,875	£694,793	£695,546	£878,619	£1,078,095
60% LAR : 40% CIR	30%	£331,637	£720,402	£760,646	£767,397	£928,365	£1,089,543
60% LAR : 40% CIR	35%	£488,100	£861,400	£901,804	£908,331	£1,088,983	£1,229,634
60% LAR : 40% CIR	50%	£991,162	£1,291,968	£1,331,956	£1,338,667	£1,498,698	£1,666,569

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone B - £950 psf
------------	-------------------

No Units	13
Site Area	0.03 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,411,640	£885,873	£845,294	£841,834	£887,521	£533,210
60% LAR - 40% CIR	8%	£1,148,929	£662,316	£623,966	£617,541	£664,138	£310,733
60% LAR - 40% CIR	12%	£1,016,370	£548,852	£510,603	£504,198	£551,203	£198,208
60% LAR - 40% CIR	14%	£949,792	£491,827	£453,626	£447,229	£494,427	£141,625
60% LAR - 40% CIR	16%	£816,042	£377,192	£338,982	£332,700	£380,263	£27,627
60% LAR - 40% CIR	20%	£748,872	£318,684	£281,517	£275,142	£322,877	£30,880
60% LAR - 40% CIR	24%	£613,945	£203,790	£165,805	£159,442	£7,488	£-153,222
60% LAR - 40% CIR	26%	£546,189	£145,606	£107,658	£101,302	£-53,401	£-214,674
60% LAR - 40% CIR	30%	£410,069	£28,660	£-9,542	£-16,295	£-177,291	£-338,299
60% LAR - 40% CIR	35%	£238,905	£-125,727	£-165,890	£-172,618	£-333,269	£-493,921
60% LAR - 40% CIR	50%	£-299,111	£-602,429	£-642,416	£-649,118	£-809,069	£-969,021

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£-1,127,234	£-1,852,001	£-1,690,580	£-1,697,040	£-1,851,353	£-2,005,664
60% LAR - 40% CIR	8%	£-1,389,945	£-1,876,498	£-1,614,869	£-1,621,353	£-1,876,798	£-2,228,141
60% LAR - 40% CIR	12%	£-1,522,504	£-1,950,022	£-2,028,271	£-2,034,976	£-1,876,671	£-2,340,666
60% LAR - 40% CIR	14%	£-1,589,082	£-2,047,047	£-2,085,248	£-2,091,645	£-2,244,447	£-2,397,249
60% LAR - 40% CIR	16%	£-1,729,832	£-2,161,662	£-2,199,792	£-2,206,174	£-2,358,611	£-2,611,647
60% LAR - 40% CIR	20%	£-1,700,020	£-2,210,020	£-2,257,567	£-2,263,742	£-2,419,907	£-2,604,854
60% LAR - 40% CIR	24%	£-1,824,920	£-2,335,084	£-2,373,069	£-2,379,432	£-2,531,376	£-2,692,096
60% LAR - 40% CIR	26%	£-1,962,685	£-2,393,268	£-2,431,216	£-2,437,572	£-2,592,275	£-2,753,548
60% LAR - 40% CIR	30%	£-2,128,175	£-2,510,289	£-2,548,416	£-2,554,766	£-2,716,138	£-2,877,113
60% LAR - 40% CIR	35%	£-2,299,060	£-2,664,001	£-2,704,764	£-2,711,492	£-2,872,143	£-3,032,765
60% LAR - 40% CIR	50%	£-2,837,885	£-3,141,303	£-3,181,200	£-3,187,662	£-3,347,843	£-3,507,885

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£-75,198	£-599,983	£-638,542	£-645,002	£-799,315	£-983,626
60% LAR - 40% CIR	8%	£-357,807	£-634,590	£-680,871	£-686,295	£-1,022,698	£-1,176,103
60% LAR - 40% CIR	12%	£-470,466	£-697,984	£-796,233	£-802,638	£-1,135,633	£-1,286,628
60% LAR - 40% CIR	14%	£-527,044	£-765,009	£-1,033,210	£-1,039,697	£-1,192,409	£-1,345,211
60% LAR - 40% CIR	16%	£-670,784	£-1,068,644	£-1,147,754	£-1,154,785	£-1,386,573	£-1,468,808
60% LAR - 40% CIR	20%	£-577,364	£-1,167,452	£-1,203,319	£-1,211,594	£-1,355,859	£-1,517,618
60% LAR - 40% CIR	24%	£-672,891	£-1,283,048	£-1,321,031	£-1,327,394	£-1,479,338	£-1,640,058
60% LAR - 40% CIR	26%	£-840,847	£-1,341,230	£-1,378,178	£-1,385,534	£-1,540,237	£-1,701,510
60% LAR - 40% CIR	30%	£-1,076,737	£-1,468,168	£-1,486,308	£-1,493,118	£-1,664,097	£-1,825,075
60% LAR - 40% CIR	35%	£-1,247,931	£-1,612,363	£-1,652,726	£-1,659,454	£-1,820,105	£-1,980,757
60% LAR - 40% CIR	50%	£-1,785,947	£-2,089,265	£-2,128,252	£-2,135,064	£-2,296,908	£-2,456,867

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£380,720	£184,047	£202,826	£209,086	£363,589	£517,710
60% LAR - 40% CIR	8%	£367,807	£268,604	£250,956	£253,379	£366,752	£460,367
60% LAR - 40% CIR	12%	£34,550	£-502,068	£-540,317	£-546,722	£-609,717	£-652,712
60% LAR - 40% CIR	14%	£-101,128	£-559,093	£-597,294	£-603,691	£-756,493	£-809,295
60% LAR - 40% CIR	16%	£-234,818	£-673,738	£-711,838	£-718,220	£-870,657	£-923,083
60% LAR - 40% CIR	20%	£-302,048	£-731,536	£-769,403	£-775,778	£-928,043	£-981,900
60% LAR - 40% CIR	24%	£-436,975	£-847,130	£-885,115	£-891,478	£-1,043,422	£-1,104,142
60% LAR - 40% CIR	26%	£-594,781	£-986,314	£-1,024,282	£-1,030,610	£-1,184,321	£-1,245,584
60% LAR - 40% CIR	30%	£-840,821	£-1,022,252	£-1,080,462	£-1,087,202	£-1,228,181	£-1,289,159
60% LAR - 40% CIR	35%	£-912,015	£-1,176,847	£-1,216,810	£-1,223,538	£-1,384,189	£-1,444,841
60% LAR - 40% CIR	50%	£-1,350,931	£-1,653,349	£-1,693,336	£-1,700,058	£-1,859,889	£-2,019,941

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£816,014	£381,247	£372,665	£368,265	£517,885	£621,210
60% LAR - 40% CIR	8%	£913,303	£129,690	£88,335	£81,915	£171,685	£224,593
60% LAR - 40% CIR	12%	£480,744	£13,226	£-29,023	£-31,428	£-184,423	£-337,418
60% LAR - 40% CIR	14%	£14,156	£-49,798	£-82,000	£-88,597	£-241,169	£-394,901
60% LAR - 40% CIR	16%	£28,416	£-143,434	£-176,544	£-182,826	£-355,363	£-507,798
60% LAR - 40% CIR	20%	£213,246	£-216,042	£-254,109	£-260,484	£-412,749	£-566,606
60% LAR - 40% CIR	24%	£78,319	£-331,836	£-399,821	£-407,184	£-528,129	£-688,848
60% LAR - 40% CIR	26%	£10,563	£-390,020	£-442,968	£-454,324	£-609,027	£-760,300
60% LAR - 40% CIR	30%	£-125,527	£-456,058	£-545,168	£-551,908	£-712,867	£-873,805
60% LAR - 40% CIR	35%	£-296,721	£-661,353	£-701,516	£-708,244	£-868,895	£-1,020,547
60% LAR - 40% CIR	50%	£-646,237	£-1,138,695	£-1,178,042	£-1,184,744	£-1,344,695	£-1,504,647

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone B - £1,000 psf
------------	---------------------

No Units	13
Site Area	0.03 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£1,706,083	£1,176,607	£1,138,029	£1,131,568	£977,256	£822,945
60% LAR - 40% CIR	8%	£1,419,917	£928,811	£890,520	£884,098	£730,694	£577,280
60% LAR - 40% CIR	12%	£1,275,480	£803,818	£765,570	£759,164	£606,169	£453,174
60% LAR - 40% CIR	14%	£1,203,013	£740,998	£702,798	£696,401	£543,598	£390,797
60% LAR - 40% CIR	18%	£1,057,485	£614,774	£576,665	£570,262	£417,845	£285,408
60% LAR - 40% CIR	20%	£884,429	£561,371	£515,306	£508,930	£364,664	£202,399
60% LAR - 40% CIR	24%	£837,722	£423,988	£386,003	£379,641	£227,696	£76,762
60% LAR - 40% CIR	26%	£784,077	£360,010	£322,062	£315,706	£163,911	£12,117
60% LAR - 40% CIR	30%	£816,209	£231,453	£193,603	£187,266	£36,742	£122,759
60% LAR - 40% CIR	35%	£430,293	£69,759	£31,957	£25,625	£-133,182	£-283,833
60% LAR - 40% CIR	50%	£-142,697	£-448,515	£-488,503	£-495,203	£-655,155	£-815,107

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£832,791	£1,382,267	£1,400,845	£1,407,308	£1,581,618	£1,715,929
60% LAR - 40% CIR	8%	£1,110,657	£1,810,093	£1,846,364	£1,854,776	£2,084,180	£2,261,568
60% LAR - 40% CIR	12%	£1,283,394	£1,735,056	£1,773,304	£1,779,710	£1,932,705	£2,085,700
60% LAR - 40% CIR	14%	£1,335,861	£1,797,876	£1,836,076	£1,842,473	£1,995,276	£2,148,077
60% LAR - 40% CIR	18%	£1,481,389	£1,924,100	£1,982,269	£1,988,892	£2,121,029	£2,273,466
60% LAR - 40% CIR	20%	£1,554,443	£1,167,569	£1,167,569	£1,167,569	£2,164,210	£2,339,475
60% LAR - 40% CIR	24%	£1,701,152	£2,114,886	£2,159,871	£2,159,233	£2,311,178	£2,463,122
60% LAR - 40% CIR	26%	£1,774,797	£2,178,864	£2,216,812	£2,223,188	£2,374,963	£2,526,757
60% LAR - 40% CIR	30%	£1,922,665	£2,307,981	£2,345,211	£2,351,616	£2,503,132	£2,661,633
60% LAR - 40% CIR	35%	£2,108,581	£2,469,115	£2,506,917	£2,513,249	£2,672,056	£2,832,707
60% LAR - 40% CIR	50%	£2,681,971	£2,987,388	£3,027,377	£3,034,077	£3,194,029	£3,353,981

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£219,247	£310,229	£348,807	£355,268	£509,589	£663,981
60% LAR - 40% CIR	8%	£217,018	£312,085	£349,316	£355,738	£509,142	£663,547
60% LAR - 40% CIR	12%	£211,356	£283,018	£271,266	£272,672	£480,667	£613,662
60% LAR - 40% CIR	14%	£283,823	£245,838	£284,038	£279,435	£343,238	£1,096,039
60% LAR - 40% CIR	18%	£489,361	£375,262	£390,171	£385,554	£4,068,981	£1,521,428
60% LAR - 40% CIR	20%	£502,410	£356,463	£370,531	£370,906	£1,152,172	£1,284,437
60% LAR - 40% CIR	24%	£849,114	£1,062,848	£1,100,833	£1,107,195	£1,259,140	£1,411,084
60% LAR - 40% CIR	26%	£722,759	£1,126,826	£1,184,774	£1,171,130	£1,322,825	£1,474,719
60% LAR - 40% CIR	30%	£1,922,665	£1,265,303	£1,265,203	£1,266,126	£1,454,094	£1,609,566
60% LAR - 40% CIR	35%	£1,058,543	£1,147,077	£1,434,879	£1,461,211	£1,620,018	£1,780,669
60% LAR - 40% CIR	50%	£1,629,933	£1,936,351	£1,075,339	£1,982,029	£2,141,951	£2,301,943

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£685,163	£125,887	£87,109	£80,648	£73,664	£227,975
60% LAR - 40% CIR	8%	£363,897	£127,085	£169,400	£168,852	£329,226	£413,611
60% LAR - 40% CIR	12%	£224,560	£247,102	£285,350	£291,756	£444,751	£597,746
60% LAR - 40% CIR	14%	£192,093	£309,972	£348,122	£354,519	£507,322	£660,123
60% LAR - 40% CIR	18%	£8,565	£438,146	£474,288	£468,638	£833,078	£1,085,812
60% LAR - 40% CIR	20%	£66,454	£459,549	£527,615	£543,990	£696,256	£948,521
60% LAR - 40% CIR	24%	£213,198	£826,932	£884,917	£871,279	£823,224	£975,168
60% LAR - 40% CIR	26%	£285,943	£898,910	£272,888	£275,214	£867,008	£1,038,803
60% LAR - 40% CIR	30%	£434,711	£819,437	£857,317	£863,652	£1,015,178	£1,173,679
60% LAR - 40% CIR	35%	£620,627	£981,181	£1,018,963	£1,025,295	£1,184,102	£1,344,753
60% LAR - 40% CIR	50%	£1,189,817	£1,439,435	£1,538,423	£1,546,123	£1,706,075	£1,866,027

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£1,170,457	£640,981	£802,403	£898,942	£441,830	£287,316
60% LAR - 40% CIR	8%	£884,191	£363,245	£384,894	£345,472	£195,068	£41,683
60% LAR - 40% CIR	12%	£739,854	£288,192	£229,944	£223,538	£70,543	£-82,462
60% LAR - 40% CIR	14%	£667,387	£205,372	£167,172	£160,775	£7,072	£-144,529
60% LAR - 40% CIR	18%	£21,869	£74,148	£34,036	£34,666	£11,741	£-270,218
60% LAR - 40% CIR	20%	£448,800	£15,745	£22,321	£28,695	£-180,962	£-333,227
60% LAR - 40% CIR	24%	£302,096	£111,638	£149,623	£159,895	£-307,830	£-450,874
60% LAR - 40% CIR	26%	£228,451	£13,616	£213,664	£219,020	£-371,715	£-523,609
60% LAR - 40% CIR	30%	£80,583	£-304,143	£-342,023	£-340,368	£-499,884	£-658,385
60% LAR - 40% CIR	35%	£-193,333	£-485,887	£-503,669	£-510,021	£-668,808	£-829,459
60% LAR - 40% CIR	50%	£-678,329	£-984,141	£-1,024,129	£-1,030,629	£-1,190,781	£-1,369,753

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone B - £1,050 psf
------------	---------------------

No Units	13
Site Area	0.03 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,000,526	£1,466,342	£1,427,763	£1,421,303	£1,266,992	£1,112,679
60% LAR : 40% CIR	8%	£1,690,705	£1,195,427	£1,157,076	£1,150,654	£997,248	£843,845
60% LAR : 40% CIR	12%	£1,534,590	£1,058,785	£1,020,536	£1,014,131	£861,135	£708,140
60% LAR : 40% CIR	14%	£1,456,234	£990,170	£951,970	£945,572	£792,770	£639,969
60% LAR : 40% CIR	18%	£1,296,930	£832,356	£794,247	£787,865	£655,428	£502,891
60% LAR : 40% CIR	20%	£1,219,981	£783,159	£745,093	£738,717	£586,452	£434,187
60% LAR : 40% CIR	24%	£1,061,486	£644,187	£606,201	£599,839	£447,895	£295,950
60% LAR : 40% CIR	26%	£981,864	£574,414	£536,465	£530,109	£378,315	£226,521
60% LAR : 40% CIR	30%	£922,319	£494,296	£436,418	£430,073	£298,507	£17,039
60% LAR : 40% CIR	35%	£821,680	£258,088	£220,285	£213,953	£62,743	£-93,745
60% LAR : 40% CIR	50%	£12,677	£-294,601	£-334,590	£-341,290	£-501,242	£-661,193

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£258,348	£1,072,552	£1,111,111	£1,117,571	£1,271,882	£1,426,198
60% LAR : 40% CIR	8%	£961,169	£1,943,447	£1,961,789	£1,968,260	£1,541,685	£1,968,028
60% LAR : 40% CIR	12%	£1,004,284	£1,480,089	£1,518,338	£1,524,743	£1,677,739	£1,830,734
60% LAR : 40% CIR	14%	£1,082,640	£1,548,704	£1,586,904	£1,593,302	£1,746,104	£1,898,005
60% LAR : 40% CIR	18%	£1,239,948	£1,668,918	£1,724,627	£1,731,099	£1,883,446	£2,035,883
60% LAR : 40% CIR	20%	£1,319,603	£1,155,115	£1,121,911	£1,128,167	£1,192,422	£1,104,487
60% LAR : 40% CIR	24%	£1,477,376	£1,894,587	£1,932,673	£1,939,035	£2,090,979	£2,242,924
60% LAR : 40% CIR	26%	£1,595,910	£1,964,460	£2,002,400	£2,008,785	£2,160,599	£2,312,353
60% LAR : 40% CIR	30%	£1,716,645	£2,104,578	£2,142,466	£2,148,801	£2,300,317	£2,451,835
60% LAR : 40% CIR	35%	£1,917,194	£2,280,786	£2,318,589	£2,324,921	£2,476,131	£2,632,619
60% LAR : 40% CIR	50%	£2,526,197	£2,833,475	£2,873,464	£2,880,164	£3,040,118	£3,200,067

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£515,690	£20,494	£59,073	£65,533	£219,844	£374,157
60% LAR : 40% CIR	8%	£253,669	£291,469	£239,780	£236,182	£468,557	£609,691
60% LAR : 40% CIR	12%	£47,754	£428,051	£468,300	£472,705	£625,701	£776,696
60% LAR : 40% CIR	14%	£30,692	£496,698	£534,868	£541,284	£694,068	£846,367
60% LAR : 40% CIR	18%	£167,868	£634,460	£676,588	£678,971	£831,468	£983,845
60% LAR : 40% CIR	20%	£268,869	£703,677	£741,743	£745,119	£900,384	£1,052,649
60% LAR : 40% CIR	24%	£425,338	£842,649	£880,635	£886,997	£1,038,941	£1,190,886
60% LAR : 40% CIR	26%	£594,872	£912,422	£950,371	£956,727	£1,108,521	£1,260,915
60% LAR : 40% CIR	30%	£764,517	£1,044,578	£1,080,418	£1,086,763	£1,248,279	£1,399,797
60% LAR : 40% CIR	35%	£965,156	£1,228,748	£1,266,551	£1,272,883	£1,424,093	£1,580,581
60% LAR : 40% CIR	50%	£1,474,149	£1,781,437	£1,821,426	£1,828,126	£1,998,078	£2,148,029

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£940,606	£415,422	£376,843	£370,383	£216,072	£61,759
60% LAR : 40% CIR	8%	£329,785	£744,507	£106,156	£99,744	£5,874	£207,075
60% LAR : 40% CIR	12%	£483,670	£7,865	£30,384	£36,759	£189,785	£342,780
60% LAR : 40% CIR	14%	£405,314	£90,770	£99,950	£105,248	£258,190	£410,951
60% LAR : 40% CIR	18%	£248,088	£198,864	£238,673	£243,058	£395,492	£547,809
60% LAR : 40% CIR	20%	£169,061	£267,761	£305,827	£312,203	£464,468	£616,733
60% LAR : 40% CIR	24%	£10,576	£406,733	£444,719	£451,081	£603,025	£754,970
60% LAR : 40% CIR	26%	£88,899	£476,595	£514,485	£520,841	£672,608	£824,389
60% LAR : 40% CIR	30%	£228,601	£516,624	£554,502	£560,847	£741,363	£893,881
60% LAR : 40% CIR	35%	£429,240	£792,832	£830,635	£836,967	£988,177	£1,144,665
60% LAR : 40% CIR	50%	£1,038,243	£1,345,521	£1,388,510	£1,392,210	£1,592,162	£1,742,113

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,462,000	£930,716	£892,137	£885,071	£781,366	£577,850
60% LAR : 40% CIR	8%	£1,150,070	£660,801	£624,450	£615,026	£481,623	£308,219
60% LAR : 40% CIR	12%	£996,964	£523,159	£484,910	£478,505	£325,509	£172,514
60% LAR : 40% CIR	14%	£920,608	£454,544	£416,344	£409,948	£257,144	£104,343
60% LAR : 40% CIR	18%	£743,382	£316,740	£276,621	£271,239	£119,892	£-62,648
60% LAR : 40% CIR	20%	£684,355	£247,533	£209,467	£203,091	£50,826	£-101,430
60% LAR : 40% CIR	24%	£525,872	£108,561	£70,575	£64,213	£87,731	£-230,076
60% LAR : 40% CIR	26%	£440,338	£38,789	£359	£55,817	£359	£-500,105
60% LAR : 40% CIR	30%	£286,693	£-101,330	£-139,208	£-145,553	£-207,069	£-448,597
60% LAR : 40% CIR	35%	£86,054	£-277,538	£-315,341	£-321,773	£-472,883	£-629,371
60% LAR : 40% CIR	50%	£626,989	£-930,227	£-970,216	£-976,976	£-1,036,968	£-1,196,818

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone B - £1,100 psf
------------	---------------------

No Units	13
Site Area	0.03 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	8%	£2,294,969	£1,756,076	£1,717,499	£1,711,037	£1,556,726	£1,402,414
60% LAR - 40% CIR	8%	£1,981,593	£1,461,584	£1,423,632	£1,417,209	£1,263,895	£1,110,402
60% LAR - 40% CIR	12%	£1,793,699	£1,313,752	£1,275,503	£1,269,097	£1,116,102	£963,107
60% LAR - 40% CIR	14%	£1,709,455	£1,239,342	£1,201,141	£1,194,744	£1,041,942	£889,141
60% LAR - 40% CIR	18%	£1,540,371	£1,089,839	£1,051,939	£1,045,448	£893,011	£740,574
60% LAR - 40% CIR	20%	£1,455,536	£1,014,947	£976,880	£970,505	£818,240	£665,975
60% LAR - 40% CIR	24%	£1,285,275	£864,385	£826,399	£820,037	£668,093	£516,149
60% LAR - 40% CIR	26%	£1,199,853	£789,818	£750,869	£744,513	£592,718	£440,824
60% LAR - 40% CIR	30%	£1,029,428	£637,111	£599,231	£592,897	£441,371	£289,654
60% LAR - 40% CIR	35%	£813,068	£446,415	£408,612	£402,280	£251,071	£99,862
60% LAR - 40% CIR	50%	£159,899	£-140,688	£-180,677	£-187,377	£-347,328	£-507,280

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£243,905	£72,798	£82,375	£87,837	£82,148	£1,136,460
60% LAR - 40% CIR	8%	£517,281	£0,076,890	£1,116,242	£1,121,865	£1,121,089	£1,408,472
60% LAR - 40% CIR	12%	£745,175	£-1,225,122	£-1,263,371	£-1,269,777	£-1,422,772	£-1,575,767
60% LAR - 40% CIR	14%	£829,419	£-1,299,532	£-1,337,733	£-1,344,130	£-1,496,932	£-1,640,733
60% LAR - 40% CIR	18%	£988,593	£-1,448,935	£-1,487,945	£-1,493,428	£-1,646,883	£-1,798,300
60% LAR - 40% CIR	20%	£1,063,339	£-1,523,927	£-1,561,994	£-1,568,348	£-1,720,634	£-1,917,359
60% LAR - 40% CIR	24%	£1,253,599	£-1,674,489	£-1,712,475	£-1,718,837	£-1,870,781	£-2,022,725
60% LAR - 40% CIR	26%	£1,339,021	£-1,750,095	£-1,788,005	£-1,794,381	£-1,948,156	£-2,097,850
60% LAR - 40% CIR	30%	£1,510,445	£-1,901,163	£-1,939,945	£-1,945,987	£-2,097,493	£-2,249,020
60% LAR - 40% CIR	35%	£1,725,606	£-2,092,459	£-2,130,262	£-2,136,594	£-2,287,803	£-2,439,012
60% LAR - 40% CIR	50%	£2,378,975	£-2,679,552	£-2,719,551	£-2,726,251	£-2,886,202	£-3,046,154

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£506,133	£269,240	£230,663	£224,201	£69,890	£94,822
60% LAR - 40% CIR	8%	£474,757	£258,624	£236,204	£230,821	£62,633	£85,434
60% LAR - 40% CIR	12%	£306,863	£-173,084	£-211,333	£-211,739	£-370,734	£-523,729
60% LAR - 40% CIR	14%	£222,619	£-247,494	£-285,695	£-292,092	£-444,894	£-597,695
60% LAR - 40% CIR	18%	£55,835	£-396,897	£-448,007	£-444,388	£-593,825	£-746,262
60% LAR - 40% CIR	20%	£-33,327	£-471,889	£-520,956	£-516,330	£-668,595	£-820,861
60% LAR - 40% CIR	24%	£-201,561	£-622,451	£-660,437	£-666,799	£-818,743	£-970,687
60% LAR - 40% CIR	26%	£-296,983	£-698,018	£-735,987	£-742,323	£-894,118	£-1,045,912
60% LAR - 40% CIR	30%	£-458,408	£-840,725	£-897,005	£-903,949	£-1,046,465	£-1,196,952
60% LAR - 40% CIR	35%	£-673,768	£-1,040,421	£-1,078,224	£-1,084,556	£-1,235,765	£-1,386,974
60% LAR - 40% CIR	50%	£-1,326,937	£-1,627,524	£-1,667,513	£-1,674,213	£-1,834,164	£-1,994,116

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,244,049	£705,156	£666,579	£660,117	£505,806	£351,494
60% LAR - 40% CIR	8%	£910,673	£411,064	£372,712	£366,299	£212,895	£59,462
60% LAR - 40% CIR	12%	£742,779	£262,832	£224,583	£218,177	£65,182	£-87,813
60% LAR - 40% CIR	14%	£558,535	£188,472	£150,221	£143,824	£8,978	£-161,779
60% LAR - 40% CIR	18%	£489,481	£39,019	£99	£5,472	£-157,905	£-310,345
60% LAR - 40% CIR	20%	£404,615	£-55,973	£-74,040	£-80,414	£-222,680	£-384,945
60% LAR - 40% CIR	24%	£234,355	£-186,535	£-224,521	£-229,883	£-382,627	£-534,771
60% LAR - 40% CIR	26%	£148,353	£-262,162	£-300,058	£-306,407	£-458,202	£-600,895
60% LAR - 40% CIR	30%	£-42,492	£-413,509	£-451,689	£-458,033	£-609,549	£-761,055
60% LAR - 40% CIR	35%	£-237,852	£-604,505	£-642,308	£-648,640	£-759,849	£-915,058
60% LAR - 40% CIR	50%	£-991,021	£-1,191,608	£-1,231,597	£-1,238,297	£-1,398,248	£-1,558,200

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,459,343	£1,220,450	£1,181,978	£1,175,411	£1,021,100	£866,786
60% LAR - 40% CIR	8%	£1,425,967	£926,358	£888,006	£881,583	£726,179	£574,776
60% LAR - 40% CIR	12%	£1,258,073	£739,126	£739,877	£733,471	£580,476	£427,481
60% LAR - 40% CIR	14%	£1,173,529	£703,716	£665,515	£659,118	£506,316	£353,515
60% LAR - 40% CIR	18%	£1,064,748	£564,313	£546,203	£539,822	£387,385	£294,848
60% LAR - 40% CIR	20%	£919,909	£479,321	£441,254	£434,880	£282,614	£130,349
60% LAR - 40% CIR	24%	£749,649	£328,759	£290,773	£284,411	£132,467	£-19,477
60% LAR - 40% CIR	26%	£654,227	£253,192	£215,243	£208,957	£57,092	£-84,762
60% LAR - 40% CIR	30%	£492,802	£101,485	£83,605	£87,261	£-94,255	£-245,172
60% LAR - 40% CIR	35%	£277,442	£-89,211	£-127,014	£-133,348	£-284,554	£-435,764
60% LAR - 40% CIR	50%	£-686,727	£-578,314	£-616,303	£-623,608	£-892,954	£-1,042,906

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone B - £1,150 psf
------------	---------------------

No Units	13
Site Area	0.03 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,589,412	£2,045,811	£2,007,234	£2,000,772	£1,846,481	£1,892,148
60% LAR : 40% CIR	8%	£2,232,479	£1,728,539	£1,690,189	£1,683,765	£1,530,361	£1,576,957
60% LAR : 40% CIR	12%	£2,052,909	£1,568,718	£1,530,489	£1,524,063	£1,371,069	£1,418,074
60% LAR : 40% CIR	14%	£1,962,676	£1,488,514	£1,450,313	£1,443,916	£1,291,115	£1,338,312
60% LAR : 40% CIR	18%	£1,781,814	£1,327,821	£1,289,412	£1,283,009	£1,138,592	£1,185,956
60% LAR : 40% CIR	20%	£1,691,089	£1,246,735	£1,208,668	£1,202,293	£1,050,028	£1,097,182
60% LAR : 40% CIR	24%	£1,509,052	£1,084,583	£1,046,598	£1,040,236	£888,291	£935,347
60% LAR : 40% CIR	26%	£1,417,741	£1,003,221	£965,272	£958,917	£807,122	£854,227
60% LAR : 40% CIR	30%	£1,204,539	£839,925	£802,046	£795,702	£644,194	£691,299
60% LAR : 40% CIR	35%	£1,004,456	£634,742	£596,940	£590,607	£439,399	£486,189
60% LAR : 40% CIR	50%	£307,120	£12,218	£-26,762	£-33,463	£-193,415	£-233,367

Residual Land values compared to benchmark land values

Higher Value Secondary Offices								£97,649,000
Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon	
		£50,538	£493,083	£331,640	£338,102	£892,413	£948,726	
60% LAR : 40% CIR	0%	£268,395	£240,395	£248,395	£255,109	£1,008,513	£1,116,181	
60% LAR : 40% CIR	12%	£480,065	£370,156	£1,008,405	£1,014,811	£1,167,995	£1,330,800	
60% LAR : 40% CIR	14%	£376,198	£1,050,360	£1,088,561	£1,094,958	£1,247,759	£1,400,562	
60% LAR : 40% CIR	18%	£787,060	£1,211,383	£1,248,462	£1,255,945	£1,408,282	£1,560,718	
60% LAR : 40% CIR	20%	£347,952	£1,162,139	£1,131,208	£1,138,581	£1,285,846	£1,441,112	
60% LAR : 40% CIR	24%	£1,029,822	£1,454,291	£1,428,276	£1,435,638	£1,650,583	£1,802,527	
60% LAR : 40% CIR	26%	£1,121,133	£1,335,653	£1,173,602	£1,179,997	£1,731,752	£1,883,547	
60% LAR : 40% CIR	30%	£1,304,949	£1,669,949	£1,786,626	£1,743,172	£2,094,690	£2,246,205	
60% LAR : 40% CIR	35%	£1,504,416	£1,904,132	£1,941,934	£1,948,267	£2,099,475	£2,250,685	
60% LAR : 40% CIR	50%	£2,231,754	£2,528,656	£2,585,638	£2,572,537	£2,732,289	£2,892,241	

Residual Land values compared to benchmark land values

Medium Value Secondary Offices								£57,186,000
Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon	
		£1,102,576	£558,975	£520,398	£513,936	£359,625	£205,312	
60% LAR : 40% CIR	0%	£745,643	£241,703	£203,253	£198,929	£43,525	£-119,878	
60% LAR : 40% CIR	12%	£565,973	£91,882	£43,833	£37,227	£-115,767	£-268,762	
60% LAR : 40% CIR	14%	£475,840	£1,678	£36,523	£42,920	£-195,721	£-348,524	
60% LAR : 40% CIR	18%	£294,978	£188,915	£189,424	£205,207	£358,244	£588,688	
60% LAR : 40% CIR	20%	£204,253	£240,101	£215,168	£224,543	£438,808	£589,074	
60% LAR : 40% CIR	24%	£22,216	£402,253	£440,238	£446,600	£598,545	£750,489	
60% LAR : 40% CIR	26%	£38,095	£483,615	£521,564	£527,918	£679,714	£831,509	
60% LAR : 40% CIR	30%	£262,298	£464,911	£468,790	£475,134	£642,652	£804,165	
60% LAR : 40% CIR	35%	£482,380	£852,094	£889,896	£896,229	£1,047,437	£1,198,647	
60% LAR : 40% CIR	50%	£1,179,716	£1,474,618	£1,613,598	£1,593,299	£1,890,251	£1,840,203	

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space								£40,420,000
Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon	
		£1,238,492	£994,891	£956,314	£940,852	£795,541	£641,228	
60% LAR : 40% CIR	0%	£1,181,559	£977,619	£939,269	£923,845	£749,441	£590,637	
60% LAR : 40% CIR	12%	£1,001,889	£517,798	£479,549	£473,143	£320,149	£167,154	
60% LAR : 40% CIR	14%	£911,756	£437,594	£399,393	£392,996	£240,195	£97,392	
60% LAR : 40% CIR	18%	£730,894	£278,691	£238,492	£232,109	£79,872	£-72,864	
60% LAR : 40% CIR	20%	£540,169	£195,815	£157,748	£151,373	£-892	£-153,158	
60% LAR : 40% CIR	24%	£458,132	£33,663	£4,322	£-10,684	£-162,629	£-314,973	
60% LAR : 40% CIR	26%	£366,821	£47,698	£35,642	£29,003	£23,792	£35,593	
60% LAR : 40% CIR	30%	£183,618	£210,985	£248,874	£255,218	£406,736	£558,252	
60% LAR : 40% CIR	35%	£46,464	£416,178	£453,980	£460,313	£611,521	£762,731	
60% LAR : 40% CIR	50%	£743,800	£1,038,702	£1,073,692	£1,064,385	£1,244,335	£1,404,287	

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution								£20,601,000
Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon	
		£2,853,166	£1,310,186	£1,471,808	£1,465,146	£1,310,835	£1,186,522	
60% LAR : 40% CIR	0%	£1,688,583	£1,192,913	£1,154,563	£1,148,199	£984,735	£841,531	
60% LAR : 40% CIR	12%	£1,517,183	£1,033,092	£994,843	£988,437	£835,443	£682,448	
60% LAR : 40% CIR	14%	£1,427,050	£952,888	£914,697	£908,290	£755,489	£602,686	
60% LAR : 40% CIR	18%	£1,246,188	£781,885	£753,746	£747,402	£684,866	£544,639	
60% LAR : 40% CIR	20%	£1,155,463	£711,109	£673,042	£666,667	£514,402	£362,136	
60% LAR : 40% CIR	24%	£973,426	£548,957	£510,972	£504,610	£352,665	£200,721	
60% LAR : 40% CIR	26%	£882,115	£467,595	£429,646	£423,291	£271,495	£119,701	
60% LAR : 40% CIR	30%	£698,912	£304,299	£266,420	£260,076	£108,558	£-42,988	
60% LAR : 40% CIR	35%	£468,830	£99,116	£61,314	£54,981	£-96,227	£-247,437	
60% LAR : 40% CIR	50%	£268,868	£523,498	£562,368	£569,898	£729,044	£898,993	

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone B - £1,200 psf
------------	---------------------

No Units	13
Site Area	0.03 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£2,881,423	£2,335,545	£2,296,968	£2,290,506	£2,136,195	£1,981,883
60% LAR : 40% CIR	12%	£2,803,225	£1,995,095	£1,985,744	£1,950,321	£1,786,917	£1,643,513
60% LAR : 40% CIR	14%	£2,215,896	£1,737,685	£1,699,485	£1,693,088	£1,540,286	£1,387,484
60% LAR : 40% CIR	18%	£2,023,358	£1,565,104	£1,526,894	£1,520,612	£1,368,175	£1,215,738
60% LAR : 40% CIR	20%	£1,926,943	£1,478,522	£1,440,455	£1,434,051	£1,281,815	£1,129,549
60% LAR : 40% CIR	24%	£1,732,828	£1,304,782	£1,266,796	£1,260,434	£1,108,490	£966,545
60% LAR : 40% CIR	26%	£1,635,628	£1,217,624	£1,179,676	£1,173,320	£1,021,526	£889,731
60% LAR : 40% CIR	30%	£1,440,949	£1,042,739	£1,004,800	£998,516	£846,959	£695,483
60% LAR : 40% CIR	35%	£1,195,845	£823,070	£785,268	£778,936	£627,726	£476,517
60% LAR : 40% CIR	50%	£454,342	£157,085	£119,447	£113,140	£-39,502	£-199,454

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£342,549	£293,329	£241,906	£248,388	£402,679	£556,991
60% LAR : 40% CIR	8%	£36,849	£543,779	£592,180	£586,593	£741,957	£895,361
60% LAR : 40% CIR	12%	£226,955	£715,190	£753,438	£759,843	£912,839	£1,065,834
60% LAR : 40% CIR	14%	£222,078	£801,189	£839,389	£845,786	£998,588	£1,151,390
60% LAR : 40% CIR	18%	£416,616	£974,770	£1,041,880	£1,046,262	£1,176,699	£1,343,136
60% LAR : 40% CIR	20%	£412,531	£1,160,302	£1,198,419	£1,194,761	£1,252,703	£1,409,425
60% LAR : 40% CIR	24%	£396,046	£1,234,092	£1,272,078	£1,278,440	£1,430,384	£1,582,329
60% LAR : 40% CIR	26%	£393,246	£1,321,250	£1,359,188	£1,365,554	£1,517,348	£1,669,143
60% LAR : 40% CIR	30%	£1,098,228	£1,486,125	£1,544,014	£1,540,366	£1,691,875	£1,843,991
60% LAR : 40% CIR	35%	£1,343,029	£1,715,804	£1,753,606	£1,759,938	£1,911,148	£2,062,367
60% LAR : 40% CIR	50%	£2,084,532	£2,381,789	£2,419,427	£2,425,734	£2,578,370	£2,738,328

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,394,587	£848,709	£810,132	£803,670	£649,359	£495,047
60% LAR : 40% CIR	8%	£1,016,389	£543,259	£520,180	£516,455	£310,091	£156,677
60% LAR : 40% CIR	12%	£825,083	£336,848	£298,600	£292,195	£193,199	£-13,796
60% LAR : 40% CIR	14%	£729,060	£250,849	£212,649	£206,252	£83,450	£-39,352
60% LAR : 40% CIR	18%	£536,422	£75,268	£40,155	£33,776	£-116,661	£-271,088
60% LAR : 40% CIR	20%	£439,507	£-13,914	£-30,353	£-23,756	£-205,023	£-357,497
60% LAR : 40% CIR	24%	£245,992	£-182,054	£-220,040	£-226,402	£-378,348	£-530,291
60% LAR : 40% CIR	26%	£148,792	£-289,212	£-307,180	£-313,516	£-465,310	£-617,105
60% LAR : 40% CIR	30%	£-61,188	£-444,907	£-441,076	£-446,520	£-639,437	£-801,453
60% LAR : 40% CIR	35%	£-280,991	£-683,766	£-701,568	£-707,900	£-850,110	£-1,010,319
60% LAR : 40% CIR	50%	£1,032,494	£1,329,781	£1,367,389	£1,373,696	£1,526,338	£1,686,200

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,830,503	£1,284,625	£1,246,048	£1,239,586	£1,085,275	£930,963
60% LAR : 40% CIR	8%	£1,452,305	£944,175	£909,624	£903,401	£745,991	£592,593
60% LAR : 40% CIR	12%	£1,260,999	£772,764	£734,516	£728,111	£575,115	£422,120
60% LAR : 40% CIR	14%	£1,164,076	£686,765	£648,565	£642,168	£489,366	£336,564
60% LAR : 40% CIR	18%	£972,238	£414,184	£478,074	£469,892	£317,255	£164,818
60% LAR : 40% CIR	20%	£875,723	£427,602	£389,535	£383,161	£230,895	£78,629
60% LAR : 40% CIR	24%	£681,908	£253,862	£216,876	£209,514	£57,570	£-34,375
60% LAR : 40% CIR	26%	£584,788	£166,704	£126,756	£122,400	£-266,894	£-411,069
60% LAR : 40% CIR	30%	£389,728	£-13,163	£-46,050	£-42,404	£-203,923	£-356,437
60% LAR : 40% CIR	35%	£144,925	£-227,850	£-265,652	£-271,884	£-423,194	£-574,403
60% LAR : 40% CIR	50%	£996,578	£893,835	£931,473	£937,789	£1,090,422	£1,240,374

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,385,197	£1,789,819	£1,761,382	£1,756,880	£1,600,569	£1,446,287
60% LAR : 40% CIR	8%	£1,967,590	£1,459,469	£1,421,118	£1,414,695	£1,261,291	£1,107,887
60% LAR : 40% CIR	12%	£1,776,293	£1,288,058	£1,249,810	£1,243,405	£1,090,409	£937,414
60% LAR : 40% CIR	14%	£1,680,270	£1,202,059	£1,163,859	£1,157,462	£1,004,060	£851,858
60% LAR : 40% CIR	18%	£1,487,632	£1,029,478	£991,366	£984,966	£832,549	£680,112
60% LAR : 40% CIR	20%	£1,391,017	£942,896	£904,829	£898,455	£746,189	£593,923
60% LAR : 40% CIR	24%	£1,197,202	£769,156	£731,170	£724,808	£572,864	£420,919
60% LAR : 40% CIR	26%	£1,100,002	£681,998	£644,050	£637,694	£485,900	£334,105
60% LAR : 40% CIR	30%	£905,022	£507,113	£469,234	£462,890	£311,733	£159,857
60% LAR : 40% CIR	35%	£660,219	£287,444	£249,642	£243,310	£92,100	£-39,109
60% LAR : 40% CIR	50%	£41,264	£978,941	£916,179	£922,466	£976,128	£735,089

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone B - £1,250 psf
------------	---------------------

No Units	13
Site Area	0.03 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£3,173,152	£2,625,281	£2,586,703	£2,580,242	£2,425,930	£2,271,619
60% LAR : 40% CIR	12%	£2,711,516	£2,261,651	£2,223,300	£2,216,878	£2,053,473	£1,910,069
60% LAR : 40% CIR	14%	£2,468,391	£1,986,857	£1,948,657	£1,942,259	£1,789,458	£1,636,656
60% LAR : 40% CIR	18%	£2,254,701	£1,802,696	£1,764,577	£1,758,195	£1,605,758	£1,453,321
60% LAR : 40% CIR	20%	£2,102,198	£1,710,309	£1,672,244	£1,665,868	£1,513,603	£1,361,338
60% LAR : 40% CIR	24%	£1,956,804	£1,524,980	£1,486,994	£1,480,632	£1,328,688	£1,176,744
60% LAR : 40% CIR	26%	£1,853,516	£1,432,028	£1,394,080	£1,387,724	£1,235,930	£1,084,135
60% LAR : 40% CIR	30%	£1,649,789	£1,245,554	£1,207,674	£1,201,330	£1,049,813	£895,207
60% LAR : 40% CIR	35%	£1,387,232	£1,011,397	£973,595	£967,263	£816,054	£664,844
60% LAR : 40% CIR	50%	£601,563	£301,952	£264,315	£258,008	£107,457	£-45,540

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£534,278	£86,407	£47,829	£41,368	£-112,944	£-267,255
60% LAR : 40% CIR	8%	£22,742	£-377,253	£-318,974	£-312,514	£-475,411	£-629,805
60% LAR : 40% CIR	12%	£30,758	£-600,223	£-508,472	£-504,877	£-657,872	£-810,888
60% LAR : 40% CIR	14%	£-70,483	£-552,017	£-500,217	£-506,615	£-749,418	£-902,218
60% LAR : 40% CIR	18%	£-274,173	£-476,188	£-474,297	£-478,678	£-693,116	£-865,653
60% LAR : 40% CIR	20%	£-411,605	£-453,650	£-456,630	£-462,036	£-705,271	£-887,536
60% LAR : 40% CIR	24%	£-582,270	£-1,013,894	£-1,051,880	£-1,058,242	£-1,210,186	£-1,362,130
60% LAR : 40% CIR	26%	£-595,338	£-1,106,948	£-1,144,794	£-1,151,190	£-1,303,944	£-1,454,739
60% LAR : 40% CIR	30%	£-692,116	£-1,263,320	£-1,331,200	£-1,337,544	£-1,488,081	£-1,640,577
60% LAR : 40% CIR	35%	£-1,151,642	£-1,527,677	£-1,566,276	£-1,571,611	£-1,722,820	£-1,874,030
60% LAR : 40% CIR	50%	£-1,937,311	£-2,236,922	£-2,278,559	£-2,283,666	£-2,431,417	£-2,584,414

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,686,316	£1,138,445	£1,099,867	£1,093,406	£939,094	£784,783
60% LAR : 40% CIR	8%	£1,294,792	£711,815	£726,464	£720,042	£576,837	£423,233
60% LAR : 40% CIR	12%	£1,082,626	£591,815	£553,566	£547,161	£394,166	£241,170
60% LAR : 40% CIR	14%	£981,555	£500,021	£461,821	£455,423	£302,622	£149,820
60% LAR : 40% CIR	18%	£777,865	£316,850	£277,741	£271,349	£118,922	£-35,818
60% LAR : 40% CIR	20%	£675,362,473	£223,473	£185,408	£179,032	£26,767	£-125,408
60% LAR : 40% CIR	24%	£469,768	£38,144	£158	£-204	£-158,148	£-310,092
60% LAR : 40% CIR	26%	£366,680	£-254,808	£-302,756	£-309,112	£-450,006	£-602,701
60% LAR : 40% CIR	30%	£169,622	£-454,162	£-520,162	£-526,596	£-643,022	£-798,519
60% LAR : 40% CIR	35%	£-99,604	£-675,439	£-753,241	£-759,573	£-870,762	£-1,021,992
60% LAR : 40% CIR	50%	£-695,273	£-1,184,884	£-1,229,521	£-1,238,858	£-1,379,379	£-1,522,376

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,122,232	£1,574,361	£1,535,783	£1,529,322	£1,375,010	£1,220,699
60% LAR : 40% CIR	8%	£1,294,696	£711,815	£717,280	£711,658	£562,553	£409,140
60% LAR : 40% CIR	12%	£1,518,742	£1,027,731	£989,482	£983,077	£830,082	£677,086
60% LAR : 40% CIR	14%	£1,417,471	£935,937	£897,737	£891,339	£738,538	£585,736
60% LAR : 40% CIR	18%	£1,213,781	£781,786	£713,657	£707,275	£554,938	£402,481
60% LAR : 40% CIR	20%	£1,111,276	£659,389	£582,324	£574,948	£462,683	£310,418
60% LAR : 40% CIR	24%	£905,684	£474,060	£436,074	£429,712	£277,768	£125,824
60% LAR : 40% CIR	26%	£802,586	£381,168	£343,160	£336,804	£185,070	£33,215
60% LAR : 40% CIR	30%	£595,638	£194,634	£156,754	£150,410	£1,107	£-152,623
60% LAR : 40% CIR	35%	£336,312	£-29,523	£-77,325	£-83,657	£-234,868	£-386,076
60% LAR : 40% CIR	50%	£-448,357	£-448,968	£-496,605	£-492,912	£-643,463	£-796,460

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,637,266	£2,089,856	£2,051,077	£2,044,616	£1,892,304	£1,735,969
60% LAR : 40% CIR	8%	£2,238,990	£1,726,026	£1,687,674	£1,681,252	£1,527,847	£1,374,443
60% LAR : 40% CIR	12%	£2,034,036	£1,543,025	£1,504,776	£1,498,371	£1,345,376	£1,192,380
60% LAR : 40% CIR	14%	£1,932,765	£1,451,231	£1,413,031	£1,406,633	£1,253,832	£1,101,030
60% LAR : 40% CIR	18%	£1,728,076	£1,267,660	£1,229,361	£1,222,969	£1,070,132	£917,686
60% LAR : 40% CIR	20%	£1,626,572	£1,174,683	£1,136,618	£1,130,242	£977,977	£825,712
60% LAR : 40% CIR	24%	£1,420,078	£989,354	£951,368	£945,006	£793,062	£641,118
60% LAR : 40% CIR	26%	£1,317,890	£896,402	£858,454	£852,096	£700,304	£548,509
60% LAR : 40% CIR	30%	£1,111,132	£709,928	£672,048	£665,704	£514,187	£362,671
60% LAR : 40% CIR	35%	£851,606	£475,771	£437,969	£431,637	£280,428	£129,218
60% LAR : 40% CIR	50%	£65,937	£-23,674	£-71,911	£-77,616	£-146,768	£-281,166

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone B - £1,300 psf
------------	---------------------

No Units	13
Site Area	0.03 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,464,881	£2,914,829	£2,876,437	£2,869,977	£2,715,864	£2,561,353
60% LAR : 40% CIR	8%	£3,040,007	£2,528,207	£2,489,866	£2,483,433	£2,330,029	£2,176,624
60% LAR : 40% CIR	12%	£2,826,383	£2,333,617	£2,295,369	£2,288,963	£2,135,968	£1,982,973
60% LAR : 40% CIR	14%	£2,719,278	£2,236,029	£2,197,828	£2,191,431	£2,038,630	£1,885,828
60% LAR : 40% CIR	18%	£2,604,482	£2,040,888	£2,002,160	£1,995,777	£1,843,340	£1,690,903
60% LAR : 40% CIR	20%	£2,396,793	£1,942,098	£1,904,031	£1,897,656	£1,745,391	£1,593,126
60% LAR : 40% CIR	24%	£2,180,380	£1,745,178	£1,707,193	£1,700,831	£1,548,886	£1,396,942
60% LAR : 40% CIR	26%	£2,071,404	£1,646,432	£1,608,484	£1,602,128	£1,450,333	£1,298,539
60% LAR : 40% CIR	30%	£1,852,898	£1,448,368	£1,410,489	£1,404,145	£1,252,828	£1,101,181
60% LAR : 40% CIR	35%	£1,578,620	£1,199,724	£1,161,923	£1,155,591	£1,004,381	£853,171
60% LAR : 40% CIR	50%	£748,785	£446,819	£409,183	£402,876	£252,324	£101,773

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£526,007	£375,955	£337,563	£331,103	£176,790	£22,479
60% LAR : 40% CIR	0%	£501,153	£109,897	£48,012	£39,507	£26,825	£262,356
60% LAR : 40% CIR	12%	£287,509	£205,257	£243,505	£249,911	£402,906	£555,901
60% LAR : 40% CIR	14%	£180,404	£302,845	£341,046	£347,443	£500,244	£653,046
60% LAR : 40% CIR	18%	£34,392	£486,696	£536,714	£543,097	£695,534	£847,971
60% LAR : 40% CIR	20%	£42,681	£581,716	£634,943	£641,216	£804,453	£957,168
60% LAR : 40% CIR	24%	£358,494	£783,696	£831,681	£838,043	£989,888	£1,141,932
60% LAR : 40% CIR	26%	£487,470	£892,442	£930,390	£936,746	£1,089,541	£1,240,335
60% LAR : 40% CIR	30%	£586,005	£1,000,595	£1,128,365	£1,134,726	£1,286,146	£1,437,163
60% LAR : 40% CIR	35%	£660,254	£1,139,150	£1,376,961	£1,383,283	£1,534,483	£1,685,703
60% LAR : 40% CIR	50%	£1,790,080	£2,092,055	£2,129,691	£2,135,968	£2,286,550	£2,437,101

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,978,045	£1,427,993	£1,389,601	£1,383,141	£1,228,828	£1,074,517
60% LAR : 40% CIR	0%	£1,553,171	£109,897	£1,053,020	£1,046,567	£893,193	£739,788
60% LAR : 40% CIR	12%	£1,339,547	£846,781	£808,533	£802,127	£649,132	£496,137
60% LAR : 40% CIR	14%	£1,232,442	£749,193	£710,992	£704,595	£551,794	£398,992
60% LAR : 40% CIR	18%	£1,017,646	£553,432	£515,324	£508,941	£358,504	£204,667
60% LAR : 40% CIR	20%	£308,657	£455,262	£417,195	£410,820	£258,555	£106,288
60% LAR : 40% CIR	24%	£693,544	£258,342	£220,257	£213,995	£62,050	£-89,894
60% LAR : 40% CIR	26%	£584,588	£159,596	£121,648	£115,292	£36,503	£-188,297
60% LAR : 40% CIR	30%	£360,102	£1,000,595	£1,128,365	£1,134,726	£624,246	£-85,725
60% LAR : 40% CIR	35%	£91,784	£287,112	£324,913	£331,245	£482,453	£-633,065
60% LAR : 40% CIR	50%	£738,091	£1,049,017	£1,077,693	£1,083,969	£1,234,512	£1,385,063

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,213,961	£1,853,909	£1,826,517	£1,819,057	£1,664,744	£1,510,433
60% LAR : 40% CIR	0%	£1,989,097	£1,417,297	£1,438,996	£1,432,513	£1,278,109	£1,125,704
60% LAR : 40% CIR	12%	£1,775,463	£1,282,697	£1,244,449	£1,238,043	£1,085,048	£932,053
60% LAR : 40% CIR	14%	£1,668,358	£1,185,109	£1,146,908	£1,140,511	£987,710	£834,908
60% LAR : 40% CIR	18%	£1,453,362	£898,348	£861,240	£854,857	£702,428	£549,983
60% LAR : 40% CIR	20%	£1,345,673	£891,178	£853,111	£846,736	£694,471	£542,205
60% LAR : 40% CIR	24%	£1,129,480	£684,258	£656,273	£649,911	£497,966	£346,022
60% LAR : 40% CIR	26%	£1,020,484	£585,512	£557,564	£551,208	£399,418	£247,619
60% LAR : 40% CIR	30%	£801,948	£397,448	£359,569	£353,225	£201,708	£50,191
60% LAR : 40% CIR	35%	£527,700	£148,804	£111,003	£104,671	£46,539	£-197,749
60% LAR : 40% CIR	50%	£892,136	£804,101	£841,737	£848,044	£789,896	£849,147

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,829,255	£2,379,203	£2,340,811	£2,334,351	£2,180,038	£2,025,727
60% LAR : 40% CIR	0%	£2,404,381	£1,992,891	£1,954,230	£1,947,807	£1,794,403	£1,640,986
60% LAR : 40% CIR	12%	£2,290,757	£1,797,991	£1,759,743	£1,753,337	£1,600,342	£1,447,347
60% LAR : 40% CIR	14%	£2,183,652	£1,700,403	£1,662,202	£1,655,805	£1,503,004	£1,350,202
60% LAR : 40% CIR	18%	£1,968,656	£1,604,642	£1,466,834	£1,460,437	£1,307,714	£1,154,977
60% LAR : 40% CIR	20%	£1,861,167	£1,406,472	£1,368,405	£1,362,030	£1,209,765	£1,057,499
60% LAR : 40% CIR	24%	£1,444,754	£1,209,552	£1,171,567	£1,165,205	£1,013,260	£861,316
60% LAR : 40% CIR	26%	£1,335,778	£1,110,806	£1,072,868	£1,066,502	£914,707	£762,913
60% LAR : 40% CIR	30%	£1,317,242	£912,742	£874,863	£868,519	£717,002	£565,485
60% LAR : 40% CIR	35%	£1,042,994	£664,098	£626,297	£619,965	£468,755	£317,545
60% LAR : 40% CIR	50%	£213,159	£66,897	£126,443	£132,766	£296,362	£433,863

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone B - £900 psf
------------	-------------------

No Units	15
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,281,267	£681,323	£636,809	£629,354	£451,302	£273,250
60% LAR : 40% CIR	8%	£1,006,319	£448,963	£404,713	£397,200	£220,286	£143,291
60% LAR : 40% CIR	12%	£865,955	£331,416	£287,283	£279,892	£103,359	£77,990
60% LAR : 40% CIR	14%	£795,929	£272,303	£228,226	£220,844	£44,535	£-139,651
60% LAR : 40% CIR	16%	£655,191	£153,405	£109,453	£102,068	£-478,077	£-264,949
60% LAR : 40% CIR	20%	£584,482	£93,600	£49,698	£42,341	£-141,324	£-327,986
60% LAR : 40% CIR	24%	£442,387	£-27,924	£-74,491	£-82,291	£-268,599	£-454,826
60% LAR : 40% CIR	26%	£371,002	£-92,148	£-138,669	£-146,461	£-332,545	£-518,630
60% LAR : 40% CIR	30%	£227,665	£-223,295	£-297,793	£-275,908	£-446,252	£-546,996
60% LAR : 40% CIR	35%	£47,020	£-384,032	£-430,373	£-438,136	£-623,503	£-808,871
60% LAR : 40% CIR	50%	£-533,830	£-880,794	£-926,934	£-934,666	£-1,119,226	£-1,303,785

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,905,703,827	£2,980,514	£3,025,028	£3,032,484	£3,210,236	£3,388,537
60% LAR : 40% CIR	8%	£2,666,516	£3,212,874	£3,267,725	£3,264,507	£3,441,841	£3,616,547
60% LAR : 40% CIR	12%	£2,795,852	£3,330,422	£3,374,555	£3,371,945	£3,558,479	£3,736,228
60% LAR : 40% CIR	14%	£2,865,909	£3,389,534	£3,433,611	£3,430,999	£3,617,303	£3,801,489
60% LAR : 40% CIR	18%	£3,000,048	£3,508,433	£3,552,404	£3,550,769	£3,739,915	£3,926,787
60% LAR : 40% CIR	20%	£3,071,268	£3,568,217	£3,612,140	£3,610,496	£3,803,161	£4,009,823
60% LAR : 40% CIR	24%	£3,219,460	£3,689,762	£3,736,328	£3,734,728	£3,930,396	£4,116,664
60% LAR : 40% CIR	26%	£3,299,835	£3,753,985	£3,800,507	£3,808,298	£3,994,383	£4,189,467
60% LAR : 40% CIR	30%	£3,434,273	£3,883,132	£3,929,668	£3,937,346	£4,123,090	£4,308,834
60% LAR : 40% CIR	35%	£3,614,818	£4,045,869	£4,092,210	£4,099,974	£4,285,340	£4,470,708
60% LAR : 40% CIR	50%	£4,195,668	£4,542,831	£4,586,771	£4,594,504	£4,781,083	£4,965,622

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

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£983,209	£1,483,152	£1,507,668	£1,515,121	£1,893,173	£1,871,225
60% LAR : 40% CIR	8%	£1,139,156	£1,068,912	£1,129,763	£1,147,175	£1,184,179	£1,011,184
60% LAR : 40% CIR	12%	£1,278,500	£1,813,059	£1,857,192	£1,864,583	£2,041,116	£2,221,865
60% LAR : 40% CIR	14%	£1,348,548	£1,872,172	£1,916,249	£1,923,631	£2,099,940	£2,284,126
60% LAR : 40% CIR	16%	£1,699,264	£1,989,078	£2,035,049	£2,042,807	£2,252,652	£2,464,424
60% LAR : 40% CIR	20%	£1,659,993	£2,850,655	£2,894,777	£2,902,134	£2,285,799	£4,472,461
60% LAR : 40% CIR	24%	£1,702,088	£2,172,399	£2,218,966	£2,226,756	£2,413,034	£2,599,301
60% LAR : 40% CIR	26%	£1,773,473	£2,236,623	£2,283,144	£2,290,936	£2,477,020	£2,663,106
60% LAR : 40% CIR	30%	£3,434,273	£2,365,770	£2,412,206	£2,419,983	£2,605,727	£2,791,471
60% LAR : 40% CIR	35%	£2,097,453	£2,528,507	£2,574,849	£2,582,611	£2,767,978	£2,953,346
60% LAR : 40% CIR	50%	£2,878,308	£3,025,269	£3,071,909	£3,079,141	£3,263,701	£3,448,260

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£238,483	£859,427	£878,961	£886,396	£1,064,348	£1,242,500
60% LAR : 40% CIR	8%	£1,139,156	£1,068,912	£1,129,763	£1,147,175	£1,184,179	£1,147,659
60% LAR : 40% CIR	12%	£849,795	£1,184,334	£1,228,467	£1,235,858	£1,412,391	£1,593,140
60% LAR : 40% CIR	14%	£719,821	£1,243,447	£1,287,524	£1,294,906	£1,471,215	£1,655,401
60% LAR : 40% CIR	16%	£860,569	£1,362,345	£1,406,217	£1,413,602	£1,593,627	£1,790,699
60% LAR : 40% CIR	20%	£931,268	£1,422,130	£1,466,824	£1,473,409	£1,657,074	£1,843,736
60% LAR : 40% CIR	24%	£1,073,363	£1,543,674	£1,590,241	£1,598,041	£1,784,309	£1,970,576
60% LAR : 40% CIR	26%	£1,144,748	£1,607,898	£1,654,418	£1,662,211	£1,846,295	£2,034,380
60% LAR : 40% CIR	30%	£1,285,185	£1,737,045	£1,783,481	£1,791,258	£1,977,002	£2,162,746
60% LAR : 40% CIR	35%	£1,468,730	£1,899,782	£1,946,123	£1,953,886	£2,139,253	£2,324,621
60% LAR : 40% CIR	50%	£2,049,989	£2,396,344	£2,442,884	£2,450,416	£2,634,976	£2,819,838

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£588,729	£1,172,718	£1,189,728	£1,197,154	£1,372,249	£1,547,297
60% LAR : 40% CIR	8%	£232,782	£323,574	£367,826	£375,227	£352,241	£724,247
60% LAR : 40% CIR	12%	£93,418	£441,122	£485,255	£492,646	£669,179	£849,028
60% LAR : 40% CIR	14%	£23,391	£500,234	£544,311	£551,693	£728,003	£912,189
60% LAR : 40% CIR	16%	£117,346	£619,133	£663,104	£670,489	£846,615	£1,034,647
60% LAR : 40% CIR	20%	£188,055	£678,917	£722,840	£730,196	£913,861	£1,100,623
60% LAR : 40% CIR	24%	£330,150	£800,462	£847,028	£854,828	£1,041,096	£1,227,394
60% LAR : 40% CIR	26%	£401,535	£864,695	£911,207	£919,998	£1,105,083	£1,291,167
60% LAR : 40% CIR	30%	£544,973	£993,832	£1,040,268	£1,048,048	£1,233,700	£1,419,534
60% LAR : 40% CIR	35%	£725,518	£1,156,959	£1,202,910	£1,210,674	£1,396,040	£1,581,408
60% LAR : 40% CIR	50%	£1,306,368	£1,653,331	£1,699,474	£1,707,204	£1,891,769	£2,076,922

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone B - £950 psf
------------	-------------------

No Units	15
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,821,008	£1,015,632	£971,119	£963,064	£785,612	£607,860
60% LAR - 40% CIR	8%	£1,317,882	£766,538	£712,276	£704,865	£527,861	£360,856
60% LAR - 40% CIR	12%	£1,164,928	£625,609	£581,475	£574,083	£397,551	£221,018
60% LAR - 40% CIR	14%	£1,088,107	£559,810	£515,732	£508,350	£332,040	£155,731
60% LAR - 40% CIR	18%	£933,780	£427,538	£383,586	£376,202	£200,313	£24,424
60% LAR - 40% CIR	20%	£886,276	£361,088	£317,146	£309,788	£134,088	£-43,838
60% LAR - 40% CIR	24%	£700,591	£227,460	£183,630	£176,289	£968	£-184,886
60% LAR - 40% CIR	26%	£622,411	£160,325	£116,538	£109,204	£-68,709	£-255,793
60% LAR - 40% CIR	30%	£465,384	£28,396	£-319,101	£-236,880	£-212,624	£-398,367
60% LAR - 40% CIR	35%	£287,852	£-153,161	£-199,503	£-207,267	£-382,633	£-578,000
60% LAR - 40% CIR	50%	£-353,352	£-703,201	£-749,341	£-757,073	£-941,633	£-1,126,192

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,040,820	£2,046,306	£2,080,718	£2,098,174	£2,878,226	£3,054,278
60% LAR - 40% CIR	8%	£2,343,958	£2,865,399	£2,840,861	£2,868,892	£3,138,917	£3,310,866
60% LAR - 40% CIR	12%	£2,496,910	£3,036,229	£3,080,362	£3,087,754	£3,264,287	£3,440,820
60% LAR - 40% CIR	14%	£2,573,731	£3,102,027	£3,146,106	£3,153,488	£3,329,797	£3,506,106
60% LAR - 40% CIR	18%	£2,729,938	£3,224,299	£3,278,272	£3,285,636	£3,481,924	£3,637,413
60% LAR - 40% CIR	20%	£2,805,602	£3,300,730	£3,344,682	£3,352,048	£3,527,740	£3,708,876
60% LAR - 40% CIR	24%	£2,961,247	£3,434,377	£3,478,207	£3,485,548	£3,660,869	£3,846,723
60% LAR - 40% CIR	26%	£3,039,436	£3,501,513	£3,545,299	£3,552,634	£3,731,546	£3,917,630
60% LAR - 40% CIR	30%	£3,186,454	£3,646,441	£3,689,968	£3,698,717	£3,874,461	£4,060,255
60% LAR - 40% CIR	35%	£3,303,085	£3,814,596	£3,861,341	£3,869,104	£4,054,471	£4,239,637
60% LAR - 40% CIR	50%	£4,015,189	£4,365,638	£4,411,179	£4,418,911	£4,803,470	£4,788,030

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£523,467	£1,128,843	£1,173,356	£1,180,811	£1,358,883	£1,336,815
60% LAR - 40% CIR	8%	£526,865	£1,367,947	£1,432,199	£1,438,610	£1,616,614	£1,594,815
60% LAR - 40% CIR	12%	£579,547	£1,518,866	£1,563,000	£1,570,392	£1,748,924	£1,923,457
60% LAR - 40% CIR	14%	£1,056,368	£1,584,865	£1,628,743	£1,636,125	£1,812,435	£1,988,744
60% LAR - 40% CIR	18%	£1,010,665	£1,716,837	£1,760,968	£1,768,293	£1,944,282	£2,120,251
60% LAR - 40% CIR	20%	£1,288,189	£1,783,407	£1,827,328	£1,834,587	£2,010,377	£2,188,313
60% LAR - 40% CIR	24%	£1,443,884	£1,917,015	£1,960,845	£1,968,186	£2,143,507	£2,320,361
60% LAR - 40% CIR	26%	£1,522,064	£1,984,150	£2,027,937	£2,035,271	£2,214,184	£2,400,268
60% LAR - 40% CIR	30%	£1,619,011	£2,110,076	£2,163,576	£2,171,385	£2,357,099	£2,542,942
60% LAR - 40% CIR	35%	£1,876,623	£2,297,838	£2,343,078	£2,351,742	£2,537,108	£2,722,475
60% LAR - 40% CIR	50%	£2,497,837	£2,847,676	£2,893,816	£2,901,548	£3,086,108	£3,270,667

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£105,258	£500,118	£544,831	£552,088	£730,138	£508,160
60% LAR - 40% CIR	8%	£107,865	£720,227	£803,474	£810,696	£987,859	£1,164,884
60% LAR - 40% CIR	12%	£350,822	£890,141	£934,275	£941,667	£1,118,199	£1,294,732
60% LAR - 40% CIR	14%	£427,843	£955,940	£1,000,018	£1,007,490	£1,183,710	£1,360,019
60% LAR - 40% CIR	18%	£581,970	£1,068,812	£1,132,184	£1,139,548	£1,316,437	£1,491,325
60% LAR - 40% CIR	20%	£659,474	£1,154,682	£1,198,604	£1,205,962	£1,381,652	£1,559,688
60% LAR - 40% CIR	24%	£915,159	£1,288,290	£1,332,120	£1,339,481	£1,514,782	£1,700,636
60% LAR - 40% CIR	26%	£983,380	£1,365,495	£1,399,812	£1,406,246	£1,585,459	£1,771,543
60% LAR - 40% CIR	30%	£1,050,385	£1,480,354	£1,534,851	£1,542,630	£1,728,374	£1,914,117
60% LAR - 40% CIR	35%	£1,247,898	£1,668,911	£1,715,253	£1,723,017	£1,908,383	£2,093,750
60% LAR - 40% CIR	50%	£1,689,102	£2,218,951	£2,268,091	£2,276,823	£2,457,393	£2,641,942

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£846,971	£243,034	£185,582	£181,126	£133,074	£88,817
60% LAR - 40% CIR	8%	£45,344	£1,009	£80,261	£80,474	£244,974	£421,682
60% LAR - 40% CIR	12%	£392,390	£146,929	£191,062	£198,454	£374,987	£551,520
60% LAR - 40% CIR	14%	£315,569	£212,727	£256,806	£264,188	£440,497	£616,906
60% LAR - 40% CIR	18%	£141,242	£344,969	£396,912	£398,139	£532,224	£748,113
60% LAR - 40% CIR	20%	£83,738	£411,682	£455,392	£462,749	£638,440	£816,375
60% LAR - 40% CIR	24%	£71,947	£545,077	£589,907	£599,248	£771,569	£957,423
60% LAR - 40% CIR	26%	£150,126	£612,213	£656,999	£663,334	£842,246	£1,028,330
60% LAR - 40% CIR	30%	£307,154	£747,141	£791,638	£799,417	£985,161	£1,170,905
60% LAR - 40% CIR	35%	£504,685	£925,699	£972,041	£979,804	£1,185,171	£1,350,537
60% LAR - 40% CIR	50%	£1,455,669	£1,476,736	£1,561,879	£1,569,611	£1,714,179	£1,898,739

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone B - £1,000 psf
------------	---------------------

No Units	15
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,860,750	£1,349,041	£1,305,428	£1,297,972	£1,110,921	£941,869
60% LAR - 40% CIR	8%	£1,630,444	£1,054,592	£1,019,941	£1,012,430	£835,425	£668,420
60% LAR - 40% CIR	12%	£1,463,901	£919,800	£875,667	£868,275	£691,742	£515,210
60% LAR - 40% CIR	14%	£1,380,285	£847,316	£803,239	£795,856	£619,546	£443,237
60% LAR - 40% CIR	18%	£1,212,989	£703,672	£657,700	£650,338	£474,447	£298,558
60% LAR - 40% CIR	20%	£1,158,070	£628,816	£584,592	£577,236	£401,545	£225,854
60% LAR - 40% CIR	24%	£968,795	£481,536	£437,705	£430,364	£255,044	£79,723
60% LAR - 40% CIR	26%	£873,821	£407,714	£363,927	£356,582	£181,445	£5,297
60% LAR - 40% CIR	30%	£703,202	£299,413	£215,709	£208,365	£33,959	£-149,735
60% LAR - 40% CIR	35%	£488,685	£72,810	£29,191	£21,884	£-161,763	£-347,130
60% LAR - 40% CIR	50%	£-172,874	£-525,609	£-571,748	£-579,481	£-764,041	£-948,600

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,701,387	£2,311,397	£2,386,409	£2,383,885	£2,541,917	£2,710,969
60% LAR - 40% CIR	0%	£2,031,593	£2,597,745	£2,671,996	£2,669,467	£2,830,743	£3,003,417
60% LAR - 40% CIR	12%	£2,197,937	£2,742,537	£2,786,770	£2,783,562	£2,970,095	£3,146,627
60% LAR - 40% CIR	14%	£2,281,552	£2,814,522	£2,858,599	£2,855,082	£3,042,291	£3,218,601
60% LAR - 40% CIR	18%	£2,449,469	£2,980,765	£3,034,138	£3,031,592	£3,187,391	£3,363,279
60% LAR - 40% CIR	20%	£2,433,798	£3,033,322	£3,077,245	£3,074,692	£3,260,292	£3,435,963
60% LAR - 40% CIR	24%	£2,703,043	£3,180,302	£3,224,133	£3,221,474	£3,406,793	£3,562,114
60% LAR - 40% CIR	26%	£2,789,017	£3,254,123	£3,297,911	£3,295,245	£3,480,393	£3,655,540
60% LAR - 40% CIR	30%	£2,999,635	£3,402,425	£3,446,131	£3,443,453	£3,639,278	£3,811,575
60% LAR - 40% CIR	35%	£3,173,153	£3,589,028	£3,632,646	£3,629,953	£3,823,601	£4,008,965
60% LAR - 40% CIR	50%	£3,634,711	£4,187,446	£4,233,588	£4,241,313	£4,425,873	£4,610,438

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,833,725	£794,534	£839,047	£836,503	£1,024,554	£1,202,606
60% LAR - 40% CIR	0%	£2,031,593	£1,980,983	£1,134,624	£1,132,066	£1,309,593	£1,486,055
60% LAR - 40% CIR	12%	£1,680,574	£1,224,675	£1,268,808	£1,276,200	£1,452,733	£1,629,265
60% LAR - 40% CIR	14%	£784,190	£1,297,159	£1,341,238	£1,348,619	£1,524,929	£1,701,238
60% LAR - 40% CIR	18%	£962,907	£1,442,803	£1,485,775	£1,493,156	£1,670,098	£1,846,917
60% LAR - 40% CIR	20%	£1,016,465	£1,515,899	£1,559,883	£1,567,239	£1,742,930	£1,919,621
60% LAR - 40% CIR	24%	£1,185,680	£1,662,399	£1,706,770	£1,714,111	£1,889,431	£2,064,752
60% LAR - 40% CIR	26%	£1,270,654	£1,736,761	£1,780,548	£1,787,893	£1,965,030	£2,138,178
60% LAR - 40% CIR	30%	£1,441,273	£1,885,982	£1,928,769	£1,936,080	£2,110,917	£2,294,215
60% LAR - 40% CIR	35%	£1,655,790	£2,071,665	£2,115,284	£2,122,591	£2,306,238	£2,491,605
60% LAR - 40% CIR	50%	£2,317,349	£2,670,084	£2,716,223	£2,723,958	£2,908,516	£3,093,075

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£445,000	£168,399	£210,322	£217,778	£395,829	£573,861
60% LAR - 40% CIR	0%	£14,694	£243,688	£266,960	£269,720	£489,328	£667,301
60% LAR - 40% CIR	12%	£51,849	£595,950	£640,083	£647,475	£824,008	£1,000,540
60% LAR - 40% CIR	14%	£135,495	£698,434	£712,511	£719,894	£896,204	£1,072,513
60% LAR - 40% CIR	18%	£303,362	£814,078	£838,050	£845,434	£1,041,303	£1,217,102
60% LAR - 40% CIR	20%	£387,680	£887,234	£931,158	£938,514	£1,114,205	£1,289,886
60% LAR - 40% CIR	24%	£586,953	£1,034,214	£1,078,045	£1,085,388	£1,260,706	£1,436,027
60% LAR - 40% CIR	26%	£681,989	£1,108,036	£1,151,893	£1,159,156	£1,334,305	£1,509,453
60% LAR - 40% CIR	30%	£912,548	£1,256,337	£1,300,044	£1,307,385	£1,482,192	£1,665,488
60% LAR - 40% CIR	35%	£1,027,065	£1,442,840	£1,486,559	£1,493,866	£1,677,513	£1,862,880
60% LAR - 40% CIR	50%	£1,688,624	£2,041,359	£2,087,498	£2,095,231	£2,278,791	£2,464,360

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,188,213	£97,403	£322,891	£328,433	£347,383	£789,333
60% LAR - 40% CIR	0%	£957,607	£291,555	£247,304	£259,853	£327,887	£1,114,317
60% LAR - 40% CIR	12%	£691,363	£147,263	£103,130	£95,738	£80,795	£-257,327
60% LAR - 40% CIR	14%	£607,748	£74,778	£30,701	£23,318	£-152,991	£-329,301
60% LAR - 40% CIR	18%	£430,831	£-17,846	£-112,262	£-114,838	£-296,031	£-443,979
60% LAR - 40% CIR	20%	£385,532	£-144,022	£-187,845	£-195,302	£-370,992	£-546,683
60% LAR - 40% CIR	24%	£186,257	£-291,002	£-334,833	£-342,174	£-517,493	£-692,814
60% LAR - 40% CIR	26%	£101,283	£-384,623	£-430,811	£-438,945	£-591,093	£-766,840
60% LAR - 40% CIR	30%	£-89,335	£-513,125	£-556,831	£-564,153	£-738,979	£-922,275
60% LAR - 40% CIR	35%	£-283,853	£-699,728	£-743,346	£-750,633	£-934,301	£-1,110,668
60% LAR - 40% CIR	50%	£-645,411	£-1,298,146	£-1,344,286	£-1,352,016	£-1,536,578	£-1,721,138

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone B - £1,050 psf
------------	---------------------

No Units	15
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£2,300,492	£1,684,251	£1,639,737	£1,832,281	£1,454,230	£1,276,178
60% LAR : 40% CIR	12%	£1,943,096	£1,371,657	£1,327,406	£1,519,994	£1,142,990	£985,884
60% LAR : 40% CIR	14%	£1,872,463	£1,134,822	£1,090,744	£1,083,361	£907,052	£730,743
60% LAR : 40% CIR	18%	£1,490,957	£975,806	£931,333	£924,468	£748,501	£572,692
60% LAR : 40% CIR	20%	£1,399,963	£895,862	£852,040	£844,684	£668,992	£483,302
60% LAR : 40% CIR	24%	£1,216,986	£735,611	£691,781	£684,439	£509,119	£333,799
60% LAR : 40% CIR	26%	£1,125,230	£655,103	£611,316	£603,962	£428,635	£253,687
60% LAR : 40% CIR	30%	£941,022	£493,429	£440,723	£432,401	£287,574	£152,748
60% LAR : 40% CIR	35%	£709,517	£290,111	£246,493	£239,188	£84,713	£-116,280
60% LAR : 40% CIR	50%	£6,820	£-348,016	£-394,157	£-401,889	£-586,448	£-771,007

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,361,345	£1,977,587	£2,022,100	£2,029,558	£2,207,698	£2,385,660
60% LAR : 40% CIR	8%	£1,719,831	£2,296,181	£2,354,451	£2,341,864	£2,518,846	£2,696,853
60% LAR : 40% CIR	12%	£1,598,964	£2,447,845	£2,491,978	£2,459,389	£2,675,992	£2,852,435
60% LAR : 40% CIR	14%	£1,589,375	£2,527,016	£2,571,093	£2,578,476	£2,754,785	£2,931,095
60% LAR : 40% CIR	18%	£2,170,891	£2,686,032	£2,730,008	£2,737,399	£2,913,257	£3,089,146
60% LAR : 40% CIR	20%	£2,281,875	£2,765,075	£2,809,798	£2,817,184	£2,990,845	£3,168,536
60% LAR : 40% CIR	24%	£2,444,830	£2,926,227	£2,970,057	£2,977,390	£3,152,719	£3,328,039
60% LAR : 40% CIR	26%	£2,536,908	£3,006,734	£3,050,521	£3,057,895	£3,233,003	£3,408,150
60% LAR : 40% CIR	30%	£2,120,815	£3,168,098	£3,212,115	£3,219,496	£3,394,284	£3,569,090
60% LAR : 40% CIR	35%	£2,962,320	£3,371,727	£3,415,344	£3,422,651	£3,597,124	£3,778,086
60% LAR : 40% CIR	50%	£3,655,017	£3,009,854	£3,055,994	£3,063,726	£3,248,288	£3,432,845

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£156,617	£90,224	£504,738	£512,194	£690,245	£868,297
60% LAR : 40% CIR	8%	£247,256	£22,893	£1,088,361	£854,481	£1,001,485	£1,178,491
60% LAR : 40% CIR	12%	£-381,002	£-93,483	£-974,616	£-982,007	£-1,158,540	£-1,335,073
60% LAR : 40% CIR	14%	£-472,012	£-1,069,653	£-1,083,731	£-1,091,114	£-1,237,423	£-1,413,732
60% LAR : 40% CIR	18%	£-953,918	£-1,189,693	£-1,212,842	£-1,220,807	£-1,388,684	£-1,571,763
60% LAR : 40% CIR	20%	£-744,612	£-1,248,513	£-1,292,435	£-1,299,791	£-1,475,483	£-1,651,173
60% LAR : 40% CIR	24%	£-927,477	£-1,408,864	£-1,452,694	£-1,460,036	£-1,635,358	£-1,810,678
60% LAR : 40% CIR	26%	£-1,919,245	£-1,489,372	£-1,533,159	£-1,540,493	£-1,715,640	£-1,890,788
60% LAR : 40% CIR	30%	£-2,120,815	£-1,168,098	£-1,212,115	£-1,219,496	£-1,376,901	£-1,549,090
60% LAR : 40% CIR	35%	£-1,434,958	£-1,854,364	£-1,897,982	£-1,905,289	£-2,079,762	£-2,260,735
60% LAR : 40% CIR	50%	£-2,137,855	£-2,492,481	£-2,638,632	£-2,646,384	£-2,730,923	£-2,915,482

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£784,742	£168,501	£123,887	£116,531	£81,920	£-289,572
60% LAR : 40% CIR	8%	£-27,256	£1,618,983	£1,683,361	£1,705,746	£1,722,740	£-450,066
60% LAR : 40% CIR	12%	£-247,123	£-301,758	£-345,891	£-363,282	£-529,815	£-706,348
60% LAR : 40% CIR	14%	£-156,713	£-390,928	£-425,008	£-432,389	£-608,698	£-785,007
60% LAR : 40% CIR	18%	£-379,986	£-539,844	£-583,917	£-591,282	£-817,169	£-993,955
60% LAR : 40% CIR	20%	£-115,887	£-619,788	£-663,710	£-671,066	£-846,758	£-1,022,448
60% LAR : 40% CIR	24%	£-298,752	£-780,139	£-823,989	£-831,311	£-1,006,631	£-1,181,951
60% LAR : 40% CIR	26%	£-960,520	£-880,867	£-994,434	£-991,788	£-1,086,915	£-1,262,063
60% LAR : 40% CIR	30%	£-574,728	£-1,022,321	£-1,086,027	£-1,073,349	£-1,245,116	£-1,423,002
60% LAR : 40% CIR	35%	£-806,233	£-1,225,639	£-1,289,257	£-1,276,584	£-1,451,037	£-1,632,010
60% LAR : 40% CIR	50%	£-1,508,930	£-1,889,786	£-1,908,907	£-1,917,638	£-2,102,198	£-2,286,767

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,367,385	£911,715	£867,200	£859,744	£881,892	£953,540
60% LAR : 40% CIR	8%	£1,170,469	£695,119	£554,869	£547,456	£570,452	£642,447
60% LAR : 40% CIR	12%	£990,336	£441,455	£397,322	£389,931	£213,396	£36,865
60% LAR : 40% CIR	14%	£999,925	£362,284	£316,207	£310,824	£134,515	£-341,795
60% LAR : 40% CIR	18%	£718,419	£203,298	£199,296	£191,931	£-109,646	£-199,646
60% LAR : 40% CIR	20%	£627,325	£123,425	£79,502	£72,146	£-103,545	£-279,236
60% LAR : 40% CIR	24%	£444,461	£-98,927	£-89,757	£-89,099	£-283,419	£-458,739
60% LAR : 40% CIR	26%	£352,692	£-117,434	£-181,221	£-168,545	£-343,703	£-518,860
60% LAR : 40% CIR	30%	£168,485	£-279,108	£-322,815	£-300,138	£-504,964	£-679,790
60% LAR : 40% CIR	35%	£-63,020	£-482,427	£-526,044	£-533,351	£-707,824	£-888,798
60% LAR : 40% CIR	50%	£-665,717	£-1,139,454	£-1,166,694	£-1,174,456	£-1,368,986	£-1,563,545

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone B - £1,100 psf
------------	---------------------

No Units	15
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,640,234	£2,018,560	£1,974,047	£1,965,591	£1,786,539	£1,810,488
60% LAR - 40% CIR	8%	£2,255,589	£1,619,222	£1,634,970	£1,627,559	£1,450,554	£1,273,349
60% LAR - 40% CIR	12%	£2,061,846	£1,508,185	£1,464,052	£1,456,660	£1,280,127	£1,103,594
60% LAR - 40% CIR	14%	£1,964,640	£1,422,327	£1,378,250	£1,370,868	£1,194,558	£1,018,248
60% LAR - 40% CIR	18%	£1,793,545	£1,249,840	£1,205,987	£1,198,602	£1,022,713	£846,825
60% LAR - 40% CIR	20%	£1,671,656	£1,163,410	£1,119,488	£1,114,130	£936,440	£760,749
60% LAR - 40% CIR	24%	£1,475,202	£989,685	£945,855	£938,514	£763,193	£587,874
60% LAR - 40% CIR	26%	£1,376,639	£902,492	£868,705	£851,371	£676,223	£501,076
60% LAR - 40% CIR	30%	£1,178,841	£727,446	£693,739	£676,418	£501,591	£326,794
60% LAR - 40% CIR	35%	£930,348	£507,412	£463,794	£456,487	£282,015	£107,543
60% LAR - 40% CIR	50%	£176,691	£-170,424	£-216,564	£-224,296	£-408,855	£-593,416

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,221,804	£-1,843,278	£-1,687,791	£-1,695,246	£-1,873,298	£-2,051,350
60% LAR - 40% CIR	8%	£1,409,268	£-1,962,616	£-2,065,868	£-2,034,279	£-2,211,263	£-2,388,298
60% LAR - 40% CIR	12%	£1,599,991	£-2,155,652	£-2,197,798	£-2,205,178	£-2,381,711	£-2,558,243
60% LAR - 40% CIR	14%	£1,697,197	£-2,230,510	£-2,283,587	£-2,290,969	£-2,467,280	£-2,643,589
60% LAR - 40% CIR	18%	£1,992,292	£-2,411,998	£-2,455,870	£-2,463,238	£-2,639,124	£-2,816,013
60% LAR - 40% CIR	20%	£1,890,191	£-2,488,497	£-2,542,369	£-2,549,787	£-2,725,398	£-2,901,088
60% LAR - 40% CIR	24%	£2,188,636	£-2,672,152	£-2,715,982	£-2,723,323	£-2,898,644	£-3,073,964
60% LAR - 40% CIR	26%	£2,285,190	£-2,759,345	£-2,803,132	£-2,810,467	£-2,985,614	£-3,160,762
60% LAR - 40% CIR	30%	£2,482,695	£-2,944,993	£-2,978,069	£-2,985,419	£-3,160,247	£-3,335,073
60% LAR - 40% CIR	35%	£2,731,489	£-3,134,425	£-3,198,044	£-3,205,351	£-3,379,623	£-3,564,295
60% LAR - 40% CIR	50%	£3,485,146	£-3,832,282	£-3,678,401	£-3,686,183	£-4,070,693	£-4,255,253

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£465,759	£-125,915	£-170,428	£-177,884	£-355,836	£-533,987
60% LAR - 40% CIR	8%	£1,110,894	£-245,263	£-300,626	£-316,916	£-603,023	£-810,905
60% LAR - 40% CIR	12%	£82,629	£-66,290	£-80,423	£-87,815	£-164,348	£-240,881
60% LAR - 40% CIR	14%	£-179,833	£-22,148	£-76,225	£-77,637	£-149,917	£-216,227
60% LAR - 40% CIR	18%	£-374,880	£-98,535	£-130,598	£-136,870	£-261,762	£-367,650
60% LAR - 40% CIR	20%	£-472,819	£-91,085	£-1,024,987	£-1,032,345	£-1,208,035	£-1,383,728
60% LAR - 40% CIR	24%	£-669,273	£-1,154,790	£-1,198,620	£-1,205,981	£-1,381,282	£-1,566,601
60% LAR - 40% CIR	26%	£-787,836	£-1,241,983	£-1,285,770	£-1,293,194	£-1,468,252	£-1,643,399
60% LAR - 40% CIR	30%	£-963,634	£-1,417,029	£-1,460,707	£-1,468,067	£-1,646,984	£-1,817,711
60% LAR - 40% CIR	35%	£-1,214,127	£-1,637,063	£-1,680,681	£-1,687,988	£-1,862,460	£-2,036,932
60% LAR - 40% CIR	50%	£-1,987,784	£-2,314,898	£-2,361,039	£-2,368,771	£-2,653,330	£-2,737,891

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,124,484	£502,810	£468,297	£450,841	£272,780	£94,738
60% LAR - 40% CIR	8%	£728,819	£163,472	£119,220	£111,809	£55,196	£-62,291
60% LAR - 40% CIR	12%	£546,096	£7,568	£-51,698	£-59,065	£-235,623	£-412,156
60% LAR - 40% CIR	14%	£448,890	£-93,423	£-137,500	£-144,892	£-321,192	£-497,902
60% LAR - 40% CIR	18%	£253,795	£-268,810	£-309,763	£-311,146	£-493,037	£-666,905
60% LAR - 40% CIR	20%	£155,906	£-332,340	£-396,262	£-403,620	£-579,310	£-755,091
60% LAR - 40% CIR	24%	£-40,548	£-526,065	£-589,895	£-577,238	£-752,657	£-927,876
60% LAR - 40% CIR	26%	£-169,111	£-613,256	£-657,045	£-656,379	£-839,527	£-1,014,674
60% LAR - 40% CIR	30%	£-336,309	£-728,304	£-832,012	£-839,332	£-1,014,159	£-1,188,985
60% LAR - 40% CIR	35%	£-585,402	£-1,008,338	£-1,051,956	£-1,059,263	£-1,233,735	£-1,408,207
60% LAR - 40% CIR	50%	£-1,239,089	£-1,698,174	£-1,732,314	£-1,740,068	£-1,924,608	£-2,109,166

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,887,686	£1,240,022	£1,201,599	£1,194,054	£1,076,002	£897,950
60% LAR - 40% CIR	8%	£1,483,031	£306,684	£362,432	£365,021	£375,017	£501,012
60% LAR - 40% CIR	12%	£1,289,309	£735,648	£691,514	£684,122	£507,589	£331,057
60% LAR - 40% CIR	14%	£1,192,103	£649,790	£605,713	£598,331	£422,020	£245,711
60% LAR - 40% CIR	18%	£967,608	£477,402	£433,430	£426,065	£260,176	£14,297
60% LAR - 40% CIR	20%	£899,119	£390,873	£346,950	£339,593	£163,902	£-11,788
60% LAR - 40% CIR	24%	£702,664	£217,148	£173,318	£165,977	£3,344	£-184,664
60% LAR - 40% CIR	26%	£604,101	£129,954	£86,189	£78,833	£-66,214	£-211,462
60% LAR - 40% CIR	30%	£406,304	£-64,052	£-68,799	£-66,118	£-270,947	£-445,773
60% LAR - 40% CIR	35%	£157,811	£-285,125	£-308,744	£-318,051	£-480,523	£-664,995
60% LAR - 40% CIR	50%	£-696,866	£-913,962	£-989,101	£-996,633	£-1,141,393	£-1,365,953

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone B - £1,150 p/sf
------------	----------------------

No Units	15
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,079,976	£2,352,869	£2,308,356	£2,300,900	£2,122,848	£1,944,796
60% LAR : 40% CIR	8%	£2,588,131	£1,986,786	£1,942,535	£1,935,123	£1,758,118	£1,581,114
60% LAR : 40% CIR	12%	£2,360,818	£1,892,377	£1,758,244	£1,750,852	£1,574,320	£1,397,787
60% LAR : 40% CIR	14%	£2,256,818	£1,709,833	£1,665,756	£1,658,374	£1,482,065	£1,305,754
60% LAR : 40% CIR	18%	£2,049,132	£1,524,073	£1,480,101	£1,472,736	£1,298,947	£1,120,958
60% LAR : 40% CIR	20%	£1,943,448	£1,430,858	£1,386,934	£1,379,578	£1,203,888	£1,028,196
60% LAR : 40% CIR	24%	£1,733,405	£1,243,761	£1,199,930	£1,192,589	£1,017,269	£841,948
60% LAR : 40% CIR	26%	£1,628,047	£1,149,880	£1,106,094	£1,098,759	£932,612	£748,464
60% LAR : 40% CIR	30%	£1,416,881	£961,462	£917,755	£910,434	£738,507	£580,791
60% LAR : 40% CIR	35%	£1,151,181	£724,713	£681,094	£673,768	£499,315	£324,843
60% LAR : 40% CIR	50%	£346,562	£6,415	£-38,972	£-46,703	£-231,263	£-415,823

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	-£881,862	-£1,308,969	-£1,383,482	-£1,380,937	-£1,538,989	-£1,717,041
60% LAR : 40% CIR	8%	-£1,093,028	-£1,015,052	-£1,170,303	-£1,176,714	-£1,361,189	-£1,568,728
60% LAR : 40% CIR	12%	-£1,301,010	-£1,859,481	-£1,503,594	-£1,510,988	-£1,697,518	-£2,264,051
60% LAR : 40% CIR	14%	-£1,405,020	-£1,952,004	-£1,996,082	-£2,003,484	-£2,179,773	-£2,356,083
60% LAR : 40% CIR	18%	-£1,913,705	-£2,137,764	-£2,181,737	-£2,189,102	-£2,364,990	-£2,540,879
60% LAR : 40% CIR	20%	-£1,716,089	-£2,208,889	-£2,274,803	-£2,282,268	-£2,457,960	-£2,633,841
60% LAR : 40% CIR	24%	-£1,328,432	-£2,418,077	-£2,461,008	-£2,468,249	-£2,644,568	-£2,819,889
60% LAR : 40% CIR	26%	-£2,033,791	-£2,511,967	-£2,555,744	-£2,563,078	-£2,739,226	-£2,913,373
60% LAR : 40% CIR	30%	-£2,345,177	-£2,100,376	-£2,144,063	-£2,151,404	-£2,036,230	-£3,101,057
60% LAR : 40% CIR	35%	-£2,510,657	-£2,537,125	-£2,980,743	-£2,988,049	-£3,162,522	-£3,336,984
60% LAR : 40% CIR	50%	-£3,315,276	-£3,655,422	-£3,700,809	-£3,708,541	-£3,893,101	-£4,077,660

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£535,501	£208,394	£163,881	£156,425	£21,627	£-189,679
60% LAR : 40% CIR	8%	£243,656	£187,680	£201,282	£206,252	£386,252	£586,553
60% LAR : 40% CIR	12%	£216,343	£-42,098	£-386,231	£-393,623	£-570,155	£-746,688
60% LAR : 40% CIR	14%	£112,343	£-434,642	£-478,719	£-486,101	£-662,410	£-838,721
60% LAR : 40% CIR	18%	£-36,385	£-620,462	£-668,374	£-676,738	£-861,028	£-1,053,517
60% LAR : 40% CIR	20%	£-201,026	£-713,517	£-757,541	£-764,837	£-940,587	£-1,116,279
60% LAR : 40% CIR	24%	£-411,070	£-900,714	£-944,545	£-951,886	£-1,127,206	£-1,302,527
60% LAR : 40% CIR	26%	£-516,429	£-994,595	£-1,038,381	£-1,045,716	£-1,220,883	£-1,396,011
60% LAR : 40% CIR	30%	£-2,345,177	£-1,183,013	£-1,228,720	£-1,236,041	£-1,408,968	£-1,593,094
60% LAR : 40% CIR	35%	£-393,284	£-1,419,762	£-1,463,381	£-1,470,687	£-1,645,160	£-1,819,632
60% LAR : 40% CIR	50%	£-1,787,913	£-2,138,080	£-2,183,447	£-2,191,178	£-2,375,738	£-2,560,288

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£1,464,226	£337,119	£792,606	£785,150	£307,088	£429,046
60% LAR : 40% CIR	8%	£1,662,381	£471,036	£426,785	£419,373	£242,368	£16,364
60% LAR : 40% CIR	12%	£845,068	£286,627	£242,494	£235,102	£58,570	£-117,963
60% LAR : 40% CIR	14%	£741,068	£194,083	£150,006	£142,624	£33,685	£-209,996
60% LAR : 40% CIR	18%	£332,382	£8,323	£-98,049	£-105,915	£-216,939	£-384,992
60% LAR : 40% CIR	20%	£427,699	£-84,852	£-128,816	£-136,172	£-311,862	£-487,554
60% LAR : 40% CIR	24%	£217,655	£-271,989	£-315,820	£-323,161	£-498,481	£-673,802
60% LAR : 40% CIR	26%	£112,297	£-368,810	£-449,188	£-456,591	£-656,130	£-827,386
60% LAR : 40% CIR	30%	£-9,096	£-554,288	£-657,985	£-665,316	£-870,143	£-1,054,965
60% LAR : 40% CIR	35%	£-364,569	£-791,037	£-834,656	£-841,952	£-1,016,435	£-1,190,807
60% LAR : 40% CIR	50%	£-1,189,188	£-1,559,235	£-1,554,722	£-1,562,453	£-1,747,613	£-1,931,673

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£2,207,438	£1,980,351	£1,835,819	£1,828,383	£1,380,311	£1,172,559
60% LAR : 40% CIR	8%	£1,786,594	£1,214,248	£1,169,897	£1,162,686	£885,581	£636,676
60% LAR : 40% CIR	12%	£1,588,281	£1,029,839	£985,706	£978,314	£801,782	£625,249
60% LAR : 40% CIR	14%	£1,484,280	£937,296	£893,218	£886,836	£709,527	£533,217
60% LAR : 40% CIR	18%	£1,276,595	£743,563	£701,766	£694,196	£524,310	£348,421
60% LAR : 40% CIR	20%	£1,170,912	£658,230	£614,397	£607,041	£431,350	£255,659
60% LAR : 40% CIR	24%	£960,868	£471,223	£427,392	£420,051	£344,732	£169,411
60% LAR : 40% CIR	26%	£855,599	£377,243	£333,556	£326,222	£151,074	£-84,813
60% LAR : 40% CIR	30%	£644,123	£188,924	£145,217	£137,896	£-96,930	£-211,757
60% LAR : 40% CIR	35%	£378,643	£-87,825	£-91,443	£-98,749	£-273,222	£-447,084
60% LAR : 40% CIR	50%	£-626,879	£-766,122	£-811,509	£-818,241	£-1,003,901	£-1,188,360

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone B - £1,200 psf
------------	---------------------

No Units	15
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£3,316,983	£2,687,178	£2,642,666	£2,635,209	£2,457,157	£2,276,105
60% LAR : 40% CIR	12%	£2,880,002	£2,294,350	£2,250,100	£2,242,687	£2,055,683	£1,888,878
60% LAR : 40% CIR	14%	£2,548,997	£1,997,339	£1,953,262	£1,945,880	£1,769,570	£1,593,261
60% LAR : 40% CIR	18%	£2,226,721	£1,738,206	£1,734,235	£1,746,870	£1,570,981	£1,395,092
60% LAR : 40% CIR	20%	£2,215,243	£1,698,305	£1,654,382	£1,647,026	£1,471,334	£1,295,644
60% LAR : 40% CIR	24%	£1,991,609	£1,497,836	£1,454,006	£1,446,664	£1,271,344	£1,096,024
60% LAR : 40% CIR	26%	£1,879,456	£1,391,269	£1,353,482	£1,346,148	£1,171,001	£995,853
60% LAR : 40% CIR	30%	£1,654,490	£1,195,478	£1,151,772	£1,144,450	£989,824	£794,797
60% LAR : 40% CIR	35%	£1,372,013	£942,013	£898,396	£891,089	£716,617	£542,144
60% LAR : 40% CIR	50%	£516,433	£173,570	£130,142	£122,864	£53,671	£-238,230

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£344,854	£974,859	£1,019,172	£1,028,628	£1,204,680	£1,382,732
60% LAR : 40% CIR	8%	£761,236	£1,367,667	£1,411,736	£1,418,560	£1,596,184	£1,774,160
60% LAR : 40% CIR	12%	£1,002,048	£1,565,260	£1,599,402	£1,616,793	£1,793,326	£1,969,859
60% LAR : 40% CIR	14%	£1,112,841	£1,664,498	£1,708,576	£1,715,956	£1,892,287	£2,068,577
60% LAR : 40% CIR	18%	£1,335,117	£1,863,531	£1,997,603	£1,914,968	£2,090,897	£2,266,745
60% LAR : 40% CIR	20%	£1,445,034	£1,963,633	£2,097,658	£2,014,812	£2,196,563	£2,368,194
60% LAR : 40% CIR	24%	£1,670,228	£2,164,002	£2,207,832	£2,215,174	£2,390,494	£2,565,814
60% LAR : 40% CIR	26%	£1,782,382	£2,264,568	£2,308,355	£2,315,689	£2,490,837	£2,665,884
60% LAR : 40% CIR	30%	£2,007,458	£2,466,359	£2,510,066	£2,517,987	£2,692,214	£2,861,040
60% LAR : 40% CIR	35%	£2,289,824	£2,719,824	£2,763,442	£2,770,749	£2,945,221	£3,119,684
60% LAR : 40% CIR	50%	£3,145,405	£3,488,258	£3,531,698	£3,538,973	£3,715,508	£3,900,068

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,172,508	£542,703	£498,191	£490,734	£312,682	£134,630
60% LAR : 40% CIR	8%	£768,127	£1,367,667	£1,411,736	£1,418,560	£1,596,184	£1,774,160
60% LAR : 40% CIR	12%	£515,317	£1,002,048	£1,019,172	£1,028,628	£1,204,680	£1,382,732
60% LAR : 40% CIR	14%	£404,522	£1,112,841	£1,112,841	£1,112,841	£1,288,814	£1,464,887
60% LAR : 40% CIR	18%	£192,246	£1,335,117	£1,335,117	£1,335,117	£1,511,190	£1,686,303
60% LAR : 40% CIR	20%	£79,758	£1,445,034	£1,445,034	£1,445,034	£1,620,442	£1,795,555
60% LAR : 40% CIR	24%	£-152,866	£1,670,228	£1,670,228	£1,670,228	£1,835,795	£2,010,908
60% LAR : 40% CIR	26%	£-355,019	£1,782,382	£1,782,382	£1,782,382	£1,945,948	£2,126,061
60% LAR : 40% CIR	30%	£-589,995	£2,007,458	£2,007,458	£2,007,458	£2,172,615	£2,338,722
60% LAR : 40% CIR	35%	£-772,462	£2,289,824	£2,289,824	£2,289,824	£2,456,082	£2,625,189
60% LAR : 40% CIR	50%	£-1,638,942	£3,145,405	£3,145,405	£3,145,405	£3,322,970	£3,500,930

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,801,233	£1,171,428	£1,126,916	£1,119,459	£941,407	£763,255
60% LAR : 40% CIR	8%	£1,364,852	£778,600	£724,350	£726,937	£549,933	£372,626
60% LAR : 40% CIR	12%	£1,144,042	£580,819	£536,685	£529,294	£352,762	£176,229
60% LAR : 40% CIR	14%	£1,033,247	£481,589	£437,512	£430,130	£253,820	£77,511
60% LAR : 40% CIR	18%	£910,971	£282,456	£238,485	£231,120	£55,231	£-199,888
60% LAR : 40% CIR	20%	£699,493	£182,555	£138,632	£131,276	£44,416	£-220,108
60% LAR : 40% CIR	24%	£475,859	£-17,914	£61,744	£59,086	£-244,408	£-419,726
60% LAR : 40% CIR	26%	£263,796	£-116,861	£-162,288	£-168,690	£-346,749	£-519,897
60% LAR : 40% CIR	30%	£-489,995	£-348,997	£-393,978	£-391,300	£-556,126	£-720,953
60% LAR : 40% CIR	35%	£-143,737	£-573,737	£-617,354	£-624,661	£-799,133	£-973,606
60% LAR : 40% CIR	50%	£-998,317	£-1,342,180	£-1,386,608	£-1,392,896	£-1,608,421	£-1,793,980

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,344,446	£1,914,841	£1,816,728	£1,862,612	£1,884,820	£1,886,988
60% LAR : 40% CIR	8%	£2,108,084	£1,521,913	£1,477,582	£1,470,150	£1,253,146	£1,116,140
60% LAR : 40% CIR	12%	£1,887,254	£1,324,031	£1,279,898	£1,272,507	£1,095,974	£919,441
60% LAR : 40% CIR	14%	£1,716,459	£1,224,802	£1,180,724	£1,173,342	£997,033	£820,723
60% LAR : 40% CIR	18%	£1,554,183	£1,025,669	£981,697	£974,332	£798,443	£622,645
60% LAR : 40% CIR	20%	£1,442,706	£825,767	£881,845	£874,488	£696,797	£523,106
60% LAR : 40% CIR	24%	£1,219,072	£725,298	£681,468	£674,126	£498,806	£324,486
60% LAR : 40% CIR	26%	£1,108,918	£624,732	£580,945	£573,611	£398,453	£223,216
60% LAR : 40% CIR	30%	£881,942	£422,941	£379,234	£371,913	£197,086	£22,260
60% LAR : 40% CIR	35%	£599,476	£169,476	£125,858	£118,551	£50,921	£-230,394
60% LAR : 40% CIR	50%	£-696,109	£-958,968	£-962,398	£-968,673	£-926,208	£-1,010,768

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone B - £1,250 psf
------------	---------------------

No Units	15
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,653,594	£3,021,487	£2,976,975	£2,969,519	£2,791,487	£2,613,415
60% LAR : 40% CIR	8%	£3,190,284	£2,601,915	£2,557,663	£2,550,252	£2,373,248	£2,196,243
60% LAR : 40% CIR	12%	£2,857,250	£2,390,761	£2,346,628	£2,339,236	£2,162,703	£1,986,170
60% LAR : 40% CIR	14%	£2,840,408	£2,284,848	£2,240,767	£2,233,366	£2,057,076	£1,880,767
60% LAR : 40% CIR	18%	£2,605,309	£2,072,340	£2,028,367	£2,021,003	£1,845,115	£1,669,226
60% LAR : 40% CIR	20%	£2,487,036	£1,965,752	£1,921,830	£1,914,473	£1,738,782	£1,563,092
60% LAR : 40% CIR	24%	£2,249,814	£1,751,910	£1,708,080	£1,700,739	£1,525,418	£1,350,099
60% LAR : 40% CIR	26%	£2,130,865	£1,644,658	£1,600,871	£1,593,537	£1,418,389	£1,243,242
60% LAR : 40% CIR	30%	£1,892,299	£1,429,495	£1,385,798	£1,378,467	£1,203,640	£1,028,913
60% LAR : 40% CIR	35%	£1,592,845	£1,159,315	£1,115,696	£1,108,389	£933,917	£759,445
60% LAR : 40% CIR	50%	£686,304	£340,724	£297,296	£290,019	£116,306	£-60,638

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,243	£640,350	£684,863	£692,319	£870,370	£1,048,422
60% LAR : 40% CIR	0%	£417,564	£1,069,922	£1,164,174	£1,111,595	£1,286,580	£1,465,595
60% LAR : 40% CIR	12%	£704,579	£1,571,076	£1,615,209	£1,532,601	£1,699,134	£1,875,667
60% LAR : 40% CIR	14%	£821,430	£1,376,992	£1,421,070	£1,428,452	£1,604,781	£1,781,071
60% LAR : 40% CIR	18%	£1,159,528	£1,189,498	£1,633,470	£1,640,334	£1,818,723	£1,992,012
60% LAR : 40% CIR	20%	£1,174,802	£1,698,068	£1,740,668	£1,747,365	£1,923,085	£2,098,746
60% LAR : 40% CIR	24%	£1,412,024	£1,909,327	£1,953,757	£1,961,096	£2,136,419	£2,311,739
60% LAR : 40% CIR	26%	£1,530,973	£2,017,180	£2,060,965	£2,068,391	£2,243,448	£2,418,596
60% LAR : 40% CIR	30%	£1,169,539	£2,222,343	£2,276,040	£2,283,371	£2,458,197	£2,633,024
60% LAR : 40% CIR	35%	£2,068,992	£2,502,523	£2,546,141	£2,553,448	£2,727,920	£2,902,362
60% LAR : 40% CIR	50%	£2,975,534	£3,321,113	£3,364,511	£3,371,819	£3,545,531	£3,722,476

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,609,119	£877,012	£832,500	£825,044	£648,992	£488,940
60% LAR : 40% CIR	0%	£1,045,809	£457,440	£413,174	£405,777	£228,773	£171,768
60% LAR : 40% CIR	12%	£812,784	£246,286	£202,153	£194,761	£118,228	£-168,305
60% LAR : 40% CIR	14%	£595,533	£140,371	£96,292	£88,911	£87,589	£-263,708
60% LAR : 40% CIR	18%	£460,834	£1,174,802	£1,168,068	£1,174,802	£1,358,092	£1,541,249
60% LAR : 40% CIR	20%	£342,581	£-178,723	£-222,645	£-220,052	£-405,893	£-581,383
60% LAR : 40% CIR	24%	£105,339	£-392,585	£-436,395	£-443,736	£-619,057	£-794,376
60% LAR : 40% CIR	26%	£-13,810	£-499,817	£-543,604	£-550,938	£-726,086	£-901,233
60% LAR : 40% CIR	30%	£-1,169,539	£-2,222,343	£-2,276,040	£-2,283,371	£-2,458,197	£-2,633,024
60% LAR : 40% CIR	35%	£-551,630	£-385,160	£-1,028,779	£-1,036,086	£-1,210,558	£-1,385,030
60% LAR : 40% CIR	50%	£-1,458,131	£-1,803,781	£-1,847,179	£-1,854,456	£-2,028,169	£-2,205,113

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,137,844	£1,505,737	£1,481,225	£1,453,769	£1,275,744	£1,097,665
60% LAR : 40% CIR	0%	£1,674,534	£457,440	£413,174	£405,777	£228,773	£168,493
60% LAR : 40% CIR	12%	£1,441,509	£875,011	£830,878	£823,486	£646,953	£470,420
60% LAR : 40% CIR	14%	£1,324,658	£769,096	£725,017	£717,636	£541,326	£385,017
60% LAR : 40% CIR	18%	£1,069,590	£556,590	£512,817	£505,253	£329,365	£153,476
60% LAR : 40% CIR	20%	£974,286	£450,080	£406,080	£398,723	£223,032	£47,342
60% LAR : 40% CIR	24%	£734,064	£236,160	£192,330	£184,989	£9,668	£-165,651
60% LAR : 40% CIR	26%	£615,115	£128,308	£85,121	£77,787	£89,881	£-272,508
60% LAR : 40% CIR	30%	£376,549	£-386,435	£-428,697	£-435,243	£-612,110	£-786,937
60% LAR : 40% CIR	35%	£77,095	£-338,435	£-400,054	£-407,361	£-581,833	£-756,305
60% LAR : 40% CIR	50%	£-828,446	£-1,176,026	£-1,218,454	£-1,225,781	£-1,399,444	£-1,576,388

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,881,087	£2,248,950	£2,204,837	£2,196,881	£2,076,330	£1,940,918
60% LAR : 40% CIR	0%	£2,417,746	£1,529,378	£1,485,126	£1,477,715	£1,300,710	£1,123,633
60% LAR : 40% CIR	12%	£2,184,721	£1,618,224	£1,574,091	£1,566,699	£1,390,166	£1,213,633
60% LAR : 40% CIR	14%	£2,067,970	£1,512,308	£1,468,230	£1,460,848	£1,284,539	£1,108,229
60% LAR : 40% CIR	18%	£1,852,772	£1,299,800	£1,255,630	£1,248,466	£1,072,577	£896,688
60% LAR : 40% CIR	20%	£1,714,488	£1,193,215	£1,149,292	£1,141,935	£966,245	£790,554
60% LAR : 40% CIR	24%	£1,477,276	£979,373	£935,543	£928,202	£752,881	£577,561
60% LAR : 40% CIR	26%	£1,358,327	£872,120	£828,334	£820,999	£645,852	£470,704
60% LAR : 40% CIR	30%	£1,119,761	£656,957	£613,251	£605,929	£431,103	£256,276
60% LAR : 40% CIR	35%	£820,308	£386,777	£343,159	£335,852	£161,380	£-13,092
60% LAR : 40% CIR	50%	£-66,284	£-841,818	£-878,241	£-882,918	£-996,231	£-1,163,176

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone B - £1,300 psf
------------	---------------------

No Units	15
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,990,204	£3,355,653	£3,311,284	£3,303,828	£3,125,776	£2,947,724
60% LAR : 40% CIR	8%	£3,499,965	£2,969,470	£2,955,228	£2,951,817	£2,680,812	£2,503,807
60% LAR : 40% CIR	12%	£3,253,476	£2,684,953	£2,640,520	£2,633,428	£2,456,866	£2,280,363
60% LAR : 40% CIR	14%	£3,129,893	£2,572,352	£2,528,274	£2,520,891	£2,344,582	£2,168,272
60% LAR : 40% CIR	18%	£2,682,051	£2,346,474	£2,302,501	£2,295,137	£2,119,248	£1,943,360
60% LAR : 40% CIR	20%	£2,757,794	£2,233,200	£2,189,277	£2,181,920	£2,006,230	£1,830,538
60% LAR : 40% CIR	24%	£2,608,017	£2,095,986	£1,962,155	£1,954,814	£1,778,494	£1,604,173
60% LAR : 40% CIR	26%	£2,382,274	£1,892,047	£1,848,260	£1,840,926	£1,665,779	£1,490,631
60% LAR : 40% CIR	30%	£2,130,119	£1,663,811	£1,619,805	£1,612,464	£1,437,657	£1,262,930
60% LAR : 40% CIR	35%	£1,813,678	£1,376,615	£1,332,998	£1,325,691	£1,151,219	£976,746
60% LAR : 40% CIR	50%	£856,175	£507,879	£464,451	£457,173	£283,461	£109,749

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£328,366	£306,185	£300,554	£298,010	£286,061	£274,113
60% LAR : 40% CIR	8%	£169,879	£162,366	£160,880	£160,021	£158,086	£156,038
60% LAR : 40% CIR	12%	£408,361	£376,884	£372,018	£370,410	£358,941	£347,474
60% LAR : 40% CIR	14%	£331,945	£310,486	£306,563	£305,946	£294,582	£283,215
60% LAR : 40% CIR	18%	£779,790	£715,344	£709,326	£708,709	£697,345	£685,978
60% LAR : 40% CIR	20%	£904,643	£814,638	£812,661	£811,917	£800,553	£789,186
60% LAR : 40% CIR	24%	£1,153,820	£1,055,852	£1,050,683	£1,049,939	£1,038,575	£1,027,210
60% LAR : 40% CIR	26%	£1,279,964	£1,169,790	£1,165,378	£1,164,911	£1,153,547	£1,142,182
60% LAR : 40% CIR	30%	£1,561,719	£1,398,336	£1,394,053	£1,393,586	£1,382,222	£1,370,857
60% LAR : 40% CIR	35%	£1,848,160	£1,585,222	£1,581,477	£1,580,910	£1,569,546	£1,558,181
60% LAR : 40% CIR	50%	£2,805,663	£1,953,959	£1,949,387	£1,948,820	£1,937,456	£1,926,091

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£1,845,729	£1,211,178	£1,166,809	£1,159,353	£981,301	£903,249
60% LAR : 40% CIR	8%	£1,555,490	£1,032,366	£1,000,753	£1,000,021	£828,070	£750,018
60% LAR : 40% CIR	12%	£1,109,001	£740,478	£706,345	£704,953	£531,421	£453,369
60% LAR : 40% CIR	14%	£985,418	£647,877	£613,744	£612,352	£447,829	£370,777
60% LAR : 40% CIR	18%	£737,576	£501,899	£477,766	£476,374	£312,842	£234,790
60% LAR : 40% CIR	20%	£813,319	£588,725	£544,802	£543,410	£378,878	£299,826
60% LAR : 40% CIR	24%	£663,542	£438,489	£414,356	£412,964	£247,932	£169,880
60% LAR : 40% CIR	26%	£237,759	£125,428	£120,216	£119,804	£70,872	£41,940
60% LAR : 40% CIR	30%	£1,561,719	£1,098,336	£1,094,053	£1,093,586	£1,082,222	£1,070,857
60% LAR : 40% CIR	35%	£330,797	£187,860	£181,477	£180,910	£169,546	£158,181
60% LAR : 40% CIR	50%	£1,288,300	£1,038,596	£1,034,024	£1,033,457	£1,022,093	£1,010,728

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£2,474,454	£1,839,903	£1,795,534	£1,788,078	£1,610,026	£1,431,974
60% LAR : 40% CIR	8%	£1,669,215	£1,053,220	£1,019,478	£1,012,022	£833,970	£655,918
60% LAR : 40% CIR	12%	£1,737,726	£1,169,203	£1,125,070	£1,117,614	£941,146	£763,094
60% LAR : 40% CIR	14%	£1,614,143	£1,066,602	£1,012,524	£1,005,141	£828,832	£650,780
60% LAR : 40% CIR	18%	£1,369,301	£830,724	£796,751	£795,369	£622,438	£444,386
60% LAR : 40% CIR	20%	£1,242,044	£717,450	£673,327	£666,170	£490,480	£312,488
60% LAR : 40% CIR	24%	£992,267	£490,236	£446,405	£445,023	£267,744	£89,692
60% LAR : 40% CIR	26%	£666,524	£376,297	£332,510	£331,128	£150,026	£71,974
60% LAR : 40% CIR	30%	£514,369	£147,761	£104,055	£103,643	£36,734	£1,974
60% LAR : 40% CIR	35%	£297,928	£138,135	£102,752	£102,285	£34,531	£1,406
60% LAR : 40% CIR	50%	£888,575	£1,007,871	£1,001,299	£1,000,732	£1,000,164	£1,000,164

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£3,217,666	£2,353,175	£2,335,746	£2,333,290	£2,355,239	£2,775,187
60% LAR : 40% CIR	8%	£2,727,427	£2,136,842	£2,092,611	£2,085,279	£1,905,214	£1,731,270
60% LAR : 40% CIR	12%	£2,480,939	£1,912,416	£1,868,282	£1,860,890	£1,684,359	£1,507,828
60% LAR : 40% CIR	14%	£2,357,355	£1,799,814	£1,755,737	£1,748,354	£1,572,044	£1,395,735
60% LAR : 40% CIR	18%	£2,109,514	£1,613,694	£1,569,664	£1,562,281	£1,386,711	£1,210,622
60% LAR : 40% CIR	20%	£1,985,257	£1,460,662	£1,416,739	£1,409,383	£1,233,692	£1,058,001
60% LAR : 40% CIR	24%	£1,735,480	£1,233,448	£1,189,617	£1,182,277	£1,006,957	£831,636
60% LAR : 40% CIR	26%	£1,609,736	£1,119,510	£1,075,722	£1,068,389	£893,241	£718,094
60% LAR : 40% CIR	30%	£1,357,581	£890,974	£847,267	£839,946	£665,120	£490,292
60% LAR : 40% CIR	35%	£1,041,140	£604,078	£560,460	£553,153	£378,681	£204,208
60% LAR : 40% CIR	50%	£83,637	£264,666	£268,067	£267,500	£266,933	£266,366

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone B - £900 psf
------------	-------------------

No Units	18
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,862,651	£1,164,198	£1,113,736	£1,104,720	£902,871	£701,023
60% LAR : 40% CIR	8%	£1,531,451	£883,040	£832,874	£823,911	£623,251	£422,369
60% LAR : 40% CIR	12%	£1,384,277	£740,910	£690,879	£681,940	£481,813	£281,688
60% LAR : 40% CIR	14%	£1,280,298	£669,461	£619,493	£610,565	£410,692	£210,819
60% LAR : 40% CIR	18%	£1,111,566	£525,900	£475,951	£467,044	£267,648	£68,252
60% LAR : 40% CIR	20%	£1,026,813	£453,589	£403,795	£394,900	£195,727	£-3,496
60% LAR : 40% CIR	24%	£856,541	£308,412	£258,724	£249,846	£51,095	£-154,343
60% LAR : 40% CIR	26%	£771,023	£235,447	£185,809	£176,939	£-22,444	£-230,228
60% LAR : 40% CIR	30%	£599,299	£98,773	£39,225	£30,371	£-175,444	£-392,947
60% LAR : 40% CIR	35%	£383,072	£-100,244	£-151,990	£-161,237	£-368,219	£-575,202
60% LAR : 40% CIR	50%	£-287,256	£-689,752	£-741,273	£-750,482	£-956,564	£-1,162,645

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,837,732	£2,336,185	£2,586,647	£2,595,664	£2,797,312	£2,999,360
60% LAR : 40% CIR	8%	£2,168,932	£2,817,344	£2,867,604	£2,876,621	£3,078,269	£3,279,784
60% LAR : 40% CIR	12%	£2,336,107	£2,959,473	£3,009,504	£3,018,443	£3,218,570	£3,418,695
60% LAR : 40% CIR	14%	£2,420,085	£3,030,922	£3,080,890	£3,089,818	£3,289,691	£3,489,564
60% LAR : 40% CIR	18%	£2,589,818	£3,174,584	£3,224,433	£3,233,399	£3,432,735	£3,632,131
60% LAR : 40% CIR	20%	£2,674,571	£3,246,794	£3,296,638	£3,305,463	£3,504,666	£3,703,679
60% LAR : 40% CIR	24%	£2,843,842	£3,391,971	£3,441,659	£3,450,537	£3,649,289	£3,854,726
60% LAR : 40% CIR	26%	£2,929,397	£3,464,939	£3,514,574	£3,523,444	£3,722,827	£3,939,611
60% LAR : 40% CIR	30%	£3,101,156	£3,611,610	£3,661,168	£3,670,012	£3,875,627	£4,093,231
60% LAR : 40% CIR	35%	£3,317,311	£3,800,627	£3,852,373	£3,861,620	£4,068,603	£4,275,585
60% LAR : 40% CIR	50%	£3,987,639	£4,390,135	£4,441,658	£4,450,656	£4,656,947	£4,863,058

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

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£304,397	£1,002,851	£1,053,312	£1,062,329	£1,264,177	£1,466,025
60% LAR : 40% CIR	8%	£325,997	£1,094,059	£1,144,517	£1,153,537	£1,355,398	£1,557,246
60% LAR : 40% CIR	12%	£302,772	£1,426,138	£1,476,169	£1,485,108	£1,685,235	£1,885,360
60% LAR : 40% CIR	14%	£386,750	£1,497,587	£1,547,555	£1,556,483	£1,756,358	£1,956,229
60% LAR : 40% CIR	18%	£1,058,453	£1,641,248	£1,691,698	£1,700,604	£1,899,400	£2,098,798
60% LAR : 40% CIR	20%	£1,140,236	£1,713,459	£1,763,653	£1,772,149	£1,971,321	£2,170,545
60% LAR : 40% CIR	24%	£1,310,507	£1,858,638	£1,908,324	£1,917,202	£2,115,594	£2,311,392
60% LAR : 40% CIR	26%	£1,596,028	£1,931,601	£1,981,240	£1,990,169	£2,189,492	£2,397,276
60% LAR : 40% CIR	30%	£3,101,156	£2,078,275	£2,127,824	£2,136,677	£2,347,492	£2,549,696
60% LAR : 40% CIR	35%	£1,783,978	£2,267,293	£2,316,930	£2,326,285	£2,535,268	£2,742,250
60% LAR : 40% CIR	50%	£2,454,304	£2,856,801	£2,906,321	£2,915,831	£3,123,612	£3,329,693

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£330,948	£367,507	£417,369	£426,386	£528,334	£630,682
60% LAR : 40% CIR	8%	£325,997	£1,094,059	£1,144,517	£1,153,537	£1,355,398	£1,557,246
60% LAR : 40% CIR	12%	£1,167,429	£790,795	£840,826	£849,765	£1,049,892	£1,250,017
60% LAR : 40% CIR	14%	£351,407	£962,244	£912,212	£921,140	£1,121,013	£1,320,886
60% LAR : 40% CIR	18%	£320,140	£1,006,908	£1,056,755	£1,065,661	£1,264,057	£1,463,453
60% LAR : 40% CIR	20%	£504,893	£1,078,116	£1,127,910	£1,136,806	£1,335,978	£1,535,202
60% LAR : 40% CIR	24%	£675,164	£1,223,293	£1,272,981	£1,281,859	£1,480,811	£1,680,048
60% LAR : 40% CIR	26%	£1,000,885	£1,268,258	£1,316,986	£1,325,906	£1,524,146	£1,723,593
60% LAR : 40% CIR	30%	£302,478	£1,442,632	£1,492,460	£1,501,334	£1,707,148	£1,904,653
60% LAR : 40% CIR	35%	£1,148,633	£1,631,949	£1,683,698	£1,692,942	£1,899,925	£2,106,907
60% LAR : 40% CIR	50%	£1,818,967	£2,221,458	£2,272,978	£2,282,186	£2,488,269	£2,694,350

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,081,362	£883,356	£833,086	£824,080	£722,202	£523,666
60% LAR : 40% CIR	8%	£1,750,782	£1,032,370	£932,205	£923,242	£722,202	£523,666
60% LAR : 40% CIR	12%	£583,607	£39,759	£99,790	£98,730	£298,896	£498,981
60% LAR : 40% CIR	14%	£499,629	£-111,208	£-161,176	£-170,105	£389,899	£589,891
60% LAR : 40% CIR	18%	£330,696	£-254,019	£-304,019	£-313,625	£151,021	£-72,417
60% LAR : 40% CIR	20%	£246,143	£-327,080	£-376,874	£-385,770	£584,942	£784,166
60% LAR : 40% CIR	24%	£75,872	£472,257	£421,946	£430,833	£729,875	£935,613
60% LAR : 40% CIR	26%	£38,847	£345,222	£294,961	£303,790	£593,113	£798,891
60% LAR : 40% CIR	30%	£181,442	£601,896	£474,445	£470,298	£958,113	£1,163,517
60% LAR : 40% CIR	35%	£397,597	£880,914	£692,660	£694,105	£1,148,889	£1,355,871
60% LAR : 40% CIR	50%	£1,967,699	£1,476,422	£1,421,942	£1,431,452	£1,797,233	£1,943,914

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone B - £950 psf
------------	-------------------

No Units	18
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,270,342	£1,565,370	£1,514,907	£1,505,891	£1,304,042	£1,102,194
60% LAR - 40% CIR	8%	£1,806,536	£1,252,117	£1,201,652	£1,192,636	£992,327	£791,667
60% LAR - 40% CIR	12%	£1,723,043	£1,093,941	£1,043,509	£1,034,970	£834,845	£634,718
60% LAR - 40% CIR	14%	£1,630,911	£1,014,468	£964,500	£955,572	£755,699	£555,826
60% LAR - 40% CIR	18%	£1,445,971	£854,760	£804,911	£796,004	£596,608	£397,213
60% LAR - 40% CIR	20%	£1,352,965	£774,526	£724,733	£715,837	£516,664	£317,493
60% LAR - 40% CIR	24%	£1,166,385	£613,302	£563,814	£554,738	£355,885	£167,233
60% LAR - 40% CIR	26%	£1,072,713	£532,315	£482,675	£473,806	£275,250	£76,695
60% LAR - 40% CIR	30%	£984,612	£459,563	£409,045	£401,191	£212,995	£-39,876
60% LAR - 40% CIR	35%	£848,071	£164,801	£115,353	£106,516	£-39,339	£-302,322
60% LAR - 40% CIR	50%	£-73,937	£-479,844	£-531,364	£-540,574	£-746,655	£-952,737

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,430,041	£2,135,013	£2,185,476	£2,194,493	£2,398,341	£2,598,189
60% LAR - 40% CIR	8%	£1,789,857	£2,449,296	£2,462,461	£2,467,294	£2,700,266	£2,908,716
60% LAR - 40% CIR	12%	£1,977,340	£2,606,442	£2,656,474	£2,655,413	£2,855,539	£3,055,665
60% LAR - 40% CIR	14%	£2,069,472	£2,685,515	£2,735,883	£2,744,811	£2,944,684	£3,144,557
60% LAR - 40% CIR	18%	£2,254,912	£2,845,923	£2,895,472	£2,904,379	£3,103,774	£3,303,170
60% LAR - 40% CIR	20%	£2,347,418	£2,925,837	£2,975,669	£2,984,587	£3,193,719	£3,392,893
60% LAR - 40% CIR	24%	£2,533,998	£3,087,081	£3,136,769	£3,145,647	£3,344,398	£3,543,160
60% LAR - 40% CIR	26%	£2,627,670	£3,168,068	£3,217,708	£3,226,578	£3,425,133	£3,623,688
60% LAR - 40% CIR	30%	£2,815,772	£3,330,793	£3,380,308	£3,389,182	£3,587,285	£3,789,359
60% LAR - 40% CIR	35%	£3,002,312	£3,535,583	£3,585,030	£3,593,867	£3,795,722	£4,002,705
60% LAR - 40% CIR	50%	£3,174,320	£4,180,227	£4,231,747	£4,240,567	£4,447,039	£4,653,120

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£105,294	£901,679	£932,141	£931,158	£983,005	£1,091,854
60% LAR - 40% CIR	8%	£265,824	£914,691	£936,097	£935,059	£1,114,721	£1,215,352
60% LAR - 40% CIR	12%	£444,005	£1,073,107	£1,123,139	£1,132,078	£1,332,204	£1,542,330
60% LAR - 40% CIR	14%	£536,138	£1,152,580	£1,202,548	£1,211,476	£1,411,349	£1,611,222
60% LAR - 40% CIR	18%	£721,177	£1,312,285	£1,362,187	£1,371,084	£1,570,438	£1,768,855
60% LAR - 40% CIR	20%	£814,063	£1,392,222	£1,442,315	£1,451,232	£1,650,384	£1,845,555
60% LAR - 40% CIR	24%	£1,000,663	£1,553,746	£1,603,434	£1,612,312	£1,811,064	£2,009,815
60% LAR - 40% CIR	26%	£1,094,335	£1,634,734	£1,684,373	£1,693,243	£1,891,798	£2,090,364
60% LAR - 40% CIR	30%	£1,281,772	£1,830,793	£1,880,308	£1,889,182	£2,054,060	£2,256,024
60% LAR - 40% CIR	35%	£1,318,978	£2,002,248	£2,051,695	£2,060,532	£2,262,388	£2,469,370
60% LAR - 40% CIR	50%	£2,240,985	£2,646,892	£2,698,413	£2,707,223	£2,913,704	£3,110,785

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£738,637	£33,065	£16,798	£25,815	£227,663	£420,511
60% LAR - 40% CIR	8%	£744,821	£914,691	£930,763	£938,716	£939,376	£1,040,608
60% LAR - 40% CIR	12%	£191,338	£437,764	£487,796	£496,735	£696,881	£896,987
60% LAR - 40% CIR	14%	£39,206	£517,237	£567,269	£576,133	£776,009	£975,879
60% LAR - 40% CIR	18%	£68,854	£696,945	£746,984	£755,791	£955,098	£1,154,402
60% LAR - 40% CIR	20%	£178,740	£757,179	£806,972	£815,869	£1,015,041	£1,214,212
60% LAR - 40% CIR	24%	£383,320	£918,403	£968,091	£976,969	£1,178,721	£1,374,472
60% LAR - 40% CIR	26%	£458,967	£998,780	£1,048,030	£1,057,890	£1,262,455	£1,465,011
60% LAR - 40% CIR	30%	£547,094	£1,162,112	£1,211,661	£1,220,514	£1,418,707	£1,620,681
60% LAR - 40% CIR	35%	£883,635	£1,365,905	£1,416,362	£1,425,189	£1,627,044	£1,834,027
60% LAR - 40% CIR	50%	£1,606,642	£2,011,549	£2,068,070	£2,077,278	£2,278,361	£2,484,442

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,489,673	£784,700	£736,238	£729,221	£523,373	£387,959
60% LAR - 40% CIR	8%	£1,128,897	£471,448	£421,262	£412,319	£211,658	£101,997
60% LAR - 40% CIR	12%	£942,374	£313,272	£263,240	£254,301	£54,175	£-145,951
60% LAR - 40% CIR	14%	£850,241	£233,799	£183,831	£174,903	£28,970	£-224,943
60% LAR - 40% CIR	18%	£665,201	£74,004	£24,242	£16,335	£-194,062	£-463,416
60% LAR - 40% CIR	20%	£572,296	£8,143	£-55,959	£-64,833	£-264,005	£-463,177
60% LAR - 40% CIR	24%	£385,716	£187,387	£217,055	£225,933	£424,695	£823,436
60% LAR - 40% CIR	26%	£232,044	£248,395	£297,994	£306,864	£659,419	£1,031,975
60% LAR - 40% CIR	30%	£103,942	£411,077	£460,625	£469,478	£867,671	£1,269,645
60% LAR - 40% CIR	35%	£-132,599	£615,869	£863,316	£874,153	£1,076,009	£1,282,991
60% LAR - 40% CIR	50%	£664,666	£1,260,414	£1,312,034	£1,321,244	£1,527,328	£1,733,498

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone B - £1,000 psf
------------	---------------------

No Units	18
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,878,032	£1,966,541	£1,916,078	£1,907,062	£1,705,213	£1,503,965
60% LAR - 40% CIR	8%	£2,281,601	£1,621,194	£1,571,030	£1,562,067	£1,361,406	£1,160,745
60% LAR - 40% CIR	12%	£2,081,810	£1,446,971	£1,396,939	£1,388,001	£1,187,875	£987,748
60% LAR - 40% CIR	14%	£1,981,525	£1,359,476	£1,309,508	£1,300,580	£1,100,707	£900,834
60% LAR - 40% CIR	16%	£1,780,177	£1,183,720	£1,133,871	£1,124,985	£926,969	£726,173
60% LAR - 40% CIR	20%	£1,679,117	£1,096,463	£1,045,670	£1,036,773	£837,601	£638,430
60% LAR - 40% CIR	24%	£1,476,229	£918,192	£868,504	£859,627	£660,875	£462,123
60% LAR - 40% CIR	26%	£1,374,404	£829,181	£779,543	£770,673	£572,118	£373,561
60% LAR - 40% CIR	30%	£1,189,995	£690,453	£600,864	£592,011	£393,918	£195,627
60% LAR - 40% CIR	35%	£913,069	£425,561	£376,114	£367,278	£169,488	£-29,441
60% LAR - 40% CIR	50%	£133,021	£-269,936	£-321,456	£-330,666	£-536,747	£-742,828

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,222,351	£-733,842	£-1,784,305	£-1,793,321	£-1,968,170	£-2,197,078
60% LAR - 40% CIR	8%	£1,418,742	£-2,079,189	£-2,120,363	£-2,138,116	£-2,338,978	£-2,558,859
60% LAR - 40% CIR	12%	£1,618,573	£-2,283,412	£-2,303,444	£-2,312,382	£-2,512,508	£-2,712,635
60% LAR - 40% CIR	14%	£1,718,859	£-2,340,307	£-2,390,875	£-2,399,804	£-2,599,677	£-2,799,550
60% LAR - 40% CIR	16%	£1,920,208	£-2,516,693	£-2,596,512	£-2,575,418	£-2,774,814	£-2,974,210
60% LAR - 40% CIR	20%	£2,621,206	£-2,624,601	£-2,654,713	£-2,663,630	£-2,862,782	£-3,051,963
60% LAR - 40% CIR	24%	£2,224,154	£-2,782,182	£-2,831,879	£-2,840,757	£-3,039,508	£-3,236,260
60% LAR - 40% CIR	26%	£2,325,970	£-2,871,202	£-2,920,841	£-2,929,710	£-3,129,266	£-3,326,822
60% LAR - 40% CIR	30%	£2,540,389	£-3,049,971	£-3,099,519	£-3,108,332	£-3,309,665	£-3,504,758
60% LAR - 40% CIR	35%	£2,767,514	£-3,274,822	£-3,324,269	£-3,333,105	£-3,530,895	£-3,729,625
60% LAR - 40% CIR	50%	£3,987,362	£-3,970,319	£-4,021,839	£-4,031,049	£-4,237,150	£-4,443,211

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£516,983	£-206,597	£-250,970	£-259,897	£-461,835	£-663,683
60% LAR - 40% CIR	8%	£1,445,653	£-2,079,189	£-2,090,919	£-2,099,992	£-2,300,945	£-2,501,898
60% LAR - 40% CIR	12%	£-85,238	£-2,070,071	£-2,070,109	£-2,070,047	£-2,070,174	£-2,070,300
60% LAR - 40% CIR	14%	£-185,324	£-2,070,573	£-2,070,541	£-2,069,489	£-2,068,342	£-2,068,215
60% LAR - 40% CIR	16%	£-386,871	£-2,083,268	£-2,083,268	£-2,082,894	£-2,081,480	£-2,080,878
60% LAR - 40% CIR	20%	£-687,332	£-1,071,586	£-1,121,378	£-1,130,275	£-1,329,447	£-1,528,619
60% LAR - 40% CIR	24%	£-989,819	£-1,248,857	£-1,298,544	£-1,307,422	£-1,506,173	£-1,704,825
60% LAR - 40% CIR	26%	£-1,292,844	£-1,337,867	£-1,387,506	£-1,396,375	£-1,594,931	£-1,793,487
60% LAR - 40% CIR	30%	£-1,540,389	£-1,516,638	£-1,566,184	£-1,575,048	£-1,773,230	£-1,971,421
60% LAR - 40% CIR	35%	£-1,253,980	£-1,741,487	£-1,790,934	£-1,799,770	£-1,997,561	£-2,196,450
60% LAR - 40% CIR	50%	£-2,094,028	£-2,436,984	£-2,488,504	£-2,497,114	£-2,703,796	£-2,909,877

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,148,326	£-434,836	£-884,373	£-875,356	£-1,173,508	£-1,386,340
60% LAR - 40% CIR	8%	£749,895	£-399,499	£-830,324	£-820,361	£-1,116,936	£-1,330,861
60% LAR - 40% CIR	12%	£550,105	£-684,734	£-1,134,766	£-1,143,704	£-1,343,830	£-1,543,957
60% LAR - 40% CIR	14%	£449,819	£-1,172,290	£-2,222,198	£-2,231,128	£-2,430,899	£-2,630,872
60% LAR - 40% CIR	16%	£248,472	£-1,341,095	£-2,397,834	£-2,406,741	£-2,606,137	£-2,806,932
60% LAR - 40% CIR	20%	£147,412	£-1,436,242	£-2,486,035	£-2,494,932	£-2,694,104	£-2,893,276
60% LAR - 40% CIR	24%	£-85,476	£-1,613,614	£-2,663,201	£-2,672,078	£-2,870,630	£-3,069,582
60% LAR - 40% CIR	26%	£-167,307	£-1,625,254	£-2,766,163	£-2,775,032	£-2,989,588	£-3,188,144
60% LAR - 40% CIR	30%	£-351,711	£-1,691,293	£-3,030,841	£-3,039,694	£-3,253,078	£-3,456,078
60% LAR - 40% CIR	35%	£-518,636	£-1,106,144	£-1,155,591	£-1,164,427	£-1,362,217	£-1,561,147
60% LAR - 40% CIR	50%	£-1,398,685	£-1,801,647	£-1,853,161	£-1,862,371	£-2,068,452	£-2,274,534

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,897,362	£1,185,971	£1,136,409	£1,126,382	£928,544	£722,696
60% LAR - 40% CIR	8%	£1,500,932	£760,360	£760,360	£761,307	£580,736	£380,076
60% LAR - 40% CIR	12%	£1,301,141	£666,302	£616,270	£607,332	£407,205	£207,079
60% LAR - 40% CIR	14%	£1,200,855	£578,806	£528,838	£519,910	£320,037	£120,164
60% LAR - 40% CIR	16%	£969,608	£460,180	£430,202	£424,295	£144,899	£-44,497
60% LAR - 40% CIR	20%	£898,447	£314,793	£265,001	£256,104	£56,932	£-142,240
60% LAR - 40% CIR	24%	£695,560	£137,822	£87,835	£78,957	£-119,795	£-318,846
60% LAR - 40% CIR	26%	£533,735	£48,512	£-1,127	£-99,896	£-206,552	£-407,108
60% LAR - 40% CIR	30%	£389,325	£-130,257	£-179,805	£-189,659	£-386,851	£-585,043
60% LAR - 40% CIR	35%	£132,399	£-355,108	£-604,555	£-613,302	£-811,162	£-910,111
60% LAR - 40% CIR	50%	£-647,849	£-1,050,605	£-1,102,126	£-1,111,335	£-1,312,417	£-1,513,498

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone B - £1,050 psf
------------	---------------------

No Units	18
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,085,721	£2,367,712	£2,317,249	£2,308,233	£2,106,385	£1,904,536
60% LAR : 40% CIR	8%	£2,656,676	£1,990,272	£1,940,107	£1,931,144	£1,730,483	£1,529,821
60% LAR : 40% CIR	12%	£2,440,578	£1,800,001	£1,749,971	£1,741,031	£1,540,905	£1,340,779
60% LAR : 40% CIR	14%	£2,332,138	£1,704,483	£1,654,514	£1,645,587	£1,445,714	£1,245,841
60% LAR : 40% CIR	18%	£2,114,483	£1,512,681	£1,462,832	£1,453,905	£1,254,529	£1,055,133
60% LAR : 40% CIR	20%	£2,005,089	£1,416,400	£1,366,607	£1,357,710	£1,158,538	£959,367
60% LAR : 40% CIR	24%	£1,786,075	£1,223,082	£1,173,395	£1,164,516	£965,764	£767,014
60% LAR : 40% CIR	26%	£1,676,095	£1,126,048	£1,076,409	£1,067,539	£868,984	£670,428
60% LAR : 40% CIR	30%	£1,455,378	£931,232	£881,594	£872,831	£674,636	£476,447
60% LAR : 40% CIR	35%	£1,178,068	£686,323	£636,876	£628,039	£430,249	£232,458
60% LAR : 40% CIR	50%	£38,866	£-60,027	£-111,548	£-120,758	£-326,839	£-532,920

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£914,862	£-1,332,671	£-1,383,134	£-1,392,180	£-1,593,999	£-1,795,847
60% LAR : 40% CIR	0%	£1,043,707	£-1,710,011	£-1,760,277	£-1,769,360	£-1,980,990	£-2,178,562
60% LAR : 40% CIR	12%	£-1,259,805	£-1,900,382	£-1,950,413	£-1,959,382	£-2,159,478	£-2,359,604
60% LAR : 40% CIR	14%	£-1,368,243	£-1,995,500	£-2,045,869	£-2,054,796	£-2,254,689	£-2,454,542
60% LAR : 40% CIR	18%	£-1,585,901	£-2,187,703	£-2,237,551	£-2,246,488	£-2,446,884	£-2,646,250
60% LAR : 40% CIR	20%	£-1,695,114	£-2,283,983	£-2,333,776	£-2,342,677	£-2,541,945	£-2,741,016
60% LAR : 40% CIR	24%	£-1,814,309	£-2,477,301	£-2,526,989	£-2,535,867	£-2,734,619	£-2,933,370
60% LAR : 40% CIR	26%	£-2,024,288	£-2,674,336	£-2,623,974	£-2,632,844	£-2,821,399	£-3,029,955
60% LAR : 40% CIR	30%	£-2,245,008	£-2,769,015	£-2,818,689	£-2,827,563	£-3,035,145	£-3,223,938
60% LAR : 40% CIR	35%	£-2,522,515	£-3,014,060	£-3,063,507	£-3,072,344	£-3,270,135	£-3,467,925
60% LAR : 40% CIR	50%	£-3,383,518	£-3,780,411	£-3,811,931	£-3,821,141	£-4,027,232	£-4,233,303

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£49,673	£200,654	£150,201	£141,184	£60,684	£-282,512
60% LAR : 40% CIR	0%	£49,673	£200,654	£150,201	£141,184	£60,684	£-282,512
60% LAR : 40% CIR	8%	£29,628	£16,567	£22,825	£16,295	£4,656	£-17,189
60% LAR : 40% CIR	12%	£273,529	£-67,047	£-171,078	£-162,017	£-168,143	£-266,269
60% LAR : 40% CIR	14%	£165,090	£-482,255	£-512,534	£-521,481	£-721,334	£-921,207
60% LAR : 40% CIR	18%	£82,886	£-358,385	£-374,217	£-373,217	£-575,518	£-775,181
60% LAR : 40% CIR	20%	£-181,779	£-750,649	£-800,441	£-800,338	£-1,008,510	£-1,207,682
60% LAR : 40% CIR	24%	£-330,974	£-943,967	£-993,654	£-1,002,533	£-1,201,284	£-1,400,035
60% LAR : 40% CIR	26%	£-490,354	£-1,041,001	£-1,090,639	£-1,099,599	£-1,298,004	£-1,496,020
60% LAR : 40% CIR	30%	£-711,671	£-1,238,616	£-1,285,364	£-1,294,218	£-1,492,410	£-1,693,002
60% LAR : 40% CIR	35%	£-988,080	£-1,480,725	£-1,530,173	£-1,539,010	£-1,736,800	£-1,934,580
60% LAR : 40% CIR	50%	£-1,830,183	£-2,227,076	£-2,278,598	£-2,287,806	£-2,493,887	£-2,699,968

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,254,016	£336,007	£785,544	£776,528	£374,679	£372,831
60% LAR : 40% CIR	0%	£1,124,071	£458,567	£1,028,401	£1,028,401	£1,198,778	£1,189,189
60% LAR : 40% CIR	12%	£908,873	£268,296	£218,265	£209,326	£199,200	£190,926
60% LAR : 40% CIR	14%	£800,433	£-172,778	£-122,800	£-113,882	£85,901	£-85,964
60% LAR : 40% CIR	18%	£527,777	£-602,874	£-688,877	£-677,798	£-777,178	£-876,572
60% LAR : 40% CIR	20%	£473,564	£-115,305	£-165,098	£-173,995	£-273,167	£-372,339
60% LAR : 40% CIR	24%	£254,369	£-308,624	£-358,311	£-367,189	£-565,941	£-764,692
60% LAR : 40% CIR	26%	£144,380	£-465,661	£-545,286	£-544,186	£-855,723	£-1,054,373
60% LAR : 40% CIR	30%	£-16,326	£-650,473	£-750,021	£-758,875	£-1,050,410	£-1,250,002
60% LAR : 40% CIR	35%	£-353,637	£-845,382	£-984,830	£-993,667	£-1,301,457	£-1,501,247
60% LAR : 40% CIR	50%	£-1,184,840	£-1,591,733	£-1,843,259	£-1,852,465	£-2,108,544	£-2,364,625

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,350,382	£1,987,065	£1,838,980	£1,827,583	£1,325,715	£1,123,967
60% LAR : 40% CIR	0%	£1,876,007	£1,209,692	£1,159,437	£1,150,474	£846,814	£749,182
60% LAR : 40% CIR	12%	£1,659,008	£1,019,332	£969,301	£960,362	£760,235	£660,110
60% LAR : 40% CIR	14%	£1,551,469	£923,814	£873,845	£864,917	£665,044	£565,171
60% LAR : 40% CIR	18%	£1,333,813	£723,011	£682,162	£673,266	£473,893	£374,464
60% LAR : 40% CIR	20%	£1,224,600	£636,730	£585,937	£577,041	£377,869	£278,697
60% LAR : 40% CIR	24%	£1,005,405	£442,412	£392,726	£383,846	£185,095	£13,686
60% LAR : 40% CIR	26%	£895,425	£345,378	£295,740	£286,870	£66,514	£-110,341
60% LAR : 40% CIR	30%	£674,708	£150,563	£101,015	£92,161	£-108,033	£-304,223
60% LAR : 40% CIR	35%	£397,399	£-34,346	£-143,794	£-152,831	£-350,421	£-548,211
60% LAR : 40% CIR	50%	£-648,898	£-340,697	£-692,217	£-691,427	£-1,107,598	£-1,313,588

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone B - £1,100 psf
------------	---------------------

No Units	18
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,492,862	£2,768,883	£2,718,420	£2,709,404	£2,507,556	£2,305,707
60% LAR - 40% CIR	8%	£3,031,751	£2,359,350	£2,309,184	£2,300,221	£2,099,560	£1,898,869
60% LAR - 40% CIR	12%	£2,799,345	£2,153,033	£2,103,001	£2,094,062	£1,893,936	£1,693,810
60% LAR - 40% CIR	14%	£2,682,752	£2,049,489	£1,999,521	£1,990,594	£1,790,721	£1,590,848
60% LAR - 40% CIR	18%	£2,448,789	£1,841,640	£1,791,781	£1,782,885	£1,583,489	£1,384,094
60% LAR - 40% CIR	20%	£2,331,421	£1,737,337	£1,687,544	£1,678,647	£1,479,475	£1,280,304
60% LAR - 40% CIR	24%	£2,095,919	£1,527,972	£1,478,284	£1,469,406	£1,270,654	£1,071,903
60% LAR - 40% CIR	26%	£1,977,785	£1,422,914	£1,373,275	£1,364,406	£1,165,850	£967,295
60% LAR - 40% CIR	30%	£1,740,791	£1,212,052	£1,162,504	£1,153,650	£965,458	£767,296
60% LAR - 40% CIR	35%	£1,443,066	£947,084	£897,636	£888,800	£691,010	£493,220
60% LAR - 40% CIR	50%	£540,710	£143,055	£93,823	£85,022	£-116,932	£-323,013

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,977,321	£3,311,500	£3,811,983	£3,999,979	£1,192,828	£1,394,676
60% LAR - 40% CIR	0%	£3,698,862	£1,341,053	£1,861,169	£1,448,162	£1,036,623	£1,361,464
60% LAR - 40% CIR	12%	£3,031,038	£1,547,351	£1,597,382	£1,026,322	£1,806,447	£2,005,574
60% LAR - 40% CIR	14%	£1,017,631	£1,650,894	£1,700,862	£1,709,789	£1,909,662	£2,109,535
60% LAR - 40% CIR	18%	£1,251,984	£1,888,743	£1,998,392	£1,917,498	£2,116,894	£2,316,289
60% LAR - 40% CIR	20%	£1,368,952	£1,863,047	£2,017,409	£2,021,736	£2,220,908	£2,421,059
60% LAR - 40% CIR	24%	£1,604,464	£2,172,411	£2,222,099	£2,230,977	£2,429,729	£2,628,480
60% LAR - 40% CIR	26%	£1,722,988	£2,277,489	£2,327,108	£2,335,977	£2,534,533	£2,733,088
60% LAR - 40% CIR	30%	£1,969,623	£2,488,313	£2,537,939	£2,546,783	£2,744,928	£2,943,111
60% LAR - 40% CIR	35%	£2,257,317	£2,753,296	£2,802,747	£2,811,583	£3,009,373	£3,207,163
60% LAR - 40% CIR	50%	£3,159,673	£3,557,329	£3,606,560	£3,615,361	£3,817,315	£4,023,386

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£1,325,813	£601,835	£551,372	£542,355	£340,507	£138,659
60% LAR - 40% CIR	0%	£884,702	£1,341,053	£1,442,136	£1,333,173	£869,468	£388,948
60% LAR - 40% CIR	12%	£532,297	£-14,016	£64,048	£-172,987	£-273,112	£-473,238
60% LAR - 40% CIR	14%	£515,704	£-117,589	£-167,527	£-178,434	£-376,327	£-576,200
60% LAR - 40% CIR	18%	£251,740	£326,468	£376,267	£338,163	£583,558	£782,664
60% LAR - 40% CIR	20%	£164,373	£429,712	£479,505	£458,401	£687,574	£886,745
60% LAR - 40% CIR	24%	£-11,130	£639,076	£688,768	£697,642	£886,394	£1,085,146
60% LAR - 40% CIR	26%	£-198,263	£744,134	£793,773	£802,643	£1,001,198	£1,199,754
60% LAR - 40% CIR	30%	£-291,268	£954,198	£1,004,844	£1,013,396	£1,211,591	£1,409,762
60% LAR - 40% CIR	35%	£-23,982	£1,219,985	£1,269,412	£1,278,248	£1,478,038	£1,673,828
60% LAR - 40% CIR	50%	£-1,636,348	£2,023,994	£2,073,225	£2,082,026	£2,283,960	£2,490,061

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£1,961,756	£1,237,178	£1,186,715	£1,177,699	£975,850	£774,002
60% LAR - 40% CIR	0%	£1,500,040	£927,644	£777,479	£768,516	£567,855	£367,194
60% LAR - 40% CIR	12%	£1,267,640	£621,327	£571,296	£562,356	£362,231	£162,104
60% LAR - 40% CIR	14%	£1,151,047	£517,784	£467,816	£458,889	£259,016	£59,143
60% LAR - 40% CIR	18%	£917,084	£309,935	£269,086	£251,180	£51,784	£-187,811
60% LAR - 40% CIR	20%	£795,716	£205,631	£155,839	£146,942	£52,230	£-251,402
60% LAR - 40% CIR	24%	£564,213	£3,733	£63,421	£62,239	£-281,051	£-489,302
60% LAR - 40% CIR	26%	£446,080	£108,791	£-156,430	£-167,299	£-365,459	£-564,910
60% LAR - 40% CIR	30%	£209,055	£-19,653	£-326,091	£-378,055	£-578,247	£-774,438
60% LAR - 40% CIR	35%	£-88,638	£-584,622	£-634,069	£-642,905	£-840,695	£-1,038,485
60% LAR - 40% CIR	50%	£-998,995	£-1,388,651	£-1,437,882	£-1,446,683	£-1,648,637	£-1,854,718

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,712,182	£1,988,214	£1,937,751	£1,928,734	£1,728,386	£1,525,538
60% LAR - 40% CIR	0%	£2,651,081	£1,578,680	£1,628,815	£1,619,800	£1,418,880	£1,218,280
60% LAR - 40% CIR	12%	£2,018,676	£1,372,363	£1,322,331	£1,313,392	£1,113,267	£913,140
60% LAR - 40% CIR	14%	£1,902,083	£1,268,820	£1,218,852	£1,209,925	£1,010,052	£810,179
60% LAR - 40% CIR	18%	£1,668,119	£1,060,911	£1,011,122	£1,002,216	£802,801	£603,425
60% LAR - 40% CIR	20%	£1,550,752	£966,667	£906,874	£897,978	£698,805	£499,634
60% LAR - 40% CIR	24%	£1,315,249	£747,302	£697,614	£688,737	£489,885	£291,233
60% LAR - 40% CIR	26%	£1,157,116	£642,245	£592,806	£583,736	£385,181	£186,625
60% LAR - 40% CIR	30%	£960,091	£431,383	£381,834	£372,981	£174,788	£-23,403
60% LAR - 40% CIR	35%	£662,397	£166,414	£116,967	£108,131	£-80,659	£-287,449
60% LAR - 40% CIR	50%	£-969,869	£-637,815	£-686,848	£-695,647	£-897,691	£-1,103,662

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone B - £1,150 psf
------------	---------------------

No Units	18
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,896,794	£3,170,054	£3,119,591	£3,110,575	£2,908,727	£2,706,878
60% LAR : 40% CIR	8%	£3,405,388	£2,728,426	£2,678,261	£2,669,288	£2,468,638	£2,267,976
60% LAR : 40% CIR	12%	£3,158,113	£2,506,063	£2,456,032	£2,447,093	£2,246,966	£2,046,841
60% LAR : 40% CIR	14%	£3,033,365	£2,394,497	£2,344,529	£2,335,601	£2,135,728	£1,935,855
60% LAR : 40% CIR	18%	£2,183,095	£2,170,601	£2,120,752	£2,111,846	£1,912,450	£1,713,054
60% LAR : 40% CIR	20%	£2,657,574	£2,058,274	£2,008,481	£2,000,481	£1,800,412	£1,601,240
60% LAR : 40% CIR	24%	£2,405,763	£1,832,862	£1,783,174	£1,774,296	£1,575,545	£1,376,793
60% LAR : 40% CIR	26%	£2,279,476	£1,719,790	£1,670,142	£1,661,272	£1,462,717	£1,264,161
60% LAR : 40% CIR	30%	£2,028,144	£1,492,812	£1,443,304	£1,434,470	£1,236,278	£1,038,088
60% LAR : 40% CIR	35%	£1,708,065	£1,207,845	£1,158,398	£1,149,561	£951,771	£753,981
60% LAR : 40% CIR	50%	£744,555	£343,641	£294,409	£285,608	£88,679	£-113,104

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£196,411	£30,329	£80,792	£89,838	£79,656	£93,305
60% LAR : 40% CIR	0%	£258,985	£391,667	£1,062,322	£1,031,895	£1,231,386	£1,432,407
60% LAR : 40% CIR	12%	£542,270	£1,194,320	£1,244,361	£1,253,290	£1,453,417	£1,655,452
60% LAR : 40% CIR	14%	£667,018	£1,305,886	£1,355,854	£1,364,783	£1,564,656	£1,764,529
60% LAR : 40% CIR	18%	£917,288	£1,529,762	£1,579,631	£1,588,537	£1,787,933	£1,987,329
60% LAR : 40% CIR	20%	£1,042,810	£1,642,110	£1,691,602	£1,700,768	£1,900,911	£2,100,143
60% LAR : 40% CIR	24%	£1,284,620	£1,867,521	£1,917,209	£1,926,087	£2,124,839	£2,323,580
60% LAR : 40% CIR	26%	£1,420,907	£1,980,003	£2,030,241	£2,039,111	£2,237,698	£2,436,222
60% LAR : 40% CIR	30%	£1,674,240	£2,207,811	£2,257,669	£2,266,593	£2,464,196	£2,662,297
60% LAR : 40% CIR	35%	£1,992,310	£2,492,538	£2,541,985	£2,550,822	£2,748,612	£2,946,402
60% LAR : 40% CIR	50%	£2,955,628	£3,358,742	£3,405,974	£3,414,775	£3,611,704	£3,813,488

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,729,746	£1,003,006	£952,543	£943,527	£741,678	£599,830
60% LAR : 40% CIR	0%	£1,238,340	£661,378	£511,213	£502,250	£301,585	£100,208
60% LAR : 40% CIR	12%	£991,064	£339,014	£288,984	£280,044	£179,918	£-120,298
60% LAR : 40% CIR	14%	£866,316	£227,448	£177,480	£168,552	£31,321	£-231,194
60% LAR : 40% CIR	18%	£516,947	£3,557	£48,268	£49,268	£254,599	£453,395
60% LAR : 40% CIR	20%	£490,525	£108,776	£-158,568	£-167,454	£-566,837	£-566,808
60% LAR : 40% CIR	24%	£238,714	£-334,186	£-383,874	£-392,752	£-591,504	£-790,255
60% LAR : 40% CIR	26%	£112,427	£-447,298	£-496,307	£-505,776	£-704,332	£-902,387
60% LAR : 40% CIR	30%	£-161,865	£-574,777	£-723,725	£-732,576	£-939,771	£-1,128,962
60% LAR : 40% CIR	35%	£-458,084	£-859,203	£-1,008,650	£-1,017,487	£-1,215,278	£-1,413,068
60% LAR : 40% CIR	50%	£-1,422,493	£-1,623,497	£-1,872,639	£-1,881,440	£-2,078,369	£-2,280,153

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,365,089	£1,638,349	£1,587,886	£1,578,870	£1,377,021	£1,175,173
60% LAR : 40% CIR	0%	£1,873,883	£1,186,121	£1,146,566	£1,137,563	£936,932	£736,271
60% LAR : 40% CIR	12%	£1,626,408	£974,358	£924,327	£915,387	£715,261	£515,135
60% LAR : 40% CIR	14%	£1,501,660	£862,791	£812,823	£803,895	£604,022	£404,149
60% LAR : 40% CIR	18%	£1,251,390	£638,896	£599,047	£590,140	£390,745	£181,340
60% LAR : 40% CIR	20%	£1,125,968	£526,568	£476,775	£467,879	£268,706	£69,535
60% LAR : 40% CIR	24%	£874,958	£301,157	£251,469	£242,591	£43,839	£-154,912
60% LAR : 40% CIR	26%	£747,771	£168,075	£138,437	£129,567	£66,889	£-267,544
60% LAR : 40% CIR	30%	£494,438	£-84,835	£-339,332	£-347,929	£-525,428	£-693,619
60% LAR : 40% CIR	35%	£176,359	£-323,860	£-373,207	£-382,144	£-579,934	£-777,724
60% LAR : 40% CIR	50%	£-878,150	£-1,188,084	£-1,237,236	£-1,246,097	£-1,443,026	£-1,644,810

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,176,725	£2,389,385	£2,338,922	£2,329,845	£2,128,087	£1,926,209
60% LAR : 40% CIR	0%	£2,624,710	£1,847,757	£1,807,592	£1,808,609	£1,607,968	£1,407,307
60% LAR : 40% CIR	12%	£2,377,443	£1,725,393	£1,675,362	£1,666,423	£1,466,297	£1,266,171
60% LAR : 40% CIR	14%	£2,252,095	£1,613,827	£1,563,859	£1,554,931	£1,355,058	£1,155,185
60% LAR : 40% CIR	18%	£2,002,426	£1,389,602	£1,340,083	£1,331,176	£1,131,780	£932,384
60% LAR : 40% CIR	20%	£1,876,904	£1,277,604	£1,227,811	£1,218,915	£1,019,742	£820,571
60% LAR : 40% CIR	24%	£1,625,093	£1,052,193	£1,002,595	£993,627	£794,875	£596,124
60% LAR : 40% CIR	26%	£1,488,806	£939,111	£889,472	£880,003	£682,047	£483,492
60% LAR : 40% CIR	30%	£1,245,474	£712,202	£662,654	£653,801	£455,608	£257,417
60% LAR : 40% CIR	35%	£927,395	£427,176	£377,729	£368,892	£171,101	£-26,689
60% LAR : 40% CIR	50%	£-86,114	£-847,368	£-886,200	£-895,041	£-991,990	£-993,774

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone B - £1,200 psf
------------	---------------------

No Units	18
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,300,726	£3,571,225	£3,520,762	£3,511,746	£3,309,898	£3,108,050
60% LAR : 40% CIR	8%	£3,777,006	£3,007,504	£3,047,339	£3,038,376	£2,837,714	£2,637,054
60% LAR : 40% CIR	12%	£3,513,594	£2,859,094	£2,809,062	£2,800,123	£2,599,907	£2,399,871
60% LAR : 40% CIR	14%	£3,381,504	£2,739,504	£2,689,536	£2,680,608	£2,480,735	£2,280,862
60% LAR : 40% CIR	18%	£3,116,559	£2,489,562	£2,449,713	£2,440,805	£2,241,410	£2,042,015
60% LAR : 40% CIR	20%	£2,983,706	£2,379,210	£2,329,418	£2,320,521	£2,121,349	£1,922,177
60% LAR : 40% CIR	24%	£2,715,688	£2,137,752	£2,088,064	£2,079,186	£1,880,435	£1,681,683
60% LAR : 40% CIR	26%	£2,681,167	£2,016,648	£1,967,008	£1,958,139	£1,759,583	£1,561,028
60% LAR : 40% CIR	30%	£2,311,527	£1,773,692	£1,724,143	£1,715,290	£1,517,097	£1,318,906
60% LAR : 40% CIR	35%	£1,973,064	£1,468,606	£1,419,159	£1,410,323	£1,212,533	£1,014,742
60% LAR : 40% CIR	50%	£948,400	£544,227	£494,995	£486,194	£289,265	£92,336

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£500,343	£129,158	£179,621	£188,837	£390,485	£592,334
60% LAR : 40% CIR	0%	£76,623	£392,879	£304,844	£304,807	£692,683	£1,063,328
60% LAR : 40% CIR	12%	£189,789	£341,289	£391,321	£390,297	£1,100,396	£1,300,612
60% LAR : 40% CIR	14%	£18,879	£90,879	£1,010,847	£1,019,775	£1,219,648	£1,419,521
60% LAR : 40% CIR	18%	£393,824	£1,200,921	£1,290,670	£1,290,578	£1,438,973	£1,638,369
60% LAR : 40% CIR	20%	£1,016,677	£1,521,173	£1,570,466	£1,570,662	£1,570,035	£1,770,206
60% LAR : 40% CIR	24%	£984,775	£1,562,631	£1,612,319	£1,612,197	£1,819,948	£2,019,700
60% LAR : 40% CIR	26%	£1,119,210	£1,883,735	£1,733,375	£1,742,245	£1,940,800	£2,139,355
60% LAR : 40% CIR	30%	£1,369,865	£1,569,600	£1,076,240	£1,085,093	£2,183,286	£2,381,477
60% LAR : 40% CIR	35%	£1,727,310	£2,231,777	£2,281,224	£2,290,060	£2,487,851	£2,685,641
60% LAR : 40% CIR	50%	£2,751,983	£3,156,156	£3,205,389	£3,214,180	£3,411,118	£3,608,047

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,133,678	£1,404,177	£1,353,714	£1,344,698	£1,142,849	£941,001
60% LAR : 40% CIR	0%	£1,693,957	£392,456	£390,290	£391,328	£570,685	£470,005
60% LAR : 40% CIR	12%	£1,346,546	£692,046	£642,014	£633,074	£432,949	£292,822
60% LAR : 40% CIR	14%	£1,214,456	£572,456	£522,488	£513,559	£313,687	£113,814
60% LAR : 40% CIR	18%	£948,511	£325,513	£282,667	£273,757	£174,362	£19,688
60% LAR : 40% CIR	20%	£816,658	£212,162	£162,369	£153,472	£55,704	£244,971
60% LAR : 40% CIR	24%	£58,560	£29,296	£78,984	£87,862	£28,614	£485,366
60% LAR : 40% CIR	26%	£414,119	£180,491	£200,040	£208,910	£407,465	£606,021
60% LAR : 40% CIR	30%	£144,478	£163,905	£442,905	£451,759	£690,051	£848,142
60% LAR : 40% CIR	35%	£193,985	£398,442	£174,890	£178,726	£954,516	£1,152,305
60% LAR : 40% CIR	50%	£1,218,648	£1,622,822	£1,678,094	£1,688,895	£1,877,784	£2,074,713

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,769,021	£2,039,520	£1,988,057	£1,980,041	£1,778,193	£1,576,344
60% LAR : 40% CIR	0%	£2,245,201	£1,665,799	£1,613,694	£1,606,671	£1,306,029	£1,105,349
60% LAR : 40% CIR	12%	£1,981,889	£1,327,389	£1,277,357	£1,268,418	£1,068,292	£868,166
60% LAR : 40% CIR	14%	£1,849,799	£1,207,799	£1,157,831	£1,148,903	£949,030	£749,157
60% LAR : 40% CIR	18%	£1,584,854	£967,856	£919,007	£909,100	£709,705	£510,209
60% LAR : 40% CIR	20%	£1,452,001	£847,505	£797,712	£788,816	£589,643	£390,472
60% LAR : 40% CIR	24%	£1,183,903	£606,047	£556,359	£547,481	£348,730	£149,878
60% LAR : 40% CIR	26%	£1,049,462	£484,943	£435,303	£426,433	£227,876	£29,322
60% LAR : 40% CIR	30%	£779,821	£241,989	£102,438	£103,585	£146,741	£212,798
60% LAR : 40% CIR	35%	£441,359	£83,099	£112,546	£121,382	£319,173	£516,063
60% LAR : 40% CIR	50%	£583,308	£987,478	£1,036,711	£1,046,572	£1,242,441	£1,439,369

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,620,087	£2,740,996	£2,740,995	£2,731,017	£2,329,228	£2,327,380
60% LAR : 40% CIR	0%	£2,686,336	£2,316,859	£2,295,689	£2,297,706	£2,057,045	£2,056,384
60% LAR : 40% CIR	12%	£2,732,925	£2,078,424	£2,028,393	£2,019,453	£1,819,328	£1,819,201
60% LAR : 40% CIR	14%	£2,600,835	£1,958,835	£1,908,867	£1,899,938	£1,700,065	£1,700,192
60% LAR : 40% CIR	18%	£2,535,890	£1,718,892	£1,669,043	£1,660,136	£1,460,741	£1,461,346
60% LAR : 40% CIR	20%	£2,203,037	£1,598,541	£1,548,748	£1,539,851	£1,340,679	£1,341,508
60% LAR : 40% CIR	24%	£1,934,939	£1,397,083	£1,307,395	£1,298,517	£1,099,765	£901,014
60% LAR : 40% CIR	26%	£1,800,498	£1,235,978	£1,180,339	£1,177,469	£978,914	£780,358
60% LAR : 40% CIR	30%	£1,530,857	£993,022	£943,474	£934,620	£736,428	£538,237
60% LAR : 40% CIR	35%	£1,192,394	£687,937	£638,489	£629,653	£431,863	£234,073
60% LAR : 40% CIR	50%	£167,731	£926,443	£968,678	£964,476	£991,606	£996,934

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone B - £1,250 psf
------------	---------------------

No Units	18
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,704,659	£3,970,810	£3,921,107	£3,912,226	£3,711,069	£3,509,221
60% LAR : 40% CIR	8%	£4,148,624	£3,466,581	£3,416,417	£3,407,454	£3,206,792	£3,006,132
60% LAR : 40% CIR	12%	£3,869,055	£3,212,124	£3,162,092	£3,153,154	£2,953,028	£2,752,902
60% LAR : 40% CIR	14%	£3,728,886	£3,084,511	£3,034,543	£3,025,615	£2,825,742	£2,625,869
60% LAR : 40% CIR	18%	£3,447,783	£2,828,521	£2,778,672	£2,769,766	£2,570,370	£2,370,974
60% LAR : 40% CIR	20%	£3,308,682	£2,700,147	£2,650,354	£2,641,458	£2,442,285	£2,243,114
60% LAR : 40% CIR	24%	£3,024,232	£2,442,642	£2,392,954	£2,384,077	£2,183,325	£1,984,573
60% LAR : 40% CIR	26%	£2,882,946	£2,315,514	£2,263,876	£2,255,006	£2,056,451	£1,857,894
60% LAR : 40% CIR	30%	£2,698,910	£2,054,511	£2,004,983	£1,996,110	£1,797,917	£1,599,728
60% LAR : 40% CIR	35%	£2,238,062	£1,729,368	£1,679,921	£1,671,083	£1,473,293	£1,275,504
60% LAR : 40% CIR	50%	£1,152,246	£744,812	£695,580	£686,779	£489,850	£292,921

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,004,276	£270,427	£220,724	£211,843	£10,686	£181,763
60% LAR : 40% CIR	8%	£448,241	£233,892	£206,086	£197,205	£8,651	£369,252
60% LAR : 40% CIR	12%	£168,671	£488,259	£538,291	£551,229	£747,356	£947,481
60% LAR : 40% CIR	14%	£28,502	£915,872	£1,665,840	£1,674,768	£1,074,641	£1,074,514
60% LAR : 40% CIR	18%	£292,600	£871,952	£921,711	£930,617	£1,130,013	£1,329,409
60% LAR : 40% CIR	20%	£261,931	£1,100,236	£1,100,609	£1,108,905	£1,258,081	£1,457,269
60% LAR : 40% CIR	24%	£676,151	£1,287,742	£1,307,429	£1,316,396	£1,515,058	£1,713,810
60% LAR : 40% CIR	26%	£917,837	£1,389,869	£1,436,508	£1,445,377	£1,643,933	£1,842,489
60% LAR : 40% CIR	30%	£1,103,473	£1,645,972	£1,695,420	£1,704,274	£1,932,486	£2,130,657
60% LAR : 40% CIR	35%	£1,462,321	£1,971,015	£2,020,463	£2,029,300	£2,227,090	£2,424,679
60% LAR : 40% CIR	50%	£2,548,137	£2,955,571	£3,004,803	£3,013,604	£3,210,533	£3,407,462

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,637,610	£1,803,762	£1,754,059	£1,745,178	£1,544,020	£1,342,172
60% LAR : 40% CIR	8%	£1,861,576	£1,299,532	£1,249,388	£1,240,495	£1,039,744	£839,683
60% LAR : 40% CIR	12%	£1,702,006	£1,045,076	£995,044	£986,106	£785,979	£585,854
60% LAR : 40% CIR	14%	£1,561,637	£917,463	£867,495	£858,567	£658,694	£458,821
60% LAR : 40% CIR	18%	£1,280,735	£681,473	£611,624	£602,718	£403,322	£203,626
60% LAR : 40% CIR	20%	£1,139,804	£533,099	£483,306	£474,409	£275,257	£75,066
60% LAR : 40% CIR	24%	£887,184	£275,593	£225,906	£217,028	£18,277	£180,475
60% LAR : 40% CIR	26%	£715,498	£146,466	£136,827	£137,958	£110,898	£309,154
60% LAR : 40% CIR	30%	£429,861	£102,785	£102,785	£102,785	£69,131	£67,271
60% LAR : 40% CIR	35%	£71,014	£437,681	£487,128	£495,965	£693,758	£891,544
60% LAR : 40% CIR	50%	£1,014,902	£1,422,236	£1,471,468	£1,480,269	£1,677,198	£1,874,127

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,172,954	£2,439,105	£2,389,402	£2,380,521	£2,179,354	£1,977,515
60% LAR : 40% CIR	8%	£2,616,910	£1,934,676	£1,884,711	£1,875,748	£1,675,087	£1,474,428
60% LAR : 40% CIR	12%	£2,337,349	£1,680,419	£1,630,387	£1,621,449	£1,421,322	£1,221,197
60% LAR : 40% CIR	14%	£2,197,180	£1,552,806	£1,502,838	£1,493,910	£1,294,037	£1,094,164
60% LAR : 40% CIR	18%	£1,916,078	£1,296,816	£1,246,867	£1,238,061	£1,038,665	£839,269
60% LAR : 40% CIR	20%	£1,775,147	£1,168,442	£1,118,649	£1,109,752	£910,580	£711,409
60% LAR : 40% CIR	24%	£1,492,527	£910,936	£861,249	£852,371	£653,620	£454,868
60% LAR : 40% CIR	26%	£1,350,941	£781,809	£732,170	£723,301	£524,745	£326,189
60% LAR : 40% CIR	30%	£1,065,204	£522,896	£473,258	£464,404	£266,212	£69,000
60% LAR : 40% CIR	35%	£706,357	£197,663	£148,215	£139,378	£58,412	£256,201
60% LAR : 40% CIR	50%	£378,459	£786,893	£836,128	£844,928	£1,041,853	£1,238,784

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,823,389	£3,180,141	£3,140,797	£3,131,997	£2,930,389	£2,726,591
60% LAR : 40% CIR	8%	£3,367,955	£2,685,812	£2,645,747	£2,636,784	£2,435,123	£2,226,462
60% LAR : 40% CIR	12%	£3,088,385	£2,431,455	£2,381,423	£2,372,485	£2,172,358	£1,972,233
60% LAR : 40% CIR	14%	£2,948,216	£2,303,842	£2,253,874	£2,244,946	£2,045,073	£1,845,200
60% LAR : 40% CIR	18%	£2,667,114	£2,047,652	£1,997,603	£1,988,697	£1,789,701	£1,590,325
60% LAR : 40% CIR	20%	£2,526,182	£1,919,478	£1,869,685	£1,860,788	£1,661,616	£1,462,445
60% LAR : 40% CIR	24%	£2,243,563	£1,661,972	£1,612,285	£1,603,407	£1,404,656	£1,205,904
60% LAR : 40% CIR	26%	£2,101,877	£1,532,845	£1,483,206	£1,474,337	£1,275,781	£1,077,225
60% LAR : 40% CIR	30%	£1,816,240	£1,273,842	£1,224,294	£1,215,440	£1,017,248	£819,056
60% LAR : 40% CIR	35%	£1,457,393	£948,698	£899,251	£890,414	£692,624	£494,835
60% LAR : 40% CIR	50%	£371,577	£66,897	£66,897	£66,897	£290,819	£487,748

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone B - £1,300 psf
------------	---------------------

No Units	18
Site Area	0.04 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,108,590	£4,368,284	£4,318,579	£4,309,698	£4,110,884	£3,910,392
60% LAR : 40% CIR	8%	£4,620,242	£3,853,416	£3,784,004	£3,775,176	£3,575,870	£3,375,298
60% LAR : 40% CIR	12%	£4,224,516	£3,584,455	£3,515,123	£3,506,184	£3,306,058	£3,105,932
60% LAR : 40% CIR	14%	£4,076,288	£3,429,519	£3,379,550	£3,370,623	£3,170,750	£2,970,877
60% LAR : 40% CIR	18%	£3,779,007	£3,167,462	£3,107,633	£3,098,727	£2,899,331	£2,699,935
60% LAR : 40% CIR	20%	£3,629,997	£3,021,084	£2,971,291	£2,962,395	£2,763,222	£2,564,051
60% LAR : 40% CIR	24%	£3,331,221	£2,747,532	£2,697,845	£2,688,966	£2,490,215	£2,291,464
60% LAR : 40% CIR	26%	£3,181,457	£2,610,381	£2,560,742	£2,551,872	£2,353,317	£2,154,761
60% LAR : 40% CIR	30%	£2,881,190	£2,335,331	£2,285,793	£2,276,929	£2,078,737	£1,880,545
60% LAR : 40% CIR	35%	£2,503,060	£1,990,129	£1,940,681	£1,931,845	£1,734,055	£1,536,265
60% LAR : 40% CIR	50%	£1,356,091	£945,398	£896,166	£887,365	£690,436	£493,507

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£1,408,207	£667,900	£818,186	£809,316	£410,501	£210,009
60% LAR : 40% CIR	8%	£919,869	£133,033	£33,621	£74,793	£128,513	£55,175
60% LAR : 40% CIR	12%	£524,133	£135,200	£138,200	£194,199	£384,326	£594,451
60% LAR : 40% CIR	14%	£375,885	£270,884	£320,833	£329,781	£529,634	£720,507
60% LAR : 40% CIR	18%	£78,624	£542,901	£399,750	£601,658	£801,052	£1,000,448
60% LAR : 40% CIR	20%	£103,988	£912,268	£729,062	£774,766	£931,711	£1,136,332
60% LAR : 40% CIR	24%	£369,162	£952,651	£1,092,538	£1,011,417	£1,210,168	£1,408,919
60% LAR : 40% CIR	26%	£918,326	£1,090,003	£1,139,841	£1,148,511	£1,347,098	£1,545,622
60% LAR : 40% CIR	30%	£919,203	£1,365,093	£1,414,600	£1,423,664	£1,631,646	£1,819,638
60% LAR : 40% CIR	35%	£1,197,323	£1,710,255	£1,750,702	£1,768,538	£1,966,328	£2,164,118
60% LAR : 40% CIR	50%	£2,344,292	£2,754,955	£2,804,218	£2,813,019	£3,009,947	£3,208,876

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£2,841,542	£2,201,235	£2,151,531	£2,142,650	£1,943,836	£1,743,343
60% LAR : 40% CIR	8%	£2,353,193	£1,668,367	£1,618,666	£1,609,127	£1,408,822	£1,208,160
60% LAR : 40% CIR	12%	£2,057,467	£1,397,407	£1,348,075	£1,339,136	£1,139,009	£938,884
60% LAR : 40% CIR	14%	£1,909,219	£1,262,470	£1,212,501	£1,203,574	£1,003,701	£803,828
60% LAR : 40% CIR	18%	£1,611,969	£960,434	£940,585	£931,678	£732,282	£532,686
60% LAR : 40% CIR	20%	£1,462,948	£854,036	£834,243	£825,346	£626,174	£427,003
60% LAR : 40% CIR	24%	£1,164,173	£580,483	£530,796	£521,917	£323,167	£124,415
60% LAR : 40% CIR	26%	£1,014,408	£443,332	£393,694	£384,824	£186,269	£12,287
60% LAR : 40% CIR	30%	£714,132	£168,263	£118,735	£109,881	£28,816	£-288,003
60% LAR : 40% CIR	35%	£336,012	£-176,500	£-226,367	£-228,203	£-432,993	£-630,784
60% LAR : 40% CIR	50%	£910,997	£1,221,851	£1,270,883	£1,278,684	£1,476,813	£1,673,841

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£3,576,885	£2,836,578	£2,786,874	£2,777,993	£2,578,179	£2,378,686
60% LAR : 40% CIR	8%	£2,989,536	£2,301,710	£2,252,299	£2,243,411	£2,044,165	£1,844,903
60% LAR : 40% CIR	12%	£2,692,811	£2,032,750	£1,983,418	£1,974,479	£1,774,352	£1,574,227
60% LAR : 40% CIR	14%	£2,544,562	£1,897,813	£1,847,844	£1,838,917	£1,639,044	£1,439,171
60% LAR : 40% CIR	18%	£2,247,302	£1,625,777	£1,575,908	£1,567,022	£1,367,626	£1,168,230
60% LAR : 40% CIR	20%	£2,098,292	£1,489,379	£1,439,586	£1,430,689	£1,231,517	£1,032,346
60% LAR : 40% CIR	24%	£1,799,516	£1,215,827	£1,166,139	£1,157,261	£958,510	£759,758
60% LAR : 40% CIR	26%	£1,649,752	£1,078,675	£1,029,037	£1,020,167	£821,672	£623,056
60% LAR : 40% CIR	30%	£1,349,075	£803,629	£754,076	£745,224	£547,026	£348,840
60% LAR : 40% CIR	35%	£971,355	£458,423	£408,976	£400,140	£202,350	£4,560
60% LAR : 40% CIR	50%	£175,614	£588,397	£638,840	£644,341	£841,269	£1,038,188

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£4,327,321	£3,387,814	£3,337,910	£3,328,029	£3,338,215	£3,328,722
60% LAR : 40% CIR	8%	£3,139,572	£3,052,746	£3,003,358	£2,994,586	£2,795,200	£2,594,538
60% LAR : 40% CIR	12%	£3,443,846	£2,783,785	£2,734,454	£2,725,515	£2,525,388	£2,325,263
60% LAR : 40% CIR	14%	£3,295,598	£2,648,849	£2,598,880	£2,589,953	£2,390,080	£2,190,207
60% LAR : 40% CIR	18%	£2,668,538	£2,176,813	£2,126,864	£2,117,927	£1,918,054	£1,718,181
60% LAR : 40% CIR	20%	£2,849,327	£2,240,415	£2,190,622	£2,181,725	£1,982,553	£1,783,382
60% LAR : 40% CIR	24%	£2,650,552	£1,986,862	£1,917,175	£1,908,296	£1,709,546	£1,510,794
60% LAR : 40% CIR	26%	£2,450,787	£1,829,111	£1,730,073	£1,721,253	£1,522,647	£1,324,092
60% LAR : 40% CIR	30%	£2,100,511	£1,554,662	£1,505,113	£1,496,260	£1,298,067	£1,099,876
60% LAR : 40% CIR	35%	£1,722,391	£1,209,459	£1,160,012	£1,151,176	£953,386	£755,595
60% LAR : 40% CIR	50%	£575,421	£164,728	£115,496	£106,695	£86,294	£287,162

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone B - £900 psf
------------	-------------------

No Units	20
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
0%		£1,774,346	£967,577	£905,451	£895,432	£670,926	£446,421
60% LAR : 40% CIR	8%	£1,409,748	£855,841	£800,063	£800,103	£366,960	£143,977
60% LAR : 40% CIR	12%	£1,225,629	£801,182	£445,562	£435,629	£213,147	£9,477
60% LAR : 40% CIR	14%	£1,133,120	£423,410	£367,864	£357,944	£135,762	£99,971
60% LAR : 40% CIR	18%	£947,206	£266,984	£211,590	£201,684	£20,392	£292,307
60% LAR : 40% CIR	20%	£853,803	£188,333	£132,996	£123,111	£102,337	£333,972
60% LAR : 40% CIR	24%	£666,113	£30,160	£25,749	£26,073	£267,181	£498,289
60% LAR : 40% CIR	26%	£571,629	£51,187	£108,902	£119,216	£350,077	£580,938
60% LAR : 40% CIR	30%	£392,395	£218,517	£276,117	£298,412	£316,812	£747,212
60% LAR : 40% CIR	35%	£143,955	£429,354	£486,825	£497,100	£726,984	£956,869
60% LAR : 40% CIR	50%	£808,577	£1,072,846	£1,130,029	£1,140,264	£1,369,000	£1,597,737

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
0%		£7,990,254	£9,803,323	£8,859,449	£8,889,468	£9,985,974	£9,318,479
60% LAR : 40% CIR	8%	£6,356,192	£8,160,058	£8,164,637	£8,174,797	£8,367,810	£8,627,893
60% LAR : 40% CIR	12%	£8,539,271	£9,263,718	£9,319,338	£9,323,271	£9,551,753	£9,774,317
60% LAR : 40% CIR	14%	£8,631,780	£9,341,490	£9,397,036	£9,406,958	£9,620,138	£9,854,871
60% LAR : 40% CIR	18%	£8,817,694	£9,497,916	£9,553,320	£9,563,216	£9,785,292	£10,017,267
60% LAR : 40% CIR	20%	£8,911,067	£9,576,567	£9,611,004	£9,614,766	£9,807,237	£10,048,672
60% LAR : 40% CIR	24%	£9,098,787	£9,734,740	£9,790,649	£9,800,973	£10,032,081	£10,263,189
60% LAR : 40% CIR	26%	£9,193,071	£9,816,087	£9,873,802	£9,884,116	£10,114,977	£10,345,838
60% LAR : 40% CIR	30%	£9,262,515	£9,983,417	£10,044,037	£10,053,312	£10,281,712	£10,512,112
60% LAR : 40% CIR	35%	£9,620,945	£10,194,254	£10,251,725	£10,262,000	£10,491,884	£10,721,769
60% LAR : 40% CIR	50%	£10,373,477	£10,837,745	£10,891,929	£10,905,164	£11,133,900	£11,362,637

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
0%		£3,944,254	£4,797,023	£4,813,149	£4,823,168	£5,047,674	£5,272,179
60% LAR : 40% CIR	8%	£3,356,192	£5,062,718	£5,119,537	£5,128,697	£5,351,610	£5,576,115
60% LAR : 40% CIR	12%	£4,492,911	£5,217,418	£5,273,038	£5,282,971	£5,505,453	£5,729,077
60% LAR : 40% CIR	14%	£4,585,480	£5,295,190	£5,350,736	£5,360,658	£5,582,838	£5,808,571
60% LAR : 40% CIR	18%	£4,771,394	£5,451,616	£5,507,020	£5,516,916	£5,734,992	£5,960,867
60% LAR : 40% CIR	20%	£4,864,797	£5,530,267	£5,585,604	£5,595,489	£5,820,937	£6,052,572
60% LAR : 40% CIR	24%	£5,052,487	£5,688,440	£5,744,349	£5,754,673	£5,985,781	£6,216,889
60% LAR : 40% CIR	26%	£5,146,771	£5,769,787	£5,827,902	£5,837,816	£6,068,677	£6,299,538
60% LAR : 40% CIR	30%	£5,335,215	£5,937,117	£5,994,717	£6,005,012	£6,235,412	£6,465,812
60% LAR : 40% CIR	35%	£5,574,645	£6,147,954	£6,205,425	£6,215,700	£6,445,584	£6,675,469
60% LAR : 40% CIR	50%	£6,327,177	£6,831,446	£6,848,629	£6,858,864	£7,087,600	£7,316,337

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
0%		£2,287,854	£3,080,423	£3,136,549	£3,146,588	£3,371,074	£3,596,579
60% LAR : 40% CIR	8%	£2,632,262	£3,396,789	£3,441,937	£3,451,897	£3,676,016	£3,898,125
60% LAR : 40% CIR	12%	£2,816,371	£3,540,818	£3,596,438	£3,606,371	£3,828,853	£4,051,477
60% LAR : 40% CIR	14%	£2,908,890	£3,619,590	£3,674,136	£3,684,059	£3,906,239	£4,131,971
60% LAR : 40% CIR	18%	£3,094,794	£3,775,016	£3,830,420	£3,840,316	£4,062,993	£4,294,807
60% LAR : 40% CIR	20%	£3,188,197	£3,853,667	£3,909,004	£3,918,889	£4,144,337	£4,375,972
60% LAR : 40% CIR	24%	£3,375,887	£4,011,840	£4,067,749	£4,078,073	£4,309,181	£4,540,289
60% LAR : 40% CIR	26%	£3,470,171	£4,093,187	£4,159,908	£4,161,216	£4,392,877	£4,622,898
60% LAR : 40% CIR	30%	£3,658,615	£4,250,517	£4,316,117	£4,326,412	£4,555,812	£4,789,212
60% LAR : 40% CIR	35%	£3,898,045	£4,471,354	£4,528,825	£4,539,100	£4,768,884	£4,998,869
60% LAR : 40% CIR	50%	£4,890,977	£5,118,846	£5,172,029	£5,182,264	£5,411,000	£5,638,737

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
0%		£1,995,794	£1,086,323	£1,098,989	£1,098,989	£1,288,111	£1,477,233
60% LAR : 40% CIR	8%	£850,522	£1,604,259	£1,480,037	£1,489,997	£1,893,110	£1,918,225
60% LAR : 40% CIR	12%	£834,471	£1,558,918	£1,614,538	£1,624,471	£1,846,853	£2,069,577
60% LAR : 40% CIR	14%	£920,980	£1,636,690	£1,692,236	£1,702,156	£1,924,338	£2,190,071
60% LAR : 40% CIR	18%	£1,112,894	£1,793,116	£1,848,520	£1,858,416	£2,090,492	£2,312,407
60% LAR : 40% CIR	20%	£1,206,297	£1,871,767	£1,927,104	£1,936,989	£2,162,437	£2,394,072
60% LAR : 40% CIR	24%	£1,393,897	£2,029,940	£2,085,849	£2,096,173	£2,327,281	£2,598,389
60% LAR : 40% CIR	26%	£1,488,271	£2,111,287	£2,169,002	£2,179,316	£2,410,177	£2,641,038
60% LAR : 40% CIR	30%	£1,677,715	£2,278,617	£2,336,217	£2,346,512	£2,576,912	£2,907,312
60% LAR : 40% CIR	35%	£1,916,145	£2,489,454	£2,548,925	£2,557,200	£2,787,084	£3,076,969
60% LAR : 40% CIR	50%	£2,868,697	£3,132,946	£3,196,129	£3,206,364	£3,459,100	£3,697,837

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 20 Flats

Value Area	Zone B - £950 psf
------------	-------------------

No Units	20
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,227,336	£1,407,323	£1,351,196	£1,341,178	£1,116,672	£962,166
60% LAR - 40% CIR	8%	£1,826,497	£1,065,927	£1,010,148	£1,000,189	£777,075	£563,963
60% LAR - 40% CIR	12%	£1,624,260	£893,438	£837,819	£827,885	£605,404	£382,922
60% LAR - 40% CIR	14%	£1,522,690	£806,751	£751,206	£741,286	£519,104	£296,921
60% LAR - 40% CIR	18%	£1,318,656	£532,495	£377,092	£367,196	£345,900	£123,664
60% LAR - 40% CIR	20%	£1,216,194	£444,929	£289,593	£279,707	£258,360	£37,012
60% LAR - 40% CIR	24%	£1,010,385	£368,928	£213,716	£203,852	£83,007	£-143,778
60% LAR - 40% CIR	26%	£907,040	£289,493	£226,341	£215,486	£5,201	£-235,756
60% LAR - 40% CIR	30%	£399,477	£102,765	£47,723	£37,866	£-191,293	£-420,698
60% LAR - 40% CIR	35%	£438,398	£-126,153	£-183,625	£-193,899	£-423,783	£-653,667
60% LAR - 40% CIR	50%	£-371,556	£-839,615	£-896,798	£-907,033	£-1,135,769	£-1,364,506

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,337,364	£8,357,377	£8,413,704	£8,423,722	£9,548,228	£8,872,734
60% LAR - 40% CIR	0%	£7,039,403	£8,098,973	£8,164,762	£8,174,811	£9,301,225	£8,625,731
60% LAR - 40% CIR	12%	£6,140,640	£8,871,462	£8,927,081	£8,937,015	£9,159,496	£8,381,978
60% LAR - 40% CIR	14%	£5,242,210	£8,958,149	£9,013,694	£9,023,614	£9,245,796	£8,467,979
60% LAR - 40% CIR	18%	£3,446,244	£9,152,405	£9,197,808	£9,197,704	£9,419,320	£8,640,936
60% LAR - 40% CIR	20%	£2,548,706	£9,219,971	£9,275,307	£9,265,161	£9,506,540	£8,727,888
60% LAR - 40% CIR	24%	£1,754,515	£9,395,372	£9,451,184	£9,461,048	£9,681,893	£8,908,678
60% LAR - 40% CIR	26%	£8,857,860	£9,484,407	£9,539,589	£9,549,414	£9,770,101	£10,000,658
60% LAR - 40% CIR	30%	£3,065,423	£9,862,135	£9,711,177	£9,727,034	£9,955,188	£10,185,598
60% LAR - 40% CIR	35%	£9,326,502	£9,891,053	£9,948,525	£9,958,799	£10,188,683	£10,415,567
60% LAR - 40% CIR	50%	£-10,136,456	£-10,604,515	£-10,661,638	£-10,671,933	£-10,900,669	£-11,129,406

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,891,364	£4,311,277	£4,367,404	£4,377,422	£4,601,928	£4,826,434
60% LAR - 40% CIR	0%	£3,593,403	£4,098,973	£4,154,762	£4,164,811	£4,389,325	£4,613,831
60% LAR - 40% CIR	12%	£4,094,340	£4,825,162	£4,880,781	£4,890,715	£5,113,196	£5,336,678
60% LAR - 40% CIR	14%	£4,195,910	£4,911,849	£4,967,394	£4,977,314	£5,199,496	£5,421,679
60% LAR - 40% CIR	18%	£3,399,844	£5,098,105	£5,153,588	£5,163,494	£5,379,020	£5,594,608
60% LAR - 40% CIR	20%	£4,502,406	£5,175,671	£5,230,007	£5,239,893	£5,460,240	£5,675,828
60% LAR - 40% CIR	24%	£4,708,215	£5,349,672	£5,404,884	£5,414,748	£5,635,593	£5,852,378
60% LAR - 40% CIR	26%	£4,911,560	£5,438,107	£5,493,289	£5,503,114	£5,723,801	£5,944,366
60% LAR - 40% CIR	30%	£3,065,423	£5,862,135	£5,711,177	£5,727,034	£5,955,188	£6,180,598
60% LAR - 40% CIR	35%	£5,280,202	£5,844,753	£5,902,225	£5,912,499	£6,142,383	£6,372,267
60% LAR - 40% CIR	50%	£8,090,156	£8,588,215	£8,615,308	£8,625,633	£8,854,369	£9,083,105

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,918,664	£2,634,977	£2,690,804	£2,700,822	£2,925,328	£3,149,834
60% LAR - 40% CIR	0%	£2,015,003	£2,862,073	£2,917,862	£2,927,811	£3,152,325	£3,376,831
60% LAR - 40% CIR	12%	£2,217,740	£3,148,362	£3,204,181	£3,214,115	£3,436,596	£3,659,078
60% LAR - 40% CIR	14%	£2,519,310	£3,235,249	£3,290,794	£3,300,714	£3,522,896	£3,745,079
60% LAR - 40% CIR	18%	£2,723,344	£3,409,805	£3,464,908	£3,474,894	£3,696,420	£3,918,035
60% LAR - 40% CIR	20%	£2,825,606	£3,497,071	£3,552,407	£3,562,293	£3,783,640	£4,004,988
60% LAR - 40% CIR	24%	£3,031,515	£3,673,072	£3,728,284	£3,738,148	£3,958,993	£4,185,778
60% LAR - 40% CIR	26%	£3,134,968	£3,761,507	£3,816,689	£3,826,514	£4,047,201	£4,277,758
60% LAR - 40% CIR	30%	£3,342,523	£3,938,235	£3,993,277	£4,003,114	£4,232,288	£4,462,688
60% LAR - 40% CIR	35%	£3,603,002	£4,168,153	£4,225,625	£4,235,899	£4,465,783	£4,695,667
60% LAR - 40% CIR	50%	£4,413,586	£4,861,615	£4,938,798	£4,948,023	£5,177,759	£5,406,506

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£197,236	£267,177	£278,364	£279,382	£299,428	£319,474
60% LAR - 40% CIR	0%	£243,863	£394,173	£1,069,862	£1,059,911	£1,283,025	£1,107,381
60% LAR - 40% CIR	12%	£435,840	£1,165,662	£1,222,281	£1,232,215	£1,454,696	£1,677,178
60% LAR - 40% CIR	14%	£537,410	£1,253,349	£1,308,894	£1,318,814	£1,540,696	£1,763,179
60% LAR - 40% CIR	18%	£741,444	£1,447,608	£1,463,008	£1,472,904	£1,744,520	£1,969,136
60% LAR - 40% CIR	20%	£843,906	£1,515,171	£1,570,507	£1,580,393	£1,801,740	£2,023,088
60% LAR - 40% CIR	24%	£1,049,715	£1,691,172	£1,746,394	£1,756,248	£1,977,093	£2,203,678
60% LAR - 40% CIR	26%	£1,153,060	£1,779,607	£1,834,769	£1,844,614	£2,065,301	£2,295,856
60% LAR - 40% CIR	30%	£1,360,623	£1,957,335	£2,012,377	£2,022,214	£2,250,388	£2,480,788
60% LAR - 40% CIR	35%	£1,621,702	£2,186,233	£2,243,725	£2,253,999	£2,483,883	£2,713,767
60% LAR - 40% CIR	50%	£2,431,656	£2,899,715	£2,956,898	£2,967,133	£3,195,899	£3,424,656

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 20 Flats

Value Area	Zone B - £1,000 psf
------------	---------------------

No Units	20
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	8%	£2,680,324	£1,853,069	£1,796,942	£1,786,923	£1,562,417	£1,337,911
60% LAR - 40% CIR	8%	£2,343,248	£1,478,012	£1,420,235	£1,410,275	£1,181,162	£964,040
60% LAR - 40% CIR	12%	£2,022,890	£1,285,695	£1,230,074	£1,220,142	£997,660	£775,178
60% LAR - 40% CIR	14%	£1,912,261	£1,190,092	£1,134,547	£1,124,627	£902,444	£680,262
60% LAR - 40% CIR	18%	£1,650,107	£998,007	£942,603	£932,706	£711,022	£489,476
60% LAR - 40% CIR	20%	£1,578,585	£901,526	£846,189	£836,304	£614,956	£393,609
60% LAR - 40% CIR	24%	£1,354,656	£707,594	£652,483	£642,618	£421,774	£200,930
60% LAR - 40% CIR	26%	£1,242,263	£610,444	£555,193	£545,337	£324,729	£104,121
60% LAR - 40% CIR	30%	£1,016,570	£414,785	£359,745	£349,807	£129,740	£-34,165
60% LAR - 40% CIR	35%	£732,840	£168,740	£113,820	£104,002	£-120,583	£-350,467
60% LAR - 40% CIR	50%	£-134,535	£-606,383	£-663,567	£-673,801	£-902,538	£-1,131,275

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£7,084,576	£7,911,831	£7,977,958	£7,977,977	£9,202,483	£8,426,889
60% LAR - 40% CIR	3%	£7,521,652	£8,288,898	£8,364,865	£8,364,865	£9,517,738	£8,800,851
60% LAR - 40% CIR	12%	£7,742,010	£8,479,205	£8,534,826	£8,534,826	£9,767,240	£9,089,122
60% LAR - 40% CIR	14%	£7,852,639	£8,574,808	£8,630,363	£8,630,363	£9,862,456	£9,084,638
60% LAR - 40% CIR	18%	£8,074,793	£8,766,993	£8,822,297	£8,822,194	£9,953,808	£9,276,424
60% LAR - 40% CIR	20%	£8,188,374	£8,863,374	£8,918,711	£8,918,711	£10,049,944	£9,371,291
60% LAR - 40% CIR	24%	£8,410,244	£9,057,206	£9,112,417	£9,112,282	£10,142,126	£9,563,970
60% LAR - 40% CIR	26%	£8,522,647	£9,154,586	£9,209,707	£9,210,583	£10,240,171	£9,860,779
60% LAR - 40% CIR	30%	£8,148,530	£8,350,113	£8,445,165	£8,444,993	£9,635,160	£9,859,055
60% LAR - 40% CIR	35%	£9,032,060	£9,596,160	£9,651,080	£9,650,896	£9,885,483	£-10,115,367
60% LAR - 40% CIR	50%	£-899,435	£-10,371,283	£-10,428,457	£-10,438,701	£-10,667,438	£-10,896,178

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£3,038,276	£3,885,531	£3,921,858	£3,931,677	£4,156,183	£4,380,689
60% LAR - 40% CIR	3%	£3,075,652	£3,288,898	£3,364,865	£3,364,865	£4,581,456	£4,254,485
60% LAR - 40% CIR	12%	£3,695,710	£4,432,905	£4,488,526	£4,488,526	£4,720,940	£4,943,422
60% LAR - 40% CIR	14%	£3,806,339	£4,528,508	£4,584,053	£4,583,973	£4,816,156	£5,038,338
60% LAR - 40% CIR	18%	£4,028,483	£4,720,693	£4,775,897	£4,785,594	£5,007,508	£5,228,124
60% LAR - 40% CIR	20%	£4,140,015	£4,817,074	£4,872,411	£4,882,296	£5,103,644	£5,324,981
60% LAR - 40% CIR	24%	£4,363,944	£5,010,906	£5,066,117	£5,075,982	£5,296,826	£5,517,670
60% LAR - 40% CIR	26%	£4,476,347	£5,108,286	£5,163,407	£5,173,283	£5,393,871	£5,614,479
60% LAR - 40% CIR	30%	£4,102,030	£4,303,813	£4,358,165	£4,368,041	£4,566,960	£4,812,765
60% LAR - 40% CIR	35%	£4,385,760	£5,549,860	£5,604,780	£5,614,598	£5,830,183	£6,060,067
60% LAR - 40% CIR	50%	£-883,135	£-8,324,983	£-8,382,167	£-8,392,401	£-8,621,138	£-8,840,875

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,361,676	£2,188,931	£2,245,058	£2,253,077	£2,478,583	£2,704,089
60% LAR - 40% CIR	3%	£1,708,252	£2,942,988	£2,971,765	£2,971,765	£3,204,638	£3,430,151
60% LAR - 40% CIR	12%	£2,019,110	£2,756,305	£2,811,926	£2,811,926	£3,044,340	£3,269,822
60% LAR - 40% CIR	14%	£2,129,739	£2,851,908	£2,907,493	£2,917,373	£3,139,556	£3,361,738
60% LAR - 40% CIR	18%	£2,351,883	£3,043,993	£3,099,397	£3,109,294	£3,330,908	£3,552,524
60% LAR - 40% CIR	20%	£2,463,415	£3,140,474	£3,192,411	£3,192,411	£3,427,044	£3,648,381
60% LAR - 40% CIR	24%	£2,687,344	£3,334,306	£3,389,517	£3,389,517	£3,620,226	£3,841,070
60% LAR - 40% CIR	26%	£2,799,747	£3,431,686	£3,486,887	£3,486,887	£3,712,271	£3,937,878
60% LAR - 40% CIR	30%	£3,025,430	£3,627,213	£3,682,255	£3,682,255	£3,912,290	£4,136,165
60% LAR - 40% CIR	35%	£3,309,160	£3,873,260	£3,928,180	£3,937,998	£4,162,583	£4,392,467
60% LAR - 40% CIR	50%	£-176,835	£-8,648,383	£-8,708,367	£-8,718,601	£-9,044,838	£-9,273,275

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£683,224	£220,001	£265,158	£273,171	£899,388	£722,588
60% LAR - 40% CIR	3%	£1,633,148	£584,088	£630,865	£630,865	£850,825	£672,061
60% LAR - 40% CIR	12%	£-37,210	£-774,405	£-830,026	£-830,958	£-1,062,440	£-1,284,822
60% LAR - 40% CIR	14%	£-147,859	£-870,008	£-925,653	£-925,473	£-1,157,656	£-1,379,638
60% LAR - 40% CIR	18%	£-369,963	£-1,062,993	£-1,117,694	£-1,117,694	£-1,349,098	£-1,570,624
60% LAR - 40% CIR	20%	£-481,515	£-1,158,574	£-1,213,011	£-1,213,011	£-1,445,144	£-1,666,491
60% LAR - 40% CIR	24%	£-795,444	£-1,352,405	£-1,407,817	£-1,417,492	£-1,639,326	£-1,859,170
60% LAR - 40% CIR	26%	£-817,847	£-1,449,796	£-1,504,807	£-1,514,763	£-1,735,371	£-1,955,878
60% LAR - 40% CIR	30%	£-1,043,530	£-1,645,313	£-1,700,355	£-1,710,193	£-1,930,360	£-2,154,265
60% LAR - 40% CIR	35%	£-1,327,260	£-1,891,360	£-1,946,280	£-1,956,098	£-2,180,683	£-2,410,567
60% LAR - 40% CIR	50%	£-2,194,635	£-2,666,483	£-2,723,667	£-2,733,991	£-2,962,638	£-3,191,375

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone B - £1,050 psf
------------	---------------------

No Units	20
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£3,133,313	£2,298,814	£2,242,687	£2,232,668	£2,008,163	£1,783,657
60% LAR : 40% CIR	8%	£2,659,998	£1,886,090	£1,830,320	£1,820,381	£1,591,248	£1,374,135
60% LAR : 40% CIR	12%	£2,421,521	£1,677,951	£1,622,331	£1,612,398	£1,389,916	£1,167,434
60% LAR : 40% CIR	14%	£2,301,831	£1,573,434	£1,517,888	£1,507,968	£1,285,786	£1,063,604
60% LAR : 40% CIR	18%	£2,061,559	£1,383,519	£1,308,114	£1,298,218	£1,076,603	£854,988
60% LAR : 40% CIR	20%	£1,940,977	£1,298,123	£1,232,786	£1,192,800	£971,552	£750,205
60% LAR : 40% CIR	24%	£1,898,928	£1,046,461	£991,249	£981,385	£760,541	£539,696
60% LAR : 40% CIR	26%	£1,877,464	£940,197	£885,045	£875,189	£654,581	£433,873
60% LAR : 40% CIR	30%	£1,833,692	£729,809	£737,797	£731,930	£441,762	£221,604
60% LAR : 40% CIR	35%	£1,027,283	£458,474	£403,555	£393,738	£174,062	£-47,266
60% LAR : 40% CIR	50%	£97,483	£-373,152	£-430,336	£-440,569	£-669,306	£-898,044

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,631,587	£7,468,086	£7,522,213	£7,532,232	£7,758,737	£7,981,243
60% LAR : 40% CIR	8%	£7,104,802	£7,878,801	£7,854,580	£7,844,559	£8,121,682	£8,346,768
60% LAR : 40% CIR	12%	£7,343,370	£8,586,849	£8,142,569	£8,152,502	£8,374,984	£8,597,466
60% LAR : 40% CIR	14%	£7,463,060	£8,191,466	£8,247,012	£8,256,932	£8,479,114	£8,701,296
60% LAR : 40% CIR	18%	£7,703,541	£8,401,381	£8,456,786	£8,466,682	£8,688,207	£8,909,612
60% LAR : 40% CIR	20%	£7,623,923	£8,508,777	£8,562,114	£8,572,000	£8,793,548	£9,014,805
60% LAR : 40% CIR	24%	£8,065,972	£8,718,439	£8,773,651	£8,783,515	£9,004,359	£9,225,204
60% LAR : 40% CIR	26%	£8,187,436	£8,824,703	£8,879,885	£8,889,711	£9,110,318	£9,330,827
60% LAR : 40% CIR	30%	£8,431,238	£9,038,091	£9,093,143	£9,103,070	£9,323,138	£9,543,306
60% LAR : 40% CIR	35%	£8,737,617	£9,306,426	£9,361,345	£9,371,164	£9,590,838	£9,812,166
60% LAR : 40% CIR	50%	£3,687,417	£10,138,052	£10,195,236	£10,205,469	£10,434,206	£10,662,944

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,585,587	£3,419,786	£3,475,913	£3,485,932	£3,710,437	£3,934,943
60% LAR : 40% CIR	8%	£3,098,602	£3,622,801	£3,688,280	£3,698,299	£3,923,802	£4,148,308
60% LAR : 40% CIR	12%	£3,297,070	£4,040,649	£4,096,269	£4,106,202	£4,328,684	£4,551,166
60% LAR : 40% CIR	14%	£3,416,769	£4,145,166	£4,200,712	£4,210,632	£4,432,814	£4,654,996
60% LAR : 40% CIR	18%	£3,657,641	£4,355,381	£4,410,686	£4,420,606	£4,642,897	£4,865,812
60% LAR : 40% CIR	20%	£3,777,623	£4,460,477	£4,515,814	£4,525,700	£4,747,048	£4,968,505
60% LAR : 40% CIR	24%	£4,019,672	£4,672,139	£4,727,351	£4,737,215	£4,958,059	£5,178,904
60% LAR : 40% CIR	26%	£4,141,136	£4,778,403	£4,833,585	£4,843,411	£5,064,018	£5,284,627
60% LAR : 40% CIR	30%	£4,381,038	£4,991,091	£5,046,633	£5,056,500	£5,276,938	£5,497,006
60% LAR : 40% CIR	35%	£4,691,317	£5,260,128	£5,315,045	£5,324,864	£5,544,538	£5,765,866
60% LAR : 40% CIR	50%	£3,681,117	£6,091,752	£6,148,936	£6,159,169	£6,387,906	£6,616,644

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£398,587	£1,743,786	£1,799,313	£1,809,332	£2,033,837	£2,258,343
60% LAR : 40% CIR	8%	£1,367,002	£2,152,801	£2,211,680	£2,221,639	£2,444,762	£2,669,868
60% LAR : 40% CIR	12%	£1,620,470	£2,364,049	£2,419,669	£2,429,602	£2,652,084	£2,874,566
60% LAR : 40% CIR	14%	£1,740,169	£2,468,566	£2,524,112	£2,534,032	£2,756,214	£2,978,396
60% LAR : 40% CIR	18%	£1,981,041	£2,678,681	£2,733,886	£2,743,762	£2,965,387	£3,187,012
60% LAR : 40% CIR	20%	£2,101,023	£2,783,877	£2,839,214	£2,849,100	£3,070,448	£3,291,765
60% LAR : 40% CIR	24%	£2,343,072	£2,995,539	£3,050,751	£3,060,615	£3,281,459	£3,502,304
60% LAR : 40% CIR	26%	£2,464,536	£3,101,803	£3,156,885	£3,166,811	£3,381,418	£3,603,027
60% LAR : 40% CIR	30%	£2,705,338	£3,315,191	£3,370,233	£3,380,070	£3,600,000	£3,824,405
60% LAR : 40% CIR	35%	£3,014,717	£3,583,526	£3,638,445	£3,648,264	£3,867,938	£4,089,266
60% LAR : 40% CIR	50%	£3,944,817	£4,415,152	£4,472,336	£4,482,569	£4,711,306	£4,940,044

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,073,213	£238,714	£162,587	£172,565	£319,845	£266,645
60% LAR : 40% CIR	8%	£599,898	£176,001	£92,920	£92,920	£162,852	£166,965
60% LAR : 40% CIR	12%	£361,421	£382,149	£437,789	£447,702	£670,184	£682,656
60% LAR : 40% CIR	14%	£241,731	£486,686	£542,212	£552,132	£774,314	£786,486
60% LAR : 40% CIR	18%	£1,980,441	£2,616,681	£2,733,686	£2,743,762	£3,965,387	£4,187,012
60% LAR : 40% CIR	20%	£1,106,124	£801,977	£857,314	£867,200	£1,088,548	£1,309,895
60% LAR : 40% CIR	24%	£391,172	£1,013,639	£1,068,851	£1,078,715	£1,299,599	£1,520,404
60% LAR : 40% CIR	26%	£462,636	£1,119,803	£1,175,065	£1,184,911	£1,405,619	£1,628,127
60% LAR : 40% CIR	30%	£726,438	£1,333,291	£1,388,333	£1,398,170	£1,618,338	£1,838,506
60% LAR : 40% CIR	35%	£1,032,817	£1,601,626	£1,656,545	£1,666,384	£1,886,038	£2,107,866
60% LAR : 40% CIR	50%	£1,469,617	£2,433,242	£2,488,436	£2,500,669	£2,729,498	£2,958,144

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 20 Flats

Value Area	Zone B - £1,100 psf
------------	---------------------

No Units	20
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,286,302	£2,744,560	£2,688,433	£2,678,414	£2,453,908	£2,229,403
60% LAR - 40% CIR	8%	£3,076,747	£2,296,184	£2,240,406	£2,230,447	£2,007,334	£1,784,221
60% LAR - 40% CIR	12%	£2,820,151	£2,070,207	£2,014,587	£2,004,654	£1,782,172	£1,559,691
60% LAR - 40% CIR	14%	£2,691,403	£1,956,775	£1,901,230	£1,891,309	£1,669,127	£1,446,945
60% LAR - 40% CIR	16%	£2,433,009	£1,729,030	£1,673,636	£1,663,729	£1,442,114	£1,220,499
60% LAR - 40% CIR	20%	£2,303,368	£1,614,719	£1,559,382	£1,549,467	£1,325,149	£1,106,801
60% LAR - 40% CIR	24%	£2,043,200	£1,385,227	£1,330,016	£1,320,151	£1,099,307	£878,463
60% LAR - 40% CIR	26%	£1,912,676	£1,270,849	£1,214,896	£1,205,042	£984,433	£763,825
60% LAR - 40% CIR	30%	£1,650,755	£1,038,930	£983,789	£973,951	£753,794	£533,617
60% LAR - 40% CIR	35%	£1,321,726	£748,209	£693,290	£683,472	£463,797	£244,123
60% LAR - 40% CIR	50%	£323,977	£-139,921	£-197,105	£-207,338	£-436,075	£-664,812

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,178,588	£7,020,340	£7,076,467	£7,086,486	£7,310,992	£7,535,497
60% LAR - 40% CIR	0%	£3,088,353	£7,469,716	£7,500,894	£7,534,453	£7,757,566	£7,980,679
60% LAR - 40% CIR	12%	£2,844,749	£7,694,693	£7,750,313	£7,780,246	£7,982,728	£8,205,508
60% LAR - 40% CIR	14%	£7,073,497	£7,808,125	£7,863,670	£7,873,591	£8,095,773	£8,317,955
60% LAR - 40% CIR	16%	£7,331,891	£8,036,870	£8,091,274	£8,101,171	£8,322,786	£8,544,401
60% LAR - 40% CIR	20%	£7,461,532	£8,160,181	£8,205,518	£8,215,463	£8,436,761	£8,658,099
60% LAR - 40% CIR	24%	£7,721,700	£8,379,873	£8,434,884	£8,444,749	£8,665,593	£8,886,437
60% LAR - 40% CIR	26%	£7,892,224	£8,484,851	£8,550,004	£8,559,898	£8,789,467	£9,001,075
60% LAR - 40% CIR	30%	£8,114,445	£8,726,073	£8,781,111	£8,790,969	£9,011,116	£9,221,263
60% LAR - 40% CIR	35%	£8,443,174	£9,016,691	£9,071,610	£9,081,426	£9,301,103	£9,520,777
60% LAR - 40% CIR	50%	£9,440,923	£9,904,821	£9,962,005	£9,972,238	£10,200,975	£10,428,712

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,132,398	£2,974,040	£3,030,167	£3,040,186	£3,264,692	£3,489,197
60% LAR - 40% CIR	0%	£2,088,353	£2,469,716	£2,479,894	£2,489,913	£2,714,419	£2,938,924
60% LAR - 40% CIR	12%	£2,888,440	£3,648,393	£3,704,013	£3,713,946	£3,938,428	£4,162,909
60% LAR - 40% CIR	14%	£3,027,197	£3,761,825	£3,817,370	£3,827,291	£4,049,473	£4,271,655
60% LAR - 40% CIR	16%	£3,085,691	£3,869,370	£3,924,914	£3,934,835	£4,156,986	£4,379,101
60% LAR - 40% CIR	20%	£3,415,232	£4,103,881	£4,159,216	£4,169,103	£4,380,451	£4,591,799
60% LAR - 40% CIR	24%	£3,675,400	£4,333,373	£4,388,584	£4,398,449	£4,610,293	£4,820,137
60% LAR - 40% CIR	26%	£3,895,924	£4,448,351	£4,503,704	£4,513,588	£4,734,167	£4,944,775
60% LAR - 40% CIR	30%	£4,114,445	£4,726,073	£4,781,111	£4,790,969	£5,011,116	£5,221,263
60% LAR - 40% CIR	35%	£4,366,874	£4,970,391	£5,025,310	£5,035,126	£5,254,803	£5,474,477
60% LAR - 40% CIR	50%	£5,344,623	£5,858,521	£5,915,705	£5,925,938	£6,154,675	£6,383,412

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£355,698	£1,297,440	£1,353,567	£1,363,586	£1,588,092	£1,812,597
60% LAR - 40% CIR	0%	£365,253	£1,445,816	£1,501,944	£1,511,963	£1,736,469	£1,960,974
60% LAR - 40% CIR	12%	£1,221,840	£1,971,763	£2,027,413	£2,037,346	£2,259,828	£2,482,309
60% LAR - 40% CIR	14%	£1,350,597	£2,085,225	£2,140,770	£2,150,691	£2,372,873	£2,595,055
60% LAR - 40% CIR	16%	£1,609,991	£2,312,910	£2,368,314	£2,378,235	£2,599,896	£2,821,977
60% LAR - 40% CIR	20%	£1,738,632	£2,427,281	£2,482,616	£2,492,503	£2,713,851	£2,935,199
60% LAR - 40% CIR	24%	£1,988,800	£2,656,773	£2,712,184	£2,721,849	£2,942,693	£3,163,537
60% LAR - 40% CIR	26%	£2,129,224	£2,771,981	£2,827,194	£2,836,858	£3,057,587	£3,278,175
60% LAR - 40% CIR	30%	£2,361,245	£3,003,170	£3,058,211	£3,067,949	£3,283,216	£3,502,383
60% LAR - 40% CIR	35%	£2,720,274	£3,293,791	£3,348,710	£3,358,526	£3,578,203	£3,797,877
60% LAR - 40% CIR	50%	£3,718,023	£4,181,921	£4,238,105	£4,248,338	£4,478,075	£4,706,812

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,562,262	£886,460	£828,335	£838,314	£880,808	£926,303
60% LAR - 40% CIR	0%	£1,016,647	£2,054,064	£2,160,306	£2,170,347	£2,395,853	£2,621,358
60% LAR - 40% CIR	12%	£760,051	£1,107,107	£1,153,513	£1,163,446	£1,388,952	£1,614,457
60% LAR - 40% CIR	14%	£621,303	£103,355	£158,870	£168,791	£390,073	£615,155
60% LAR - 40% CIR	16%	£372,609	£-131,070	£-236,414	£-246,347	£-17,996	£-169,601
60% LAR - 40% CIR	20%	£243,268	£-445,381	£-500,718	£-510,603	£-313,951	£-529,299
60% LAR - 40% CIR	24%	£-16,090	£-874,873	£-970,084	£-979,949	£-760,793	£-541,637
60% LAR - 40% CIR	26%	£-147,424	£-878,081	£-946,204	£-955,058	£-717,661	£-506,275
60% LAR - 40% CIR	30%	£-409,345	£-1,021,270	£-1,076,311	£-1,086,149	£-816,316	£-596,463
60% LAR - 40% CIR	35%	£-738,374	£-1,311,891	£-1,366,810	£-1,376,628	£-1,098,303	£-815,977
60% LAR - 40% CIR	50%	£-1,796,123	£-2,269,691	£-2,357,205	£-2,367,438	£-2,096,175	£-1,774,812

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone B - £1,150 psf
------------	---------------------

No Units	20
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£4,038,678	£3,190,305	£3,134,179	£3,124,160	£2,899,854	£2,875,148	£2,194,307
60% LAR : 40% CIR	12%	£3,480,498	£2,706,271	£2,650,492	£2,640,533	£2,411,420	£2,387,307	£1,951,946
60% LAR : 40% CIR	14%	£3,080,973	£2,340,116	£2,284,571	£2,274,650	£2,052,468	£2,028,286	£1,630,286
60% LAR : 40% CIR	18%	£2,604,461	£2,084,541	£2,039,138	£2,029,241	£1,807,626	£1,783,010	£1,386,010
60% LAR : 40% CIR	20%	£2,695,759	£1,971,316	£1,915,979	£1,906,093	£1,684,746	£1,659,988	£1,262,988
60% LAR : 40% CIR	24%	£2,387,472	£1,723,994	£1,668,783	£1,658,918	£1,438,074	£1,413,230	£1,016,230
60% LAR : 40% CIR	26%	£2,247,888	£1,599,800	£1,544,748	£1,534,893	£1,314,285	£1,289,431	£892,431
60% LAR : 40% CIR	30%	£1,967,947	£1,359,853	£1,295,811	£1,285,974	£1,065,826	£1,040,972	£643,972
60% LAR : 40% CIR	35%	£1,616,169	£1,037,943	£983,025	£973,207	£753,531	£728,677	£331,677
60% LAR : 40% CIR	50%	£550,472	£88,722	£34,077	£24,298	£-202,844	£-227,990	£-431,581

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,129,222	£8,374,595	£8,630,721	£8,640,740	£9,885,246	£9,870,752	£7,089,752
60% LAR : 40% CIR	8%	£5,271,402	£7,958,629	£8,114,468	£8,114,468	£9,360,471	£9,345,977	£6,564,977
60% LAR : 40% CIR	12%	£6,546,110	£7,302,437	£7,388,058	£7,387,990	£8,632,471	£8,617,977	£5,836,977
60% LAR : 40% CIR	14%	£6,683,927	£7,424,784	£7,480,329	£7,480,250	£8,727,432	£8,712,938	£5,974,938
60% LAR : 40% CIR	18%	£6,960,439	£7,670,359	£7,726,762	£7,726,694	£8,972,914	£8,957,420	£6,122,420
60% LAR : 40% CIR	20%	£7,099,141	£7,763,594	£7,819,997	£7,819,929	£9,065,387	£9,050,893	£6,260,893
60% LAR : 40% CIR	24%	£7,377,428	£8,040,906	£8,096,117	£8,096,049	£9,290,826	£9,275,332	£6,398,332
60% LAR : 40% CIR	26%	£7,517,912	£8,165,000	£8,220,182	£8,220,114	£9,431,315	£9,415,821	£6,538,821
60% LAR : 40% CIR	30%	£7,797,053	£8,414,947	£8,469,099	£8,469,031	£9,682,304	£9,666,810	£6,676,810
60% LAR : 40% CIR	35%	£8,148,731	£8,726,957	£8,781,875	£8,781,807	£9,933,293	£9,917,800	£6,814,800
60% LAR : 40% CIR	50%	£9,214,428	£9,676,178	£9,730,823	£9,730,755	£10,981,741	£10,966,247	£7,981,247

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,079,922	£2,528,595	£2,584,421	£2,594,440	£2,819,946	£2,804,452	£2,023,452
60% LAR : 40% CIR	8%	£2,241,402	£2,068,629	£2,068,168	£2,068,168	£2,313,967	£2,308,473	£1,527,473
60% LAR : 40% CIR	12%	£2,499,810	£2,256,137	£2,311,758	£2,311,690	£2,557,171	£2,551,677	£1,770,677
60% LAR : 40% CIR	14%	£2,637,627	£2,378,484	£2,434,029	£2,434,050	£2,678,132	£2,672,638	£1,901,638
60% LAR : 40% CIR	18%	£2,814,138	£2,564,059	£2,619,604	£2,619,526	£2,860,614	£2,855,120	£2,049,120
60% LAR : 40% CIR	20%	£3,052,841	£2,747,284	£2,802,829	£2,802,751	£3,043,207	£3,037,713	£2,187,713
60% LAR : 40% CIR	24%	£3,331,128	£3,004,026	£3,059,571	£3,059,493	£3,299,682	£3,294,188	£2,325,188
60% LAR : 40% CIR	26%	£3,470,742	£3,116,760	£3,173,862	£3,173,784	£3,414,315	£3,408,821	£2,463,821
60% LAR : 40% CIR	30%	£7,797,053	£3,414,947	£3,469,099	£3,469,031	£3,710,020	£3,704,526	£2,604,526
60% LAR : 40% CIR	35%	£4,102,431	£3,680,557	£3,735,575	£3,735,507	£3,976,496	£3,970,992	£2,742,992
60% LAR : 40% CIR	50%	£5,186,128	£5,629,878	£5,684,523	£5,684,455	£6,935,441	£6,929,947	£4,139,947

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,322	£851,895	£807,821	£807,840	£1,142,346	£1,126,852	£851,852
60% LAR : 40% CIR	8%	£489,102	£1,912,329	£1,968,168	£1,968,168	£2,213,667	£2,208,173	£1,427,173
60% LAR : 40% CIR	12%	£823,219	£1,579,537	£1,635,158	£1,635,158	£1,880,659	£1,875,165	£1,086,165
60% LAR : 40% CIR	14%	£991,027	£1,701,884	£1,757,429	£1,757,351	£1,998,852	£1,993,358	£1,204,358
60% LAR : 40% CIR	18%	£1,217,539	£1,947,459	£2,003,004	£2,002,926	£2,244,415	£2,238,921	£1,448,921
60% LAR : 40% CIR	20%	£1,376,241	£2,070,684	£2,126,229	£2,126,151	£2,367,646	£2,362,152	£1,587,152
60% LAR : 40% CIR	24%	£1,554,528	£2,218,006	£2,273,551	£2,273,473	£2,514,962	£2,509,468	£1,716,468
60% LAR : 40% CIR	26%	£1,744,412	£2,442,000	£2,497,545	£2,497,467	£2,738,954	£2,733,460	£1,855,460
60% LAR : 40% CIR	30%	£2,074,153	£2,591,147	£2,646,692	£2,646,614	£2,888,103	£2,882,609	£2,034,609
60% LAR : 40% CIR	35%	£2,425,831	£3,004,057	£3,059,602	£3,059,524	£3,299,913	£3,294,419	£2,172,419
60% LAR : 40% CIR	50%	£3,491,528	£3,959,278	£4,014,823	£4,014,745	£4,255,134	£4,249,640	£2,829,640

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,978,678	£1,130,205	£1,074,079	£1,084,098	£899,354	£883,860	£615,860
60% LAR : 40% CIR	8%	£1,433,398	£646,171	£590,352	£590,352	£737,320	£721,826	£453,826
60% LAR : 40% CIR	12%	£1,158,681	£402,363	£346,742	£346,742	£436,810	£421,316	£151,316
60% LAR : 40% CIR	14%	£1,020,873	£280,016	£224,471	£224,471	£274,550	£259,056	£99,056
60% LAR : 40% CIR	18%	£744,851	£144,441	£88,820	£88,820	£138,898	£123,404	£43,404
60% LAR : 40% CIR	20%	£605,659	£88,784	£33,121	£33,121	£83,196	£67,702	£17,702
60% LAR : 40% CIR	24%	£327,372	£36,106	£-91,117	£-91,117	£-41,182	£-25,688	£-71,688
60% LAR : 40% CIR	26%	£177,788	£440,260	£416,382	£416,382	£453,207	£437,713	£386,713
60% LAR : 40% CIR	30%	£-52,253	£709,247	£784,289	£784,289	£874,128	£858,634	£703,634
60% LAR : 40% CIR	35%	£-443,931	£1,022,157	£1,077,075	£1,077,075	£1,166,914	£1,151,420	£999,420
60% LAR : 40% CIR	50%	£-1,609,628	£1,871,378	£2,026,023	£2,026,023	£2,115,862	£2,100,368	£1,491,368

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 20 Flats

Value Area	Zone B - £1,200 psf
------------	---------------------

No Units	20
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£4,487,492	£3,636,051	£3,579,925	£3,569,906	£3,345,400	£3,120,894
60% LAR : 40% CIR	12%	£3,908,932	£3,116,356	£3,060,578	£3,050,619	£2,827,556	£2,604,963
60% LAR : 40% CIR	14%	£3,470,543	£2,723,458	£2,667,911	£2,657,992	£2,435,810	£2,213,628
60% LAR : 40% CIR	18%	£3,175,911	£2,460,053	£2,404,649	£2,394,753	£2,172,137	£1,951,522
60% LAR : 40% CIR	20%	£3,028,150	£2,327,912	£2,272,575	£2,262,690	£2,040,342	£1,819,966
60% LAR : 40% CIR	24%	£2,731,743	£2,062,760	£2,007,549	£1,997,685	£1,775,840	£1,555,996
60% LAR : 40% CIR	26%	£2,883,099	£1,929,752	£1,874,600	£1,864,745	£1,644,137	£1,423,528
60% LAR : 40% CIR	30%	£2,294,039	£1,662,874	£1,607,633	£1,597,685	£1,377,828	£1,157,981
60% LAR : 40% CIR	35%	£1,910,812	£1,327,678	£1,272,760	£1,262,941	£1,043,266	£823,592
60% LAR : 40% CIR	50%	£776,966	£311,595	£256,950	£247,170	£28,593	£-196,350

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,277,408	£8,128,949	£8,138,975	£8,148,994	£8,419,500	£8,684,006
60% LAR : 40% CIR	8%	£5,895,968	£6,948,544	£6,764,322	£6,744,261	£6,837,394	£7,168,507
60% LAR : 40% CIR	12%	£6,147,488	£6,910,180	£6,965,801	£6,915,733	£7,198,216	£7,400,607
60% LAR : 40% CIR	14%	£6,294,357	£7,041,442	£7,096,989	£7,046,908	£7,329,090	£7,511,272
60% LAR : 40% CIR	18%	£6,589,989	£7,304,947	£7,360,251	£7,310,147	£7,891,763	£8,113,078
60% LAR : 40% CIR	20%	£6,736,750	£7,436,688	£7,492,326	£7,442,210	£8,223,568	£8,444,906
60% LAR : 40% CIR	24%	£7,033,157	£7,702,140	£7,757,351	£7,707,215	£8,988,060	£9,208,904
60% LAR : 40% CIR	26%	£7,181,801	£7,835,148	£7,890,300	£7,840,185	£9,129,763	£9,341,372
60% LAR : 40% CIR	30%	£7,479,961	£8,163,026	£8,151,067	£8,148,905	£9,381,072	£9,602,238
60% LAR : 40% CIR	35%	£7,854,288	£8,437,222	£8,492,140	£8,501,959	£9,721,634	£9,941,908
60% LAR : 40% CIR	50%	£8,987,934	£9,453,305	£9,507,950	£9,517,730	£9,736,307	£9,956,250

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,231,108	£2,882,549	£2,138,875	£2,148,894	£2,373,200	£2,597,706
60% LAR : 40% CIR	8%	£1,895,968	£2,648,544	£2,658,022	£2,668,981	£2,891,984	£3,114,207
60% LAR : 40% CIR	12%	£2,101,188	£2,863,880	£2,919,501	£2,929,433	£3,151,916	£3,374,987
60% LAR : 40% CIR	14%	£2,248,057	£2,995,142	£3,050,689	£3,060,608	£3,282,790	£3,504,972
60% LAR : 40% CIR	18%	£2,542,688	£3,258,547	£3,313,951	£3,323,847	£3,545,483	£3,767,078
60% LAR : 40% CIR	20%	£2,690,450	£3,390,688	£3,446,026	£3,455,910	£3,677,258	£3,898,605
60% LAR : 40% CIR	24%	£2,886,857	£3,655,840	£3,711,051	£3,720,915	£3,941,780	£4,162,604
60% LAR : 40% CIR	26%	£3,135,601	£3,788,948	£3,844,000	£3,853,885	£4,074,483	£4,295,072
60% LAR : 40% CIR	30%	£7,479,961	£8,163,026	£8,151,067	£8,148,905	£9,381,072	£9,602,238
60% LAR : 40% CIR	35%	£3,807,988	£4,390,522	£4,445,840	£4,455,659	£4,675,334	£4,895,008
60% LAR : 40% CIR	50%	£4,941,834	£5,407,005	£5,461,650	£5,471,430	£5,690,007	£5,910,950

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£445,492	£306,349	£482,076	£472,094	£696,000	£921,106
60% LAR : 40% CIR	8%	£1,893,669	£322,644	£368,022	£369,981	£514,494	£743,607
60% LAR : 40% CIR	12%	£424,588	£1,187,280	£1,242,901	£1,252,833	£1,475,316	£1,697,787
60% LAR : 40% CIR	14%	£571,457	£1,318,542	£1,374,089	£1,384,008	£1,606,190	£1,828,372
60% LAR : 40% CIR	18%	£868,099	£1,581,947	£1,637,351	£1,647,247	£1,869,883	£2,090,478
60% LAR : 40% CIR	20%	£1,013,850	£1,714,088	£1,769,425	£1,779,310	£2,000,658	£2,222,005
60% LAR : 40% CIR	24%	£1,310,257	£1,979,240	£2,034,451	£2,044,315	£2,265,160	£2,486,004
60% LAR : 40% CIR	26%	£1,458,801	£2,112,948	£2,167,480	£2,177,355	£2,397,883	£2,618,472
60% LAR : 40% CIR	30%	£1,757,061	£2,378,126	£2,432,167	£2,442,052	£2,664,172	£2,884,358
60% LAR : 40% CIR	35%	£2,131,388	£2,714,322	£2,769,240	£2,779,059	£2,998,734	£3,218,408
60% LAR : 40% CIR	50%	£3,286,034	£3,730,405	£3,785,050	£3,794,830	£4,013,407	£4,240,360

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,427,382	£1,919,951	£1,918,855	£1,908,806	£1,288,300	£1,060,794
60% LAR : 40% CIR	8%	£1,848,832	£1,056,256	£1,009,478	£990,519	£767,405	£544,293
60% LAR : 40% CIR	12%	£1,557,312	£794,620	£738,999	£729,067	£506,584	£284,103
60% LAR : 40% CIR	14%	£1,410,443	£663,358	£607,811	£597,892	£375,710	£153,528
60% LAR : 40% CIR	18%	£1,115,911	£399,953	£344,549	£334,053	£113,037	£-108,874
60% LAR : 40% CIR	20%	£968,050	£267,812	£212,475	£202,550	£-18,758	£-240,105
60% LAR : 40% CIR	24%	£971,643	£2,660	£59,851	£69,415	£-293,200	£-504,104
60% LAR : 40% CIR	26%	£522,999	£130,346	£185,500	£195,245	£-415,953	£-635,872
60% LAR : 40% CIR	30%	£224,839	£-397,226	£-432,267	£-462,105	£-682,272	£-902,430
60% LAR : 40% CIR	35%	£-149,488	£-32,422	£-787,340	£-797,159	£-1,018,834	£-1,246,508
60% LAR : 40% CIR	50%	£-1,285,134	£-1,746,605	£-1,808,180	£-1,818,596	£-2,031,507	£-2,258,450

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone B - £1,250 psf
------------	---------------------

No Units	20
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£4,936,306	£4,081,797	£4,025,671	£4,015,652	£3,791,146	£3,566,640
60% LAR : 40% CIR	12%	£4,521,841	£3,528,443	£3,470,665	£3,460,705	£3,237,592	£3,014,478
60% LAR : 40% CIR	14%	£3,857,860	£3,106,799	£3,051,263	£3,041,333	£2,819,151	£2,596,969
60% LAR : 40% CIR	18%	£3,447,066	£2,825,564	£2,770,180	£2,760,263	£2,538,649	£2,317,033
60% LAR : 40% CIR	20%	£3,390,541	£2,684,509	£2,629,172	£2,619,296	£2,397,939	£2,176,591
60% LAR : 40% CIR	24%	£3,076,015	£2,401,527	£2,346,317	£2,336,451	£2,115,607	£1,894,763
60% LAR : 40% CIR	26%	£2,816,312	£2,259,804	£2,204,452	£2,194,596	£1,973,988	£1,753,380
60% LAR : 40% CIR	30%	£2,602,031	£1,974,807	£1,919,865	£1,910,018	£1,689,850	£1,469,892
60% LAR : 40% CIR	35%	£2,205,054	£1,617,412	£1,562,494	£1,552,676	£1,333,000	£1,113,326
60% LAR : 40% CIR	50%	£1,003,460	£534,467	£479,822	£470,043	£251,466	£32,887

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,928,594	£5,883,103	£5,739,229	£5,749,248	£5,973,784	£6,198,260
60% LAR : 40% CIR	8%	£5,943,058	£6,298,457	£6,264,295	£6,264,195	£6,521,386	£6,746,422
60% LAR : 40% CIR	12%	£5,792,084	£6,517,925	£6,573,545	£6,553,478	£6,805,959	£7,028,441
60% LAR : 40% CIR	14%	£5,907,040	£6,658,101	£6,723,647	£6,723,567	£6,945,749	£7,167,931
60% LAR : 40% CIR	18%	£6,217,834	£6,939,336	£6,994,740	£6,994,637	£7,226,251	£7,447,867
60% LAR : 40% CIR	20%	£6,374,059	£7,060,301	£7,115,728	£7,115,728	£7,366,161	£7,588,079
60% LAR : 40% CIR	24%	£6,688,885	£7,363,373	£7,418,583	£7,428,449	£7,649,293	£7,870,137
60% LAR : 40% CIR	26%	£6,946,888	£7,595,296	£7,650,448	£7,679,394	£7,979,912	£8,191,820
60% LAR : 40% CIR	30%	£7,163,869	£7,760,045	£7,845,045	£7,854,982	£8,075,030	£8,295,218
60% LAR : 40% CIR	35%	£7,559,846	£8,147,488	£8,202,406	£8,212,224	£8,431,900	£8,651,674
60% LAR : 40% CIR	50%	£8,781,440	£9,230,433	£9,285,078	£9,294,657	£9,513,451	£9,732,013

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£792,294	£1,836,803	£1,692,829	£1,702,948	£1,927,454	£2,151,960
60% LAR : 40% CIR	8%	£1,968,759	£2,192,157	£2,147,665	£2,147,695	£2,481,988	£2,704,122
60% LAR : 40% CIR	12%	£1,705,784	£2,471,625	£2,527,245	£2,537,178	£2,759,659	£2,982,141
60% LAR : 40% CIR	14%	£1,860,740	£2,611,801	£2,667,347	£2,677,287	£2,899,449	£3,121,631
60% LAR : 40% CIR	18%	£2,071,634	£2,863,036	£2,968,440	£2,968,397	£3,170,981	£3,401,567
60% LAR : 40% CIR	20%	£2,328,059	£3,034,091	£3,089,428	£3,089,314	£3,320,661	£3,542,009
60% LAR : 40% CIR	24%	£2,842,585	£3,317,073	£3,372,283	£3,382,149	£3,602,993	£3,823,837
60% LAR : 40% CIR	26%	£2,860,288	£3,458,996	£3,514,148	£3,524,094	£3,744,612	£3,965,226
60% LAR : 40% CIR	30%	£3,116,059	£3,760,045	£3,845,045	£3,854,982	£4,075,030	£4,295,018
60% LAR : 40% CIR	35%	£3,313,540	£4,101,188	£4,156,106	£4,165,924	£4,385,600	£4,605,274
60% LAR : 40% CIR	50%	£4,715,140	£5,184,433	£5,238,778	£5,248,657	£5,467,134	£5,685,713

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£994,306	£33,797	£16,320	£26,348	£650,854	£475,360
60% LAR : 40% CIR	8%	£279,841	£118,167	£57,135	£63,296	£604,076	£1,027,102
60% LAR : 40% CIR	12%	£29,184	£78,025	£80,645	£80,578	£1,083,059	£1,305,541
60% LAR : 40% CIR	14%	£184,140	£935,291	£990,747	£1,000,697	£1,222,849	£1,445,031
60% LAR : 40% CIR	18%	£661,054	£1,216,436	£1,271,640	£1,281,737	£1,503,351	£1,724,861
60% LAR : 40% CIR	20%	£651,459	£1,357,491	£1,412,828	£1,422,714	£1,644,061	£1,865,409
60% LAR : 40% CIR	24%	£965,985	£1,840,473	£1,895,663	£1,705,549	£1,826,393	£2,147,237
60% LAR : 40% CIR	26%	£1,023,688	£1,782,396	£1,837,546	£1,847,464	£2,068,012	£2,388,620
60% LAR : 40% CIR	30%	£1,459,969	£2,067,103	£2,122,146	£2,131,982	£2,351,650	£2,672,518
60% LAR : 40% CIR	35%	£1,836,946	£2,424,588	£2,479,506	£2,489,324	£2,709,000	£2,928,674
60% LAR : 40% CIR	50%	£3,038,640	£3,507,533	£3,562,178	£3,671,957	£3,990,634	£4,009,113

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,876,266	£2,081,697	£1,985,911	£1,995,952	£1,731,046	£1,506,540
60% LAR : 40% CIR	8%	£2,891,741	£1,468,343	£1,410,565	£1,400,695	£1,177,492	£954,576
60% LAR : 40% CIR	12%	£1,952,716	£1,186,875	£1,131,255	£1,121,322	£898,841	£676,359
60% LAR : 40% CIR	14%	£1,797,760	£1,046,699	£991,153	£981,233	£799,051	£536,869
60% LAR : 40% CIR	18%	£1,468,866	£765,464	£710,060	£700,163	£478,540	£256,633
60% LAR : 40% CIR	20%	£1,330,441	£624,409	£569,072	£559,186	£337,839	£116,491
60% LAR : 40% CIR	24%	£1,015,915	£341,427	£286,217	£276,351	£155,507	£165,937
60% LAR : 40% CIR	26%	£858,212	£189,594	£144,352	£134,496	£86,112	£168,729
60% LAR : 40% CIR	30%	£541,931	£83,203	£140,245	£150,052	£30,250	£300,418
60% LAR : 40% CIR	35%	£144,954	£442,688	£407,606	£507,424	£727,100	£948,774
60% LAR : 40% CIR	50%	£1,498,640	£1,625,633	£1,560,279	£1,560,267	£1,808,634	£2,027,213

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone B - £1,300 psf
------------	---------------------

No Units	20
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,385,119	£4,526,402	£4,471,119	£4,481,251	£4,236,892	£4,012,386
60% LAR : 40% CIR	8%	£4,134,749	£3,936,528	£3,880,760	£3,870,791	£3,647,678	£3,424,565
60% LAR : 40% CIR	12%	£4,407,772	£3,639,232	£3,583,612	£3,573,678	£3,351,197	£3,128,716
60% LAR : 40% CIR	14%	£4,243,840	£3,490,140	£3,434,594	£3,424,674	£3,202,492	£2,980,309
60% LAR : 40% CIR	18%	£3,915,953	£3,181,076	£3,135,672	£3,125,775	£2,904,160	£2,682,545
60% LAR : 40% CIR	20%	£3,750,281	£3,041,105	£2,985,768	£2,975,863	£2,754,535	£2,533,187
60% LAR : 40% CIR	24%	£3,419,787	£2,740,294	£2,685,083	£2,675,218	£2,454,374	£2,233,530
60% LAR : 40% CIR	26%	£3,253,523	£2,589,456	£2,534,394	£2,524,448	£2,303,840	£2,083,232
60% LAR : 40% CIR	30%	£2,819,124	£2,286,818	£2,231,877	£2,222,039	£2,001,872	£1,781,704
60% LAR : 40% CIR	35%	£2,499,497	£1,907,148	£1,852,229	£1,842,410	£1,622,736	£1,403,061
60% LAR : 40% CIR	50%	£1,229,955	£757,339	£702,895	£692,916	£474,339	£255,760

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,379,781	£5,238,498	£5,293,781	£5,303,849	£5,528,008	£5,752,514
60% LAR : 40% CIR	0%	£5,030,151	£5,828,372	£5,884,180	£5,894,169	£6,117,222	£6,340,338
60% LAR : 40% CIR	12%	£5,357,123	£6,126,668	£6,181,288	£6,191,222	£6,413,755	£6,636,184
60% LAR : 40% CIR	14%	£5,521,080	£6,274,760	£6,330,306	£6,340,226	£6,562,408	£6,784,591
60% LAR : 40% CIR	18%	£5,849,807	£6,573,824	£6,629,228	£6,639,125	£6,860,740	£7,082,355
60% LAR : 40% CIR	20%	£5,014,819	£6,123,795	£6,179,132	£6,189,017	£6,410,365	£6,631,713
60% LAR : 40% CIR	24%	£6,345,113	£7,024,808	£7,079,817	£7,089,682	£7,310,526	£7,531,370
60% LAR : 40% CIR	26%	£6,911,377	£7,175,444	£7,230,386	£7,240,482	£7,461,080	£7,681,688
60% LAR : 40% CIR	30%	£8,945,718	£7,417,983	£7,533,023	£7,543,861	£7,763,028	£7,983,195
60% LAR : 40% CIR	35%	£7,265,403	£7,857,752	£7,912,671	£7,922,490	£8,142,164	£8,361,839
60% LAR : 40% CIR	50%	£8,534,945	£9,007,251	£9,062,205	£9,071,984	£9,290,561	£9,509,140

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£333,481	£1,192,198	£1,247,481	£1,257,349	£1,491,708	£1,708,214
60% LAR : 40% CIR	0%	£383,461	£1,882,372	£1,937,655	£1,947,699	£2,070,862	£2,294,025
60% LAR : 40% CIR	12%	£1,310,828	£2,079,368	£2,134,988	£2,144,922	£2,367,403	£2,589,884
60% LAR : 40% CIR	14%	£1,474,780	£2,228,460	£2,284,008	£2,293,928	£2,516,108	£2,738,291
60% LAR : 40% CIR	18%	£1,803,507	£2,527,524	£2,583,072	£2,592,985	£2,814,440	£3,036,555
60% LAR : 40% CIR	20%	£1,968,318	£2,577,495	£2,732,538	£2,742,117	£2,964,085	£3,185,413
60% LAR : 40% CIR	24%	£2,298,813	£2,978,306	£3,033,517	£3,043,382	£3,264,226	£3,485,070
60% LAR : 40% CIR	26%	£2,465,877	£3,129,144	£3,184,286	£3,194,182	£3,414,760	£3,635,368
60% LAR : 40% CIR	30%	£3,945,718	£1,417,983	£1,543,023	£1,552,861	£1,773,728	£1,993,895
60% LAR : 40% CIR	35%	£3,219,103	£3,811,452	£3,866,371	£3,876,190	£4,095,864	£4,315,539
60% LAR : 40% CIR	50%	£4,488,845	£4,981,281	£5,036,908	£5,046,684	£5,264,261	£5,482,840

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£1,343,119	£484,402	£420,119	£410,251	£104,892	£39,816
60% LAR : 40% CIR	0%	£362,449	£184,492	£161,280	£151,206	£94,292	£47,405
60% LAR : 40% CIR	12%	£365,772	£402,768	£458,388	£468,322	£680,803	£913,284
60% LAR : 40% CIR	14%	£201,840	£591,890	£607,408	£617,326	£839,508	£1,061,691
60% LAR : 40% CIR	18%	£1,983,987	£890,924	£906,398	£916,225	£1,137,840	£1,360,455
60% LAR : 40% CIR	20%	£291,716	£1,000,695	£1,056,232	£1,066,117	£1,287,465	£1,508,813
60% LAR : 40% CIR	24%	£922,213	£1,301,705	£1,358,917	£1,368,782	£1,589,628	£1,808,470
60% LAR : 40% CIR	26%	£786,477	£1,461,644	£1,507,696	£1,517,562	£1,738,160	£1,958,768
60% LAR : 40% CIR	30%	£1,122,676	£1,456,082	£1,510,123	£1,519,981	£2,040,158	£2,260,256
60% LAR : 40% CIR	35%	£1,342,503	£2,143,852	£2,189,771	£2,199,590	£2,419,264	£2,638,939
60% LAR : 40% CIR	50%	£2,812,045	£3,284,681	£3,338,305	£3,348,084	£3,567,661	£3,786,240

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,950,019	£2,889,362	£2,411,019	£2,401,151	£2,176,792	£1,992,288
60% LAR : 40% CIR	0%	£2,074,648	£1,876,428	£1,820,650	£1,810,691	£1,587,578	£1,394,466
60% LAR : 40% CIR	12%	£2,347,672	£1,579,132	£1,523,512	£1,513,578	£1,291,097	£1,068,616
60% LAR : 40% CIR	14%	£2,183,740	£1,430,040	£1,374,494	£1,364,574	£1,142,392	£920,209
60% LAR : 40% CIR	18%	£1,854,963	£1,130,976	£1,075,172	£1,065,674	£844,093	£622,445
60% LAR : 40% CIR	20%	£1,690,181	£981,005	£925,668	£915,763	£694,435	£473,087
60% LAR : 40% CIR	24%	£1,359,087	£890,194	£824,983	£815,118	£594,274	£373,430
60% LAR : 40% CIR	26%	£1,183,423	£829,356	£744,294	£744,294	£524,740	£323,132
60% LAR : 40% CIR	30%	£859,024	£228,818	£171,777	£161,939	£88,228	£278,396
60% LAR : 40% CIR	35%	£439,397	£182,952	£207,871	£217,890	£437,364	£657,039
60% LAR : 40% CIR	50%	£896,949	£1,262,761	£1,367,405	£1,367,184	£1,585,761	£1,804,340

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone B - £900 psf
------------	-------------------

No Units	30
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£10,343,962	£8,955,271	£8,893,752	£8,879,051	£8,632,974	£8,386,897
60% LAR : 40% CIR	5%	£9,813,269	£8,485,225	£8,423,706	£8,409,005	£8,162,929	£7,916,852
60% LAR : 40% CIR	10%	£9,282,576	£8,015,180	£7,953,660	£7,938,961	£7,692,883	£7,446,806
60% LAR : 40% CIR	15%	£8,751,884	£7,545,134	£7,483,614	£7,468,915	£7,222,837	£6,976,760
60% LAR : 40% CIR	20%	£8,221,191	£7,075,088	£7,013,568	£6,998,869	£6,752,791	£6,506,714
60% LAR : 40% CIR	25%	£7,690,499	£6,605,042	£6,543,523	£6,528,823	£6,282,745	£6,036,668
60% LAR : 40% CIR	30%	£7,159,806	£6,134,996	£6,073,477	£6,058,777	£5,812,700	£5,566,623
60% LAR : 40% CIR	35%	£6,629,113	£5,664,950	£5,603,432	£5,588,731	£5,342,655	£5,096,577
60% LAR : 40% CIR	40%	£6,098,420	£5,194,905	£5,133,386	£5,118,686	£4,872,609	£4,626,531
60% LAR : 40% CIR	45%	£5,567,728	£4,724,860	£4,663,341	£4,648,641	£4,402,563	£4,156,485
60% LAR : 40% CIR	50%	£5,037,035	£4,254,814	£4,193,294	£4,178,594	£3,932,517	£3,686,439

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£579,062	£599,829	£871,148	£885,849	£1,131,326	£1,378,003
60% LAR : 40% CIR	5%	£43,389	£1,074,676	£1,341,048	£1,355,895	£1,861,971	£2,108,048
60% LAR : 40% CIR	10%	£482,324	£1,749,120	£1,811,240	£1,826,039	£2,072,017	£2,318,094
60% LAR : 40% CIR	15%	£1,013,018	£2,219,766	£2,281,286	£2,295,985	£2,242,063	£2,788,140
60% LAR : 40% CIR	20%	£1,543,709	£2,689,812	£2,751,332	£2,766,031	£2,072,109	£1,528,186
60% LAR : 40% CIR	25%	£2,074,403	£3,159,858	£3,221,377	£3,236,077	£3,442,145	£3,728,232
60% LAR : 40% CIR	30%	£2,605,094	£3,629,904	£3,691,423	£3,706,123	£3,922,200	£4,198,277
60% LAR : 40% CIR	35%	£3,135,787	£4,099,950	£4,161,469	£4,176,169	£4,422,245	£4,698,323
60% LAR : 40% CIR	40%	£3,666,480	£4,569,995	£4,631,514	£4,646,214	£4,892,291	£5,168,368
60% LAR : 40% CIR	45%	£4,197,172	£5,040,040	£5,101,560	£5,116,260	£5,362,337	£5,638,415
60% LAR : 40% CIR	50%	£4,727,865	£5,510,086	£5,571,606	£5,586,306	£5,832,383	£6,078,461

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

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,625,362	£3,236,671	£3,175,152	£3,160,451	£2,914,374	£2,668,297
60% LAR : 40% CIR	5%	£4,094,669	£2,766,625	£2,705,106	£2,690,405	£2,444,329	£2,198,252
60% LAR : 40% CIR	10%	£3,563,976	£2,296,580	£2,235,060	£2,220,361	£1,974,283	£1,728,206
60% LAR : 40% CIR	15%	£3,033,284	£1,826,534	£1,765,014	£1,750,315	£1,504,237	£1,258,160
60% LAR : 40% CIR	20%	£2,502,591	£1,356,488	£1,294,968	£1,280,269	£1,034,191	£788,114
60% LAR : 40% CIR	25%	£1,971,899	£886,442	£824,922	£810,223	£564,145	£318,068
60% LAR : 40% CIR	30%	£1,441,206	£416,396	£354,877	£340,177	£94,100	£-151,977
60% LAR : 40% CIR	35%	£910,513	£-353,650	£-116,148	£-129,889	£-378,045	£-622,023
60% LAR : 40% CIR	40%	£359,820	£-823,695	£-265,214	£-269,914	£-494,961	£-740,914
60% LAR : 40% CIR	45%	£-150,872	£-1,293,740	£-1,055,260	£-1,059,960	£-1,316,037	£-1,562,115
60% LAR : 40% CIR	50%	£-681,565	£-1,763,786	£-1,526,306	£-1,530,006	£-1,786,083	£-2,032,161

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£6,301,962	£4,913,271	£4,851,752	£4,837,051	£4,590,974	£4,344,897
60% LAR : 40% CIR	5%	£5,771,269	£4,443,225	£4,381,706	£4,367,005	£4,120,929	£3,874,852
60% LAR : 40% CIR	10%	£5,240,576	£3,973,180	£3,911,660	£3,896,961	£3,650,883	£3,404,806
60% LAR : 40% CIR	15%	£4,709,884	£3,503,134	£3,441,614	£3,426,915	£3,180,837	£2,934,760
60% LAR : 40% CIR	20%	£4,179,191	£3,033,088	£2,971,568	£2,956,869	£2,710,791	£2,464,714
60% LAR : 40% CIR	25%	£3,648,499	£2,563,042	£2,501,523	£2,486,823	£2,240,745	£1,994,668
60% LAR : 40% CIR	30%	£3,117,806	£2,092,996	£2,031,477	£2,016,777	£1,770,700	£1,524,623
60% LAR : 40% CIR	35%	£2,587,113	£1,622,950	£1,561,432	£1,546,731	£1,300,655	£1,054,577
60% LAR : 40% CIR	40%	£2,056,420	£1,152,905	£1,091,386	£1,076,686	£830,609	£584,531
60% LAR : 40% CIR	45%	£1,525,728	£682,860	£621,341	£606,641	£360,563	£114,485
60% LAR : 40% CIR	50%	£995,035	£212,814	£151,294	£136,594	£-108,483	£-358,361

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,283,862	£6,895,171	£6,833,652	£6,818,951	£6,572,874	£6,326,797
60% LAR : 40% CIR	5%	£7,753,169	£6,425,125	£6,363,606	£6,348,905	£6,102,829	£5,856,752
60% LAR : 40% CIR	10%	£7,222,476	£5,955,080	£5,893,560	£5,878,861	£5,632,783	£5,386,706
60% LAR : 40% CIR	15%	£6,691,784	£5,485,034	£5,423,514	£5,408,815	£5,162,737	£4,916,660
60% LAR : 40% CIR	20%	£6,161,091	£5,014,988	£4,953,468	£4,938,769	£4,692,691	£4,446,614
60% LAR : 40% CIR	25%	£5,630,399	£4,544,942	£4,483,423	£4,468,723	£4,222,645	£3,976,568
60% LAR : 40% CIR	30%	£5,099,706	£4,074,896	£4,013,377	£3,998,677	£3,752,600	£3,506,523
60% LAR : 40% CIR	35%	£4,569,013	£3,604,850	£3,543,332	£3,528,631	£3,282,555	£3,036,477
60% LAR : 40% CIR	40%	£4,038,320	£3,134,805	£3,073,286	£3,058,586	£2,812,509	£2,566,431
60% LAR : 40% CIR	45%	£3,507,628	£2,664,760	£2,603,240	£2,588,540	£2,342,463	£2,096,385
60% LAR : 40% CIR	50%	£2,976,935	£2,194,714	£2,133,194	£2,118,494	£1,872,417	£1,626,339

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone B - £950 psf
------------	-------------------

No Units	30
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£11,293,886	£9,895,803	£9,834,283	£9,819,584	£9,573,506	£9,327,429
60% LAR - 40% CIR	5%	£10,715,897	£9,378,731	£9,317,211	£9,302,511	£9,056,434	£8,810,356
60% LAR - 40% CIR	10%	£10,137,508	£8,861,658	£8,800,139	£8,785,439	£8,539,361	£8,293,285
60% LAR - 40% CIR	15%	£9,559,319	£8,344,586	£8,283,067	£8,268,367	£8,022,290	£7,776,212
60% LAR - 40% CIR	20%	£8,981,130	£7,827,514	£7,766,094	£7,751,394	£7,505,317	£7,259,240
60% LAR - 40% CIR	25%	£8,402,942	£7,310,441	£7,249,022	£7,234,322	£6,988,244	£6,742,168
60% LAR - 40% CIR	30%	£7,824,752	£6,793,368	£6,731,850	£6,717,150	£6,471,073	£6,224,995
60% LAR - 40% CIR	35%	£7,246,564	£6,276,297	£6,214,777	£6,200,078	£5,954,000	£5,707,923
60% LAR - 40% CIR	40%	£6,668,374	£5,759,224	£5,697,705	£5,683,005	£5,436,927	£5,190,850
60% LAR - 40% CIR	45%	£6,090,186	£5,242,152	£5,180,633	£5,165,933	£4,919,856	£4,673,778
60% LAR - 40% CIR	50%	£5,511,997	£4,725,080	£4,663,560	£4,648,861	£4,402,783	£4,156,706

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£250,586	£130,903	£99,383	£54,684	£191,394	£437,471
60% LAR - 40% CIR	5%	£295,797	£386,895	£449,888	£466,889	£1,078,446	£854,544
60% LAR - 40% CIR	10%	£372,638	£493,242	£584,781	£579,461	£1,225,539	£1,471,615
60% LAR - 40% CIR	15%	£495,581	£1,420,314	£1,481,833	£1,496,533	£1,742,610	£1,988,686
60% LAR - 40% CIR	20%	£783,770	£1,937,386	£1,998,906	£2,013,606	£2,259,683	£2,505,760
60% LAR - 40% CIR	25%	£1,867,958	£2,454,459	£2,413,808	£2,530,678	£2,776,756	£3,022,832
60% LAR - 40% CIR	30%	£1,340,148	£2,971,532	£3,033,050	£3,047,750	£3,293,827	£3,539,903
60% LAR - 40% CIR	35%	£2,218,336	£3,488,603	£3,550,123	£3,564,822	£3,810,900	£4,056,977
60% LAR - 40% CIR	40%	£3,096,524	£4,005,676	£4,067,196	£4,081,895	£4,327,973	£4,574,050
60% LAR - 40% CIR	45%	£3,974,714	£4,522,748	£4,584,267	£4,598,966	£4,845,044	£5,091,121
60% LAR - 40% CIR	50%	£4,852,903	£5,039,820	£5,101,340	£5,116,039	£5,362,117	£5,608,194

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£5,575,286	£4,177,203	£4,115,683	£4,100,984	£3,854,906	£3,608,829
60% LAR - 40% CIR	5%	£4,997,097	£3,689,131	£3,627,611	£3,612,911	£3,366,834	£3,120,756
60% LAR - 40% CIR	10%	£4,418,908	£3,143,058	£3,081,539	£3,066,839	£2,820,761	£2,574,685
60% LAR - 40% CIR	15%	£3,840,719	£2,625,986	£2,564,467	£2,549,767	£2,303,690	£2,057,612
60% LAR - 40% CIR	20%	£3,262,530	£2,108,914	£2,047,394	£2,032,694	£1,786,617	£1,540,540
60% LAR - 40% CIR	25%	£2,684,342	£1,591,841	£1,530,322	£1,515,622	£1,269,544	£1,023,468
60% LAR - 40% CIR	30%	£2,106,152	£1,074,768	£1,013,250	£998,550	£752,473	£506,395
60% LAR - 40% CIR	35%	£1,527,964	£557,697	£496,177	£481,478	£235,400	£10,877
60% LAR - 40% CIR	40%	£949,774	£49,624	£29,896	£29,196	£291,874	£57,070
60% LAR - 40% CIR	45%	£371,586	£476,448	£537,967	£552,668	£798,744	£1,044,822
60% LAR - 40% CIR	50%	£296,603	£393,620	£1,085,040	£1,069,739	£1,818,817	£1,561,894

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£7,251,886	£5,853,803	£5,792,283	£5,777,584	£5,531,506	£5,285,429
60% LAR - 40% CIR	5%	£6,673,697	£5,365,731	£5,304,211	£5,289,511	£5,043,434	£4,797,356
60% LAR - 40% CIR	10%	£6,095,508	£4,819,658	£4,758,139	£4,743,439	£4,497,361	£4,251,285
60% LAR - 40% CIR	15%	£5,517,319	£4,302,586	£4,241,067	£4,226,367	£3,980,290	£3,734,212
60% LAR - 40% CIR	20%	£4,939,130	£3,785,514	£3,723,994	£3,709,294	£3,463,217	£3,217,140
60% LAR - 40% CIR	25%	£4,360,942	£3,268,441	£3,206,922	£3,192,222	£2,946,144	£2,700,068
60% LAR - 40% CIR	30%	£3,782,752	£2,751,368	£2,689,850	£2,675,150	£2,429,073	£2,182,995
60% LAR - 40% CIR	35%	£3,204,564	£2,234,297	£2,172,777	£2,158,078	£1,912,000	£1,665,923
60% LAR - 40% CIR	40%	£2,626,374	£1,717,224	£1,655,705	£1,641,005	£1,394,927	£1,148,850
60% LAR - 40% CIR	45%	£2,048,186	£1,200,152	£1,138,633	£1,123,933	£877,856	£631,778
60% LAR - 40% CIR	50%	£1,469,997	£683,080	£621,560	£606,861	£360,783	£114,706

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£2,253,186	£7,835,763	£7,774,183	£7,759,484	£7,513,406	£7,267,329
60% LAR - 40% CIR	5%	£8,655,597	£12,318,631	£12,257,111	£12,242,411	£8,986,334	£8,730,256
60% LAR - 40% CIR	10%	£8,077,408	£6,801,558	£6,740,039	£6,725,339	£6,479,261	£6,233,185
60% LAR - 40% CIR	15%	£7,499,219	£6,284,486	£6,222,967	£6,208,267	£5,962,190	£5,716,112
60% LAR - 40% CIR	20%	£6,921,030	£5,767,414	£5,705,894	£5,691,194	£5,445,117	£5,199,040
60% LAR - 40% CIR	25%	£6,342,842	£5,250,341	£5,188,822	£5,174,122	£4,928,044	£4,681,968
60% LAR - 40% CIR	30%	£5,764,652	£4,733,268	£4,671,750	£4,657,050	£4,410,973	£4,164,895
60% LAR - 40% CIR	35%	£5,186,464	£4,216,197	£4,154,677	£4,139,978	£3,893,900	£3,647,823
60% LAR - 40% CIR	40%	£4,608,274	£3,699,124	£3,637,605	£3,622,905	£3,376,827	£3,130,750
60% LAR - 40% CIR	45%	£4,030,086	£3,182,052	£3,120,533	£3,105,832	£2,859,756	£2,613,678
60% LAR - 40% CIR	50%	£3,451,897	£2,664,980	£2,603,460	£2,588,761	£2,342,683	£2,096,606

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone B - £1,000 psf
------------	---------------------

No Units	30
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£12,243,810	£10,836,335	£10,774,816	£10,760,115	£10,514,038	£10,267,961
60% LAR - 40% CIR	5%	£11,618,125	£10,272,238	£10,210,717	£10,196,017	£9,949,940	£9,703,862
60% LAR - 40% CIR	10%	£10,992,439	£9,708,137	£9,646,618	£9,631,918	£9,385,840	£9,139,763
60% LAR - 40% CIR	15%	£10,366,754	£9,144,038	£9,082,519	£9,067,818	£8,821,742	£8,575,665
60% LAR - 40% CIR	20%	£9,741,069	£8,579,939	£8,518,420	£8,503,720	£8,257,643	£8,011,565
60% LAR - 40% CIR	25%	£9,115,384	£8,015,840	£7,954,321	£7,939,621	£7,693,543	£7,447,467
60% LAR - 40% CIR	30%	£8,489,699	£7,451,742	£7,390,222	£7,375,522	£7,129,445	£6,883,367
60% LAR - 40% CIR	35%	£7,864,015	£6,887,642	£6,826,123	£6,811,423	£6,565,346	£6,319,268
60% LAR - 40% CIR	40%	£7,238,330	£6,323,544	£6,262,024	£6,247,324	£6,001,247	£5,755,170
60% LAR - 40% CIR	45%	£6,612,644	£5,759,445	£5,697,926	£5,683,225	£5,437,148	£5,191,070
60% LAR - 40% CIR	50%	£5,986,959	£5,195,345	£5,133,826	£5,119,127	£4,873,049	£4,626,972

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,478,910	£1,071,435	£1,009,916	£995,216	£749,138	£503,061
60% LAR - 40% CIR	5%	£1,653,225	£507,338	£445,817	£431,117	£165,040	£91,888
60% LAR - 40% CIR	10%	£1,227,439	£368,735	£315,207	£301,507	£97,929	£55,137
60% LAR - 40% CIR	15%	£801,854	£230,132	£184,597	£170,897	£33,468	£11,386
60% LAR - 40% CIR	20%	£376,269	£91,529	£53,987	£40,287	£-10,182	£-32,535
60% LAR - 40% CIR	25%	£-50,316	£-46,926	£-11,317	£-27,617	£-107,137	£-181,433
60% LAR - 40% CIR	30%	£-1,275,201	£-131,318	£-234,678	£-239,378	£-435,455	£-531,533
60% LAR - 40% CIR	35%	£-1,900,985	£-277,718	£-398,777	£-403,477	£-599,554	£-705,632
60% LAR - 40% CIR	40%	£-2,526,770	£-411,545	£-562,876	£-567,576	£-773,653	£-879,730
60% LAR - 40% CIR	45%	£-3,152,554	£-545,372	£-726,975	£-731,675	£-937,752	£-1,043,828
60% LAR - 40% CIR	50%	£-3,778,339	£-679,199	£-891,074	£-895,774	£-1,101,851	£-1,207,928

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,525,210	£5,117,735	£5,056,216	£5,041,515	£4,795,438	£4,549,361
60% LAR - 40% CIR	5%	£5,899,525	£4,583,638	£4,522,117	£4,507,417	£4,261,340	£4,015,263
60% LAR - 40% CIR	10%	£5,273,839	£4,049,537	£3,988,018	£3,973,318	£3,727,240	£3,481,163
60% LAR - 40% CIR	15%	£4,648,154	£3,515,438	£3,453,919	£3,439,218	£3,193,140	£2,947,063
60% LAR - 40% CIR	20%	£4,022,469	£2,981,339	£2,919,820	£2,905,120	£2,659,042	£2,412,965
60% LAR - 40% CIR	25%	£3,396,784	£2,447,240	£2,385,721	£2,371,021	£2,124,943	£1,878,865
60% LAR - 40% CIR	30%	£2,771,099	£1,913,142	£1,851,622	£1,836,922	£1,590,844	£1,344,767
60% LAR - 40% CIR	35%	£2,145,415	£1,379,042	£1,317,522	£1,302,822	£956,744	£710,667
60% LAR - 40% CIR	40%	£1,519,730	£844,944	£783,424	£768,724	£522,646	£276,569
60% LAR - 40% CIR	45%	£894,044	£310,845	£249,324	£234,624	£-12,452	£-178,530
60% LAR - 40% CIR	50%	£268,359	£-223,255	£-387,774	£-393,073	£-647,151	£-801,228

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£8,201,810	£6,794,335	£6,732,816	£6,718,115	£6,472,038	£6,225,961
60% LAR - 40% CIR	5%	£7,576,125	£6,220,238	£6,158,717	£6,144,017	£5,897,940	£5,651,862
60% LAR - 40% CIR	10%	£6,950,439	£5,656,137	£5,594,618	£5,580,918	£5,334,840	£5,088,763
60% LAR - 40% CIR	15%	£6,324,754	£5,092,038	£5,030,519	£5,016,818	£4,770,742	£4,524,665
60% LAR - 40% CIR	20%	£5,699,069	£4,527,939	£4,466,420	£4,452,720	£4,206,643	£3,960,565
60% LAR - 40% CIR	25%	£5,073,384	£3,963,840	£3,902,321	£3,888,621	£3,642,543	£3,396,467
60% LAR - 40% CIR	30%	£4,447,699	£3,400,742	£3,339,222	£3,325,522	£3,079,445	£2,833,367
60% LAR - 40% CIR	35%	£3,822,015	£2,836,642	£2,775,123	£2,761,423	£2,515,346	£2,269,268
60% LAR - 40% CIR	40%	£3,196,330	£2,272,544	£2,211,024	£2,197,324	£1,951,247	£1,705,170
60% LAR - 40% CIR	45%	£2,570,644	£1,710,445	£1,648,926	£1,635,225	£1,389,148	£1,143,070
60% LAR - 40% CIR	50%	£1,944,959	£1,146,345	£1,084,826	£1,071,127	£825,049	£578,972

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£10,183,710	£8,776,235	£8,714,716	£8,700,015	£8,453,938	£8,207,861
60% LAR - 40% CIR	5%	£9,558,025	£8,212,138	£8,150,617	£8,135,917	£7,889,840	£7,643,763
60% LAR - 40% CIR	10%	£8,932,339	£7,648,037	£7,586,518	£7,571,818	£7,325,740	£7,081,663
60% LAR - 40% CIR	15%	£8,306,654	£7,083,938	£7,022,419	£7,007,718	£6,761,640	£6,517,563
60% LAR - 40% CIR	20%	£7,680,969	£6,519,839	£6,458,320	£6,443,620	£6,197,543	£5,953,465
60% LAR - 40% CIR	25%	£7,055,284	£5,955,740	£5,894,221	£5,879,521	£5,633,443	£5,389,367
60% LAR - 40% CIR	30%	£6,429,599	£5,391,642	£5,330,122	£5,315,422	£5,069,345	£4,825,268
60% LAR - 40% CIR	35%	£5,803,915	£4,827,542	£4,766,022	£4,751,322	£4,505,245	£4,261,168
60% LAR - 40% CIR	40%	£5,178,230	£4,263,444	£4,201,924	£4,187,224	£3,941,147	£3,697,070
60% LAR - 40% CIR	45%	£4,552,544	£3,699,345	£3,637,826	£3,623,125	£3,377,048	£3,132,970
60% LAR - 40% CIR	50%	£3,926,859	£3,135,245	£3,073,726	£3,059,027	£2,812,949	£2,568,872

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone B - £1,050 psf
------------	---------------------

No Units	30
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£13,193,734	£11,774,521	£11,713,926	£11,699,446	£11,454,571	£11,208,493
60% LAR : 40% CIR	5%	£12,820,653	£11,183,540	£11,102,946	£11,088,466	£10,843,445	£10,597,368
60% LAR : 40% CIR	10%	£11,847,372	£10,552,560	£10,491,965	£10,477,486	£10,232,319	£9,986,242
60% LAR : 40% CIR	15%	£11,174,190	£9,941,580	£9,860,985	£9,866,505	£9,621,193	£9,375,117
60% LAR : 40% CIR	20%	£10,501,009	£9,330,599	£9,270,005	£9,255,525	£9,010,088	£8,763,991
60% LAR : 40% CIR	25%	£9,827,827	£8,719,619	£8,659,024	£8,644,545	£8,399,108	£8,152,966
60% LAR : 40% CIR	30%	£9,154,646	£8,108,639	£8,048,044	£8,033,565	£7,788,128	£7,541,740
60% LAR : 40% CIR	35%	£8,481,465	£7,497,659	£7,437,064	£7,422,585	£7,177,148	£6,930,615
60% LAR : 40% CIR	40%	£7,808,284	£6,886,679	£6,826,084	£6,811,605	£6,566,168	£6,319,498
60% LAR : 40% CIR	45%	£7,135,102	£6,275,698	£6,215,103	£6,200,624	£5,955,187	£5,708,363
60% LAR : 40% CIR	50%	£6,461,921	£5,664,717	£5,604,093	£5,589,614	£5,344,177	£5,097,238

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,428,834	£2,009,621	£1,949,026	£1,934,546	£1,689,671	£1,443,593
60% LAR : 40% CIR	5%	£2,155,653	£1,386,640	£1,386,046	£1,323,566	£1,078,545	£842,466
60% LAR : 40% CIR	10%	£2,082,472	£787,560	£727,065	£712,586	£467,419	£231,342
60% LAR : 40% CIR	15%	£1,409,290	£176,680	£116,085	£101,605	£-143,707	£-389,783
60% LAR : 40% CIR	20%	£736,109	£-334,301	£-894,896	£-930,376	£-754,832	£-1,000,009
60% LAR : 40% CIR	25%	£-92,927	£-1,045,676	£-1,105,676	£-1,120,396	£-1,365,167	£-1,612,034
60% LAR : 40% CIR	30%	£-610,254	£-1,656,261	£-1,716,856	£-1,731,336	£-1,977,083	£-2,223,160
60% LAR : 40% CIR	35%	£-1,283,435	£-2,267,242	£-2,327,836	£-2,342,316	£-2,589,208	£-2,834,285
60% LAR : 40% CIR	40%	£-1,956,616	£-2,878,222	£-2,938,817	£-2,953,296	£-3,199,334	£-3,444,412
60% LAR : 40% CIR	45%	£-2,629,796	£-3,489,202	£-3,549,797	£-3,564,276	£-3,810,459	£-4,056,537
60% LAR : 40% CIR	50%	£-3,302,976	£-4,100,183	£-4,160,807	£-4,175,286	£-4,421,569	£-4,667,665

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,475,134	£6,055,921	£5,995,326	£5,980,846	£5,735,971	£5,489,893
60% LAR : 40% CIR	5%	£6,801,953	£5,444,940	£5,384,346	£5,369,866	£5,124,991	£4,878,768
60% LAR : 40% CIR	10%	£6,128,772	£4,833,960	£4,773,365	£4,758,886	£4,513,911	£4,267,642
60% LAR : 40% CIR	15%	£5,455,590	£4,222,980	£4,162,385	£4,147,905	£3,902,930	£3,656,517
60% LAR : 40% CIR	20%	£4,782,409	£3,611,999	£3,551,404	£3,536,924	£3,291,949	£3,045,381
60% LAR : 40% CIR	25%	£4,109,227	£3,001,019	£2,940,424	£2,925,944	£2,680,969	£2,434,286
60% LAR : 40% CIR	30%	£3,436,046	£2,390,039	£2,329,444	£2,314,964	£2,069,917	£1,823,140
60% LAR : 40% CIR	35%	£2,762,865	£1,779,058	£1,718,464	£1,703,984	£1,458,937	£1,212,015
60% LAR : 40% CIR	40%	£2,089,684	£1,168,078	£1,107,483	£1,093,004	£848,956	£602,888
60% LAR : 40% CIR	45%	£1,416,502	£557,098	£496,503	£481,918	£235,841	£-10,237
60% LAR : 40% CIR	50%	£743,321	£-63,883	£-114,607	£-129,208	£-378,288	£-621,362

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£9,151,734	£7,732,221	£7,671,926	£7,657,446	£7,412,571	£7,166,493
60% LAR : 40% CIR	5%	£8,478,553	£7,121,240	£7,060,946	£7,046,466	£6,801,445	£6,555,368
60% LAR : 40% CIR	10%	£7,805,372	£6,510,260	£6,449,965	£6,435,486	£6,190,319	£5,944,242
60% LAR : 40% CIR	15%	£7,132,190	£5,899,280	£5,838,985	£5,824,505	£5,579,193	£5,333,117
60% LAR : 40% CIR	20%	£6,459,009	£5,288,299	£5,227,005	£5,212,525	£4,967,088	£4,721,011
60% LAR : 40% CIR	25%	£5,785,827	£4,677,319	£4,617,024	£4,602,545	£4,357,108	£4,110,866
60% LAR : 40% CIR	30%	£5,112,646	£4,066,339	£4,006,044	£3,991,565	£3,746,128	£3,499,740
60% LAR : 40% CIR	35%	£4,439,465	£3,455,359	£3,395,064	£3,380,584	£3,135,147	£2,888,615
60% LAR : 40% CIR	40%	£3,766,284	£2,844,378	£2,784,083	£2,769,604	£2,524,167	£2,277,488
60% LAR : 40% CIR	45%	£3,093,102	£2,233,398	£2,173,103	£2,158,624	£1,913,187	£1,666,363
60% LAR : 40% CIR	50%	£2,419,921	£1,622,417	£1,562,093	£1,547,614	£1,302,177	£1,055,238

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£11,133,634	£9,714,421	£9,653,826	£9,639,346	£9,394,471	£9,148,593
60% LAR : 40% CIR	5%	£10,460,453	£9,103,440	£9,042,846	£9,028,366	£8,783,445	£8,537,268
60% LAR : 40% CIR	10%	£9,787,272	£8,492,460	£8,431,865	£8,417,386	£8,172,219	£7,926,142
60% LAR : 40% CIR	15%	£9,114,090	£7,881,480	£7,820,885	£7,806,405	£7,561,038	£7,315,011
60% LAR : 40% CIR	20%	£8,440,909	£7,270,500	£7,209,905	£7,195,425	£6,949,988	£6,703,961
60% LAR : 40% CIR	25%	£7,767,727	£6,659,519	£6,598,924	£6,584,445	£6,338,843	£6,092,766
60% LAR : 40% CIR	30%	£7,094,546	£6,048,539	£5,987,944	£5,973,465	£5,727,717	£5,481,640
60% LAR : 40% CIR	35%	£6,421,365	£5,437,559	£5,376,964	£5,362,484	£5,116,592	£4,870,515
60% LAR : 40% CIR	40%	£5,748,184	£4,826,578	£4,765,983	£4,751,504	£4,505,466	£4,259,388
60% LAR : 40% CIR	45%	£5,075,002	£4,215,598	£4,155,003	£4,140,524	£3,894,341	£3,648,263
60% LAR : 40% CIR	50%	£4,401,821	£3,604,617	£3,544,093	£3,529,614	£3,283,215	£3,037,138

LB Camden
Local Plan Viability Testing 2023

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

Value Area	Zone B - £1,100 psf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£14,143,658	£12,709,255	£12,648,660	£12,634,182	£12,391,802	£12,149,025
60% LAR - 40% CIR	5%	£13,822,881	£12,051,538	£11,990,943	£11,976,465	£11,734,085	£11,490,873
60% LAR - 40% CIR	10%	£12,702,304	£11,393,821	£11,333,226	£11,318,748	£11,076,368	£10,832,721
60% LAR - 40% CIR	15%	£11,981,626	£10,736,104	£10,675,509	£10,661,031	£10,418,651	£10,174,568
60% LAR - 40% CIR	20%	£11,260,948	£10,079,387	£10,017,792	£10,003,313	£9,760,934	£9,516,164
60% LAR - 40% CIR	25%	£10,540,270	£9,420,670	£9,360,075	£9,345,595	£9,103,217	£8,858,265
60% LAR - 40% CIR	30%	£9,819,593	£8,762,953	£8,702,358	£8,687,878	£8,445,500	£8,200,113
60% LAR - 40% CIR	35%	£9,098,916	£8,105,236	£8,044,641	£8,030,161	£7,787,783	£7,541,960
60% LAR - 40% CIR	40%	£8,378,238	£7,447,519	£7,386,904	£7,372,424	£7,129,986	£6,883,908
60% LAR - 40% CIR	45%	£7,657,561	£6,789,802	£6,729,207	£6,714,727	£6,471,733	£6,225,656
60% LAR - 40% CIR	50%	£6,936,883	£6,132,085	£6,071,490	£6,057,010	£5,813,581	£5,567,504

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£4,378,758	£2,944,355	£2,883,760	£2,869,282	£2,626,902	£2,384,125
60% LAR - 40% CIR	5%	£3,658,081	£2,286,638	£2,226,043	£2,211,565	£1,969,185	£1,726,973
60% LAR - 40% CIR	10%	£2,937,404	£1,628,921	£1,568,326	£1,553,848	£1,311,468	£1,069,821
60% LAR - 40% CIR	15%	£2,216,726	£971,204	£910,609	£896,131	£653,751	£409,668
60% LAR - 40% CIR	20%	£1,496,048	£313,487	£252,892	£238,413	£33,969	£-488,484
60% LAR - 40% CIR	25%	£775,370	£-344,229	£-404,824	£-419,302	£-661,675	£-903,625
60% LAR - 40% CIR	30%	£54,693	£-1,001,947	£-1,062,542	£-1,077,020	£-1,319,400	£-1,564,787
60% LAR - 40% CIR	35%	£-695,994	£-1,659,064	£-1,720,290	£-1,734,799	£-1,977,117	£-2,222,840
60% LAR - 40% CIR	40%	£-1,348,662	£-2,317,181	£-2,377,916	£-2,392,426	£-2,635,014	£-2,881,052
60% LAR - 40% CIR	45%	£-2,107,330	£-2,975,098	£-3,035,893	£-3,050,173	£-3,293,167	£-3,539,244
60% LAR - 40% CIR	50%	£-2,828,017	£-3,632,815	£-3,693,410	£-3,707,690	£-4,051,319	£-4,307,398

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£8,425,058	£6,990,655	£6,930,060	£6,915,582	£6,673,202	£6,430,425
60% LAR - 40% CIR	5%	£7,704,381	£6,332,938	£6,272,343	£6,257,865	£6,015,485	£5,772,708
60% LAR - 40% CIR	10%	£6,983,704	£5,675,221	£5,614,626	£5,600,148	£5,357,768	£5,114,121
60% LAR - 40% CIR	15%	£6,263,026	£5,017,504	£4,956,909	£4,942,431	£4,700,051	£4,457,668
60% LAR - 40% CIR	20%	£5,542,348	£4,359,787	£4,299,192	£4,284,713	£4,042,334	£3,797,916
60% LAR - 40% CIR	25%	£4,821,670	£3,702,070	£3,641,475	£3,626,995	£3,384,615	£3,139,965
60% LAR - 40% CIR	30%	£4,100,993	£3,044,353	£2,983,758	£2,969,278	£2,726,900	£2,481,513
60% LAR - 40% CIR	35%	£3,380,316	£2,386,636	£2,326,041	£2,311,561	£2,069,183	£1,823,360
60% LAR - 40% CIR	40%	£2,659,638	£1,728,919	£1,668,324	£1,653,844	£1,411,296	£1,165,208
60% LAR - 40% CIR	45%	£1,938,961	£1,071,202	£1,010,607	£996,127	£753,133	£507,056
60% LAR - 40% CIR	50%	£1,218,283	£413,485	£352,890	£338,410	£94,981	£-161,098

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£10,701,658	£8,867,255	£8,806,660	£8,792,182	£8,549,802	£8,307,025
60% LAR - 40% CIR	5%	£9,981,081	£8,209,538	£8,148,943	£8,134,465	£7,892,085	£7,649,873
60% LAR - 40% CIR	10%	£8,660,304	£7,551,821	£7,491,226	£7,476,748	£7,234,368	£6,991,988
60% LAR - 40% CIR	15%	£7,939,626	£6,894,104	£6,833,509	£6,819,031	£6,576,651	£6,334,268
60% LAR - 40% CIR	20%	£7,218,948	£6,236,387	£6,175,792	£6,161,313	£5,918,934	£5,676,546
60% LAR - 40% CIR	25%	£6,498,270	£5,578,670	£5,518,075	£5,503,595	£5,261,217	£5,018,825
60% LAR - 40% CIR	30%	£5,777,593	£4,920,953	£4,860,358	£4,845,878	£4,603,500	£4,361,113
60% LAR - 40% CIR	35%	£5,056,916	£4,263,236	£4,202,641	£4,188,161	£3,945,783	£3,699,860
60% LAR - 40% CIR	40%	£4,336,238	£3,605,519	£3,544,924	£3,530,444	£3,287,986	£2,941,908
60% LAR - 40% CIR	45%	£3,615,561	£2,947,802	£2,887,207	£2,872,727	£2,630,269	£2,384,586
60% LAR - 40% CIR	50%	£2,894,883	£2,290,085	£2,229,490	£2,215,010	£1,972,581	£1,726,504

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£12,083,558	£10,449,155	£10,388,560	£10,374,082	£10,131,702	£10,088,925
60% LAR - 40% CIR	5%	£11,362,881	£9,791,438	£9,730,843	£9,716,365	£9,474,085	£9,430,773
60% LAR - 40% CIR	10%	£10,642,204	£9,133,721	£9,073,126	£9,058,648	£8,816,368	£8,772,621
60% LAR - 40% CIR	15%	£9,921,526	£8,476,004	£8,415,409	£8,400,931	£8,158,651	£8,114,468
60% LAR - 40% CIR	20%	£9,200,848	£7,818,287	£7,757,692	£7,743,213	£7,500,934	£7,456,516
60% LAR - 40% CIR	25%	£8,480,170	£7,160,570	£7,099,975	£7,085,495	£6,843,217	£6,798,165
60% LAR - 40% CIR	30%	£7,759,493	£6,502,853	£6,442,258	£6,427,778	£6,185,499	£6,140,013
60% LAR - 40% CIR	35%	£7,038,816	£5,845,136	£5,784,541	£5,769,061	£5,526,783	£5,481,860
60% LAR - 40% CIR	40%	£6,318,138	£5,187,419	£5,126,824	£5,112,344	£4,869,986	£4,823,708
60% LAR - 40% CIR	45%	£5,597,461	£4,529,702	£4,469,107	£4,454,627	£4,212,349	£4,165,556
60% LAR - 40% CIR	50%	£4,876,783	£3,871,985	£3,811,390	£3,796,910	£3,554,631	£3,507,404

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone B - £1,150 psf
------------	---------------------

No Units	30
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£15,093,582	£13,843,990	£13,583,395	£13,568,916	£13,326,537	£13,084,158
60% LAR : 40% CIR	5%	£14,325,409	£12,593,536	£12,878,942	£12,864,462	£12,622,083	£12,379,704
60% LAR : 40% CIR	10%	£13,557,235	£12,235,083	£12,174,488	£12,160,008	£11,917,629	£11,675,251
60% LAR : 40% CIR	15%	£12,789,062	£11,530,629	£11,470,034	£11,455,555	£11,213,175	£10,970,797
60% LAR : 40% CIR	20%	£12,020,888	£10,826,174	£10,765,580	£10,751,101	£10,508,722	£10,266,343
60% LAR : 40% CIR	25%	£11,252,714	£10,121,720	£10,061,126	£10,046,647	£9,804,268	£9,561,888
60% LAR : 40% CIR	30%	£10,484,540	£9,417,267	£9,356,672	£9,342,193	£9,099,814	£8,857,435
60% LAR : 40% CIR	35%	£9,716,367	£8,712,813	£8,602,218	£8,587,740	£8,345,360	£8,102,981
60% LAR : 40% CIR	40%	£8,948,193	£8,008,359	£7,897,764	£7,883,286	£7,640,907	£7,400,527
60% LAR : 40% CIR	45%	£8,180,019	£7,303,905	£7,243,311	£7,228,832	£6,986,453	£6,744,074
60% LAR : 40% CIR	50%	£7,411,845	£6,599,452	£6,538,857	£6,524,377	£6,281,999	£6,039,620

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£5,328,682	£3,879,090	£3,818,495	£3,804,016	£3,561,637	£3,319,258
60% LAR : 40% CIR	5%	£4,560,509	£3,174,636	£3,114,042	£3,099,562	£2,857,183	£2,614,804
60% LAR : 40% CIR	10%	£3,792,335	£2,470,183	£2,409,588	£2,395,108	£2,152,729	£1,910,350
60% LAR : 40% CIR	15%	£3,024,162	£1,765,729	£1,705,134	£1,690,655	£1,448,275	£1,205,897
60% LAR : 40% CIR	20%	£2,255,988	£1,061,274	£1,000,680	£986,201	£743,822	£501,443
60% LAR : 40% CIR	25%	£1,487,814	£356,820	£296,226	£281,747	£39,368	£-603,012
60% LAR : 40% CIR	30%	£719,640	£-347,633	£-408,228	£-422,707	£-665,088	£-907,465
60% LAR : 40% CIR	35%	£-48,533	£-1,052,087	£-1,112,682	£-1,127,199	£-1,369,540	£-1,611,919
60% LAR : 40% CIR	40%	£-216,707	£-1,756,641	£-1,817,136	£-1,831,654	£-2,073,993	£-2,316,373
60% LAR : 40% CIR	45%	£-484,881	£-2,460,595	£-2,521,589	£-2,536,068	£-2,778,447	£-3,020,826
60% LAR : 40% CIR	50%	£-753,055	£-3,165,448	£-3,226,043	£-3,240,523	£-3,482,901	£-3,727,130

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£9,374,982	£7,925,390	£7,864,795	£7,850,316	£7,607,937	£7,365,558
60% LAR : 40% CIR	5%	£8,606,809	£7,220,936	£7,160,342	£7,145,862	£6,903,483	£6,661,104
60% LAR : 40% CIR	10%	£7,838,635	£6,516,483	£6,455,888	£6,441,408	£6,199,029	£5,956,651
60% LAR : 40% CIR	15%	£7,070,462	£5,812,029	£5,751,434	£5,736,955	£5,494,575	£5,252,197
60% LAR : 40% CIR	20%	£6,302,288	£5,107,574	£5,046,980	£5,032,501	£4,790,122	£4,547,743
60% LAR : 40% CIR	25%	£5,534,114	£4,403,120	£4,342,526	£4,328,047	£4,085,668	£3,843,288
60% LAR : 40% CIR	30%	£4,765,940	£3,698,667	£3,638,072	£3,623,593	£3,381,214	£3,138,835
60% LAR : 40% CIR	35%	£3,997,767	£2,994,213	£2,933,618	£2,919,140	£2,676,760	£2,434,381
60% LAR : 40% CIR	40%	£3,229,593	£2,289,759	£2,229,164	£2,214,686	£1,972,307	£1,729,927
60% LAR : 40% CIR	45%	£2,461,419	£1,585,305	£1,524,711	£1,510,232	£1,267,853	£1,025,474
60% LAR : 40% CIR	50%	£1,693,245	£880,852	£820,257	£805,777	£563,399	£319,170

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£11,051,582	£9,601,990	£9,541,395	£9,526,916	£9,284,537	£9,042,158
60% LAR : 40% CIR	5%	£10,283,409	£8,907,536	£8,846,942	£8,832,462	£8,590,083	£8,347,704
60% LAR : 40% CIR	10%	£9,515,235	£8,193,083	£8,132,488	£8,118,008	£7,875,629	£7,633,251
60% LAR : 40% CIR	15%	£8,747,062	£7,488,629	£7,428,034	£7,413,555	£7,171,175	£6,928,797
60% LAR : 40% CIR	20%	£7,978,888	£6,784,174	£6,723,580	£6,709,101	£6,466,722	£6,224,343
60% LAR : 40% CIR	25%	£7,210,714	£6,079,720	£6,019,126	£6,004,647	£5,762,268	£5,519,888
60% LAR : 40% CIR	30%	£6,442,540	£5,375,267	£5,314,672	£5,300,193	£5,057,814	£4,815,435
60% LAR : 40% CIR	35%	£5,674,367	£4,670,813	£4,610,218	£4,595,740	£4,353,360	£4,110,981
60% LAR : 40% CIR	40%	£4,906,193	£3,966,359	£3,905,764	£3,891,286	£3,648,907	£3,406,527
60% LAR : 40% CIR	45%	£4,138,019	£3,261,905	£3,201,311	£3,186,832	£2,944,453	£2,702,074
60% LAR : 40% CIR	50%	£3,369,845	£2,557,452	£2,496,857	£2,482,377	£2,239,999	£1,997,620

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£13,333,462	£11,383,990	£11,323,395	£11,308,916	£11,066,537	£10,824,158
60% LAR : 40% CIR	5%	£12,565,289	£10,679,536	£10,618,942	£10,604,462	£10,362,083	£10,119,704
60% LAR : 40% CIR	10%	£11,797,115	£10,174,983	£10,114,388	£10,099,908	£9,857,529	£9,615,151
60% LAR : 40% CIR	15%	£10,728,962	£9,470,529	£9,409,934	£9,395,455	£9,153,075	£8,910,697
60% LAR : 40% CIR	20%	£9,960,788	£8,766,074	£8,705,480	£8,691,001	£8,448,622	£8,206,243
60% LAR : 40% CIR	25%	£9,192,614	£8,061,620	£8,001,026	£7,986,547	£7,744,168	£7,501,788
60% LAR : 40% CIR	30%	£8,424,440	£7,357,167	£7,296,572	£7,282,093	£7,039,714	£6,797,335
60% LAR : 40% CIR	35%	£7,656,267	£6,652,713	£6,592,118	£6,577,640	£6,335,260	£6,092,881
60% LAR : 40% CIR	40%	£6,888,093	£5,948,259	£5,887,664	£5,873,186	£5,630,807	£5,388,427
60% LAR : 40% CIR	45%	£6,119,919	£5,243,805	£5,183,211	£5,168,732	£4,926,353	£4,683,974
60% LAR : 40% CIR	50%	£5,351,745	£4,539,352	£4,478,757	£4,464,277	£4,221,899	£3,979,520

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone B - £1,200 psf
------------	---------------------

No Units	30
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£16,043,507	£14,878,724	£14,518,129	£14,503,651	£14,261,272	£14,018,892
60% LAR : 40% CIR	10%	£15,227,836	£13,827,534	£13,786,939	£13,752,461	£13,510,081	£13,267,702
60% LAR : 40% CIR	15%	£13,996,497	£12,325,153	£12,264,558	£12,250,079	£12,007,700	£11,765,321
60% LAR : 40% CIR	20%	£12,780,926	£11,573,962	£11,513,368	£11,498,888	£11,256,510	£11,014,131
60% LAR : 40% CIR	25%	£11,985,157	£10,822,772	£10,762,177	£10,747,698	£10,505,319	£10,262,940
60% LAR : 40% CIR	30%	£11,149,487	£10,071,582	£10,010,987	£9,996,507	£9,754,128	£9,511,750
60% LAR : 40% CIR	35%	£10,333,817	£9,320,390	£9,259,796	£9,245,317	£9,002,938	£8,760,559
60% LAR : 40% CIR	40%	£9,518,147	£8,569,200	£8,508,605	£8,494,126	£8,251,747	£8,009,368
60% LAR : 40% CIR	45%	£8,702,477	£7,818,009	£7,757,414	£7,742,936	£7,500,557	£7,258,177
60% LAR : 40% CIR	50%	£7,886,807	£7,066,819	£7,006,224	£6,991,746	£6,749,366	£6,506,987

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,278,607	£4,813,824	£4,753,229	£4,738,751	£4,496,372	£4,253,992
60% LAR : 40% CIR	5%	£5,462,936	£4,062,634	£4,002,039	£3,987,561	£3,745,182	£3,502,802
60% LAR : 40% CIR	10%	£4,647,267	£3,311,443	£3,250,848	£3,236,370	£2,993,991	£2,751,611
60% LAR : 40% CIR	15%	£3,831,597	£2,560,253	£2,499,658	£2,485,179	£2,242,800	£2,000,421
60% LAR : 40% CIR	20%	£3,015,926	£1,809,062	£1,748,468	£1,733,988	£1,491,610	£1,249,231
60% LAR : 40% CIR	25%	£2,200,257	£1,057,872	£1,007,277	£1,002,798	£760,419	£518,040
60% LAR : 40% CIR	30%	£1,384,587	£306,682	£246,087	£231,607	£-10,772	£-253,150
60% LAR : 40% CIR	35%	£568,917	£-344,510	£-305,104	£-319,583	£-781,862	£-1,004,341
60% LAR : 40% CIR	40%	£-256,765	£-1,093,300	£-1,053,895	£-1,070,374	£-1,516,193	£-1,758,672
60% LAR : 40% CIR	45%	£-1,062,423	£-1,842,091	£-2,007,486	£-2,021,964	£-2,264,343	£-2,506,723
60% LAR : 40% CIR	50%	£-1,878,093	£-2,698,881	£-2,788,676	£-2,773,154	£-3,015,531	£-3,257,913

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£10,324,907	£8,860,124	£8,799,529	£8,785,051	£8,542,672	£8,300,292
60% LAR : 40% CIR	5%	£9,509,236	£8,045,334	£7,984,739	£7,970,261	£7,727,882	£7,485,502
60% LAR : 40% CIR	10%	£8,693,567	£7,230,543	£7,170,948	£7,156,470	£6,914,091	£6,671,711
60% LAR : 40% CIR	15%	£7,877,897	£6,415,753	£6,355,158	£6,340,680	£6,098,301	£5,855,921
60% LAR : 40% CIR	20%	£7,062,226	£5,600,962	£5,540,367	£5,525,889	£5,283,510	£5,041,131
60% LAR : 40% CIR	25%	£6,246,557	£4,786,172	£4,725,577	£4,711,099	£4,468,720	£4,226,340
60% LAR : 40% CIR	30%	£5,430,887	£3,971,382	£3,910,787	£3,896,309	£3,653,930	£3,411,550
60% LAR : 40% CIR	35%	£4,615,217	£3,156,590	£3,095,995	£3,081,517	£2,839,138	£2,596,758
60% LAR : 40% CIR	40%	£3,799,547	£2,341,798	£2,281,203	£2,266,725	£2,024,346	£1,781,966
60% LAR : 40% CIR	45%	£2,983,877	£1,526,999	£1,466,404	£1,451,926	£1,209,547	£967,167
60% LAR : 40% CIR	50%	£2,168,207	£712,199	£651,604	£637,126	£394,747	£152,367

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£12,001,507	£10,536,724	£10,476,129	£10,461,651	£10,219,272	£9,976,892
60% LAR : 40% CIR	5%	£11,185,836	£9,721,934	£9,661,339	£9,646,861	£9,404,482	£9,162,102
60% LAR : 40% CIR	10%	£10,370,167	£8,907,143	£8,846,548	£8,832,070	£8,589,691	£8,347,311
60% LAR : 40% CIR	15%	£9,554,497	£8,092,353	£8,031,758	£8,017,280	£7,774,901	£7,532,521
60% LAR : 40% CIR	20%	£8,738,826	£7,277,562	£7,216,967	£7,202,489	£6,960,110	£6,717,731
60% LAR : 40% CIR	25%	£7,923,157	£6,462,772	£6,402,177	£6,387,698	£6,145,319	£5,902,940
60% LAR : 40% CIR	30%	£7,107,487	£5,647,982	£5,587,387	£5,572,909	£5,330,530	£5,088,150
60% LAR : 40% CIR	35%	£6,291,817	£4,833,190	£4,772,595	£4,758,117	£4,515,738	£4,273,358
60% LAR : 40% CIR	40%	£5,476,147	£4,018,398	£3,957,803	£3,943,325	£3,700,946	£3,458,566
60% LAR : 40% CIR	45%	£4,660,477	£3,203,606	£3,143,011	£3,128,533	£2,886,154	£2,643,774
60% LAR : 40% CIR	50%	£3,844,807	£2,388,814	£2,328,219	£2,313,741	£2,071,362	£1,828,982

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£13,883,407	£12,318,624	£12,258,029	£12,243,551	£12,001,172	£11,758,792
60% LAR : 40% CIR	5%	£13,167,736	£11,757,434	£11,706,839	£11,692,361	£11,449,982	£11,207,602
60% LAR : 40% CIR	10%	£12,352,067	£11,016,243	£10,965,648	£10,951,170	£10,698,791	£10,446,411
60% LAR : 40% CIR	15%	£11,536,397	£10,275,053	£10,224,458	£10,209,980	£9,957,601	£9,705,221
60% LAR : 40% CIR	20%	£10,720,726	£9,533,862	£9,483,267	£9,468,789	£9,216,410	£8,964,031
60% LAR : 40% CIR	25%	£9,905,057	£8,792,672	£8,742,077	£8,727,599	£8,475,220	£8,222,840
60% LAR : 40% CIR	30%	£9,089,387	£8,051,482	£7,999,887	£7,985,409	£7,733,030	£7,480,650
60% LAR : 40% CIR	35%	£8,273,717	£7,310,290	£7,258,695	£7,244,217	£6,991,838	£6,739,458
60% LAR : 40% CIR	40%	£7,458,047	£6,569,100	£6,517,505	£6,503,027	£6,250,648	£6,008,268
60% LAR : 40% CIR	45%	£6,642,377	£5,827,909	£5,776,314	£5,761,836	£5,509,457	£5,267,077
60% LAR : 40% CIR	50%	£5,826,707	£5,086,719	£5,035,124	£5,020,646	£4,768,267	£4,525,887

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone B - £1,250 psf
------------	---------------------

No Units	30
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£16,993,431	£15,513,459	£15,452,865	£15,438,385	£15,196,007	£14,953,628
60% LAR : 40% CIR	5%	£16,130,265	£14,715,532	£14,654,937	£14,640,468	£14,398,079	£14,155,700
60% LAR : 40% CIR	10%	£15,267,099	£13,917,604	£13,857,010	£13,842,531	£13,600,152	£13,357,773
60% LAR : 40% CIR	15%	£14,403,932	£13,119,677	£13,059,082	£13,044,604	£12,802,224	£12,559,845
60% LAR : 40% CIR	20%	£13,540,766	£12,321,750	£12,261,155	£12,246,677	£12,004,297	£11,761,918
60% LAR : 40% CIR	25%	£12,677,600	£11,523,823	£11,463,228	£11,448,749	£11,206,370	£10,963,991
60% LAR : 40% CIR	30%	£11,814,434	£10,725,896	£10,665,301	£10,650,821	£10,408,443	£10,166,064
60% LAR : 40% CIR	35%	£10,951,267	£9,927,969	£9,867,374	£9,852,894	£9,610,516	£9,368,136
60% LAR : 40% CIR	40%	£10,088,101	£9,130,041	£9,069,446	£9,054,967	£8,812,589	£8,570,209
60% LAR : 40% CIR	45%	£9,224,935	£8,332,114	£8,271,519	£8,257,040	£8,014,661	£7,772,282
60% LAR : 40% CIR	50%	£8,361,769	£7,534,186	£7,473,591	£7,459,113	£7,216,733	£6,974,355

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,228,531	£5,748,559	£5,687,965	£5,673,485	£5,431,107	£5,188,728
60% LAR : 40% CIR	5%	£6,365,365	£4,950,632	£4,890,037	£4,875,557	£4,633,179	£4,390,800
60% LAR : 40% CIR	10%	£5,502,199	£4,152,704	£4,092,110	£4,077,631	£3,835,252	£3,592,873
60% LAR : 40% CIR	15%	£4,639,032	£3,354,777	£3,294,182	£3,279,704	£3,037,324	£2,794,945
60% LAR : 40% CIR	20%	£3,775,866	£2,556,850	£2,496,255	£2,481,777	£2,239,397	£1,997,018
60% LAR : 40% CIR	25%	£2,912,700	£1,758,923	£1,698,328	£1,683,849	£1,441,470	£1,199,091
60% LAR : 40% CIR	30%	£2,049,534	£960,996	£900,401	£885,921	£643,543	£401,164
60% LAR : 40% CIR	35%	£1,186,367	£163,068	£102,474	£87,994	£154,384	£398,764
60% LAR : 40% CIR	40%	£323,201	£684,869	£696,484	£707,953	£655,312	£1,104,691
60% LAR : 40% CIR	45%	£430,965	£1,432,798	£1,493,381	£1,507,860	£1,750,239	£1,992,618
60% LAR : 40% CIR	50%	£1,403,131	£2,230,714	£2,291,309	£2,305,787	£2,548,167	£2,790,545

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£11,274,831	£9,794,859	£9,734,265	£9,719,785	£9,477,407	£9,235,028
60% LAR : 40% CIR	5%	£10,411,665	£8,996,632	£8,936,037	£8,921,557	£8,679,179	£8,436,800
60% LAR : 40% CIR	10%	£9,548,499	£8,198,004	£8,138,410	£8,123,931	£7,881,552	£7,639,173
60% LAR : 40% CIR	15%	£8,685,332	£7,401,077	£7,340,482	£7,326,004	£7,083,624	£6,841,245
60% LAR : 40% CIR	20%	£7,822,166	£6,603,150	£6,542,555	£6,528,077	£6,285,697	£6,043,318
60% LAR : 40% CIR	25%	£6,959,000	£5,805,223	£5,744,628	£5,730,149	£5,487,770	£5,245,391
60% LAR : 40% CIR	30%	£6,095,834	£5,007,296	£4,946,701	£4,932,221	£4,689,843	£4,447,464
60% LAR : 40% CIR	35%	£5,232,667	£4,209,369	£4,148,774	£4,134,294	£3,891,916	£3,649,536
60% LAR : 40% CIR	40%	£4,369,501	£3,411,441	£3,350,846	£3,336,367	£3,093,989	£2,851,609
60% LAR : 40% CIR	45%	£3,506,335	£2,613,514	£2,552,919	£2,538,440	£2,296,061	£2,053,682
60% LAR : 40% CIR	50%	£2,643,169	£1,815,586	£1,754,991	£1,740,513	£1,498,133	£1,255,755

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£12,951,431	£11,471,459	£11,410,865	£11,396,385	£11,154,007	£10,911,628
60% LAR : 40% CIR	5%	£12,088,265	£10,673,532	£10,612,937	£10,598,458	£10,356,079	£10,113,700
60% LAR : 40% CIR	10%	£11,225,099	£9,875,604	£9,815,010	£9,800,531	£9,558,152	£9,315,773
60% LAR : 40% CIR	15%	£10,361,932	£9,077,677	£9,017,082	£9,002,604	£8,760,224	£8,517,845
60% LAR : 40% CIR	20%	£9,498,766	£8,279,750	£8,219,155	£8,204,677	£7,962,297	£7,719,918
60% LAR : 40% CIR	25%	£8,635,600	£7,481,823	£7,421,228	£7,406,749	£7,164,370	£6,921,991
60% LAR : 40% CIR	30%	£7,772,434	£6,683,896	£6,623,301	£6,608,821	£6,366,443	£6,124,064
60% LAR : 40% CIR	35%	£6,909,267	£5,885,969	£5,825,374	£5,810,894	£5,568,516	£5,326,136
60% LAR : 40% CIR	40%	£6,046,101	£5,088,041	£5,027,446	£5,012,967	£4,770,589	£4,528,209
60% LAR : 40% CIR	45%	£5,182,935	£4,290,114	£4,229,519	£4,215,040	£3,972,661	£3,730,282
60% LAR : 40% CIR	50%	£4,319,769	£3,492,186	£3,431,591	£3,417,113	£3,174,733	£2,932,355

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£14,833,331	£13,353,359	£13,292,765	£13,278,285	£13,035,907	£12,793,528
60% LAR : 40% CIR	5%	£14,070,165	£12,555,432	£12,504,837	£12,490,358	£12,247,979	£12,005,600
60% LAR : 40% CIR	10%	£13,206,999	£11,757,504	£11,706,910	£11,692,431	£11,450,052	£11,207,673
60% LAR : 40% CIR	15%	£12,343,832	£11,059,577	£10,998,982	£10,984,504	£10,742,124	£10,499,745
60% LAR : 40% CIR	20%	£11,480,666	£10,261,650	£10,201,055	£10,186,577	£9,944,197	£9,701,818
60% LAR : 40% CIR	25%	£10,617,500	£9,463,723	£9,403,128	£9,388,649	£9,146,270	£8,903,891
60% LAR : 40% CIR	30%	£9,754,334	£8,665,796	£8,605,201	£8,590,721	£8,348,343	£8,105,964
60% LAR : 40% CIR	35%	£8,891,167	£7,867,869	£7,807,274	£7,792,794	£7,550,416	£7,308,036
60% LAR : 40% CIR	40%	£8,028,001	£7,069,941	£7,009,346	£7,004,867	£6,762,488	£6,520,109
60% LAR : 40% CIR	45%	£7,164,835	£6,272,014	£6,211,419	£6,196,940	£5,954,561	£5,712,182
60% LAR : 40% CIR	50%	£6,301,669	£5,474,086	£5,413,491	£5,399,013	£5,156,633	£4,914,255

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone B - £1,300 psf
------------	---------------------

No Units	30
Site Area	0.1 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£17,943,355	£16,448,194	£16,387,599	£16,373,120	£16,130,741	£15,888,362
60% LAR : 40% CIR	5%	£17,932,692	£15,603,530	£15,542,935	£15,528,467	£15,286,077	£15,043,698
60% LAR : 40% CIR	10%	£16,122,031	£14,758,866	£14,698,271	£14,683,792	£14,441,413	£14,199,034
60% LAR : 40% CIR	15%	£15,211,968	£13,914,202	£13,853,607	£13,839,128	£13,596,750	£13,354,370
60% LAR : 40% CIR	20%	£14,300,705	£13,069,538	£13,009,943	£12,994,464	£12,752,085	£12,509,706
60% LAR : 40% CIR	25%	£13,390,043	£12,224,873	£12,164,279	£12,149,800	£11,907,421	£11,665,042
60% LAR : 40% CIR	30%	£12,479,380	£11,380,210	£11,319,615	£11,305,136	£11,062,757	£10,820,378
60% LAR : 40% CIR	35%	£11,568,718	£10,535,546	£10,474,951	£10,460,472	£10,218,093	£9,975,714
60% LAR : 40% CIR	40%	£10,658,056	£9,690,882	£9,630,287	£9,615,808	£9,373,429	£9,131,050
60% LAR : 40% CIR	45%	£9,747,394	£8,846,218	£8,785,623	£8,771,144	£8,528,765	£8,286,386
60% LAR : 40% CIR	50%	£8,836,731	£8,001,554	£7,940,959	£7,926,480	£7,684,100	£7,441,722

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£8,178,455	£6,683,294	£6,622,699	£6,608,220	£6,365,841	£6,123,462
60% LAR : 40% CIR	5%	£7,267,792	£5,838,630	£5,778,035	£5,763,557	£5,521,177	£5,278,798
60% LAR : 40% CIR	10%	£6,357,131	£4,993,966	£4,933,371	£4,918,892	£4,676,513	£4,434,134
60% LAR : 40% CIR	15%	£5,446,468	£4,149,302	£4,088,707	£4,074,228	£3,831,850	£3,589,470
60% LAR : 40% CIR	20%	£4,535,805	£3,304,638	£3,244,043	£3,229,564	£2,987,185	£2,744,806
60% LAR : 40% CIR	25%	£3,625,143	£2,459,973	£2,399,379	£2,384,900	£2,142,521	£1,900,142
60% LAR : 40% CIR	30%	£2,714,480	£1,615,310	£1,554,715	£1,540,236	£1,297,857	£1,055,478
60% LAR : 40% CIR	35%	£1,803,818	£770,646	£710,051	£695,572	£453,193	£210,814
60% LAR : 40% CIR	40%	£933,156	£-79,018	£-184,613	£-169,134	£91,477	£-253,865
60% LAR : 40% CIR	45%	£-17,506	£-916,682	£-979,277	£-993,758	£-1,236,135	£-1,478,514
60% LAR : 40% CIR	50%	£-928,169	£-1,763,246	£-1,823,841	£-1,838,320	£-2,080,600	£-2,323,178

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£12,224,755	£10,729,594	£10,668,999	£10,654,520	£10,412,141	£10,169,762
60% LAR : 40% CIR	5%	£11,314,092	£9,884,930	£9,824,335	£9,809,857	£9,567,477	£9,325,098
60% LAR : 40% CIR	10%	£10,403,431	£9,040,266	£8,979,671	£8,965,192	£8,722,813	£8,480,434
60% LAR : 40% CIR	15%	£9,492,768	£8,195,602	£8,135,007	£8,120,528	£7,878,150	£7,635,770
60% LAR : 40% CIR	20%	£8,582,105	£7,350,938	£7,290,343	£7,275,864	£7,033,485	£6,791,106
60% LAR : 40% CIR	25%	£7,671,443	£6,506,273	£6,445,679	£6,431,200	£6,188,821	£5,946,442
60% LAR : 40% CIR	30%	£6,760,780	£5,661,610	£5,601,015	£5,586,536	£5,344,157	£5,101,778
60% LAR : 40% CIR	35%	£5,850,118	£4,816,946	£4,756,351	£4,741,872	£4,499,493	£4,257,114
60% LAR : 40% CIR	40%	£4,939,456	£3,972,282	£3,911,687	£3,897,208	£3,654,829	£3,412,450
60% LAR : 40% CIR	45%	£4,028,794	£3,127,618	£3,067,023	£3,052,544	£2,810,165	£2,567,786
60% LAR : 40% CIR	50%	£3,118,131	£2,282,954	£2,222,359	£2,207,880	£1,965,500	£1,723,122

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£13,901,355	£12,406,194	£12,345,599	£12,331,120	£12,088,741	£11,846,362
60% LAR : 40% CIR	5%	£11,314,092	£9,884,930	£9,824,335	£9,809,857	£9,567,477	£9,325,098
60% LAR : 40% CIR	10%	£10,403,431	£9,040,266	£8,979,671	£8,965,192	£8,722,813	£8,480,434
60% LAR : 40% CIR	15%	£9,492,768	£8,195,602	£8,135,007	£8,120,528	£7,878,150	£7,635,770
60% LAR : 40% CIR	20%	£8,582,105	£7,350,938	£7,290,343	£7,275,864	£7,033,485	£6,791,106
60% LAR : 40% CIR	25%	£7,671,443	£6,506,273	£6,445,679	£6,431,200	£6,188,821	£5,946,442
60% LAR : 40% CIR	30%	£6,760,780	£5,661,610	£5,601,015	£5,586,536	£5,344,157	£5,101,778
60% LAR : 40% CIR	35%	£5,850,118	£4,816,946	£4,756,351	£4,741,872	£4,499,493	£4,257,114
60% LAR : 40% CIR	40%	£4,939,456	£3,972,282	£3,911,687	£3,897,208	£3,654,829	£3,412,450
60% LAR : 40% CIR	45%	£4,028,794	£3,127,618	£3,067,023	£3,052,544	£2,810,165	£2,567,786
60% LAR : 40% CIR	50%	£3,118,131	£2,282,954	£2,222,359	£2,207,880	£1,965,500	£1,723,122

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£15,883,255	£14,388,094	£14,327,499	£14,313,020	£14,070,641	£13,828,262
60% LAR : 40% CIR	5%	£14,972,592	£13,543,430	£13,482,835	£13,468,357	£13,225,977	£12,983,598
60% LAR : 40% CIR	10%	£14,061,931	£12,698,766	£12,638,171	£12,623,692	£12,381,313	£12,138,934
60% LAR : 40% CIR	15%	£13,151,268	£11,854,102	£11,793,507	£11,779,028	£11,536,650	£11,294,270
60% LAR : 40% CIR	20%	£12,240,605	£11,009,438	£10,948,843	£10,934,364	£10,691,985	£10,449,606
60% LAR : 40% CIR	25%	£11,329,943	£10,164,773	£10,104,179	£10,089,700	£9,847,321	£9,604,942
60% LAR : 40% CIR	30%	£10,419,280	£9,320,110	£9,259,515	£9,245,036	£9,002,657	£8,760,278
60% LAR : 40% CIR	35%	£9,508,618	£8,475,446	£8,414,851	£8,400,372	£8,157,993	£7,915,614
60% LAR : 40% CIR	40%	£8,597,956	£7,630,782	£7,570,187	£7,555,708	£7,313,329	£7,070,950
60% LAR : 40% CIR	45%	£7,687,294	£6,786,118	£6,725,523	£6,711,044	£6,468,665	£6,226,286
60% LAR : 40% CIR	50%	£6,776,631	£5,941,454	£5,880,859	£5,866,380	£5,624,000	£5,381,622

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone B - £900 psf
------------	-------------------

No Units	50
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,692,339	£2,636,942	£2,496,485	£2,471,049	£1,901,221	£1,326,020
60% LAR : 40% CIR	5%	£4,126,994	£2,164,563	£2,022,670	£1,997,331	£1,427,551	£851,305
60% LAR : 40% CIR	10%	£3,553,712	£1,685,520	£1,544,151	£1,518,900	£945,560	£371,453
60% LAR : 40% CIR	15%	£2,977,336	£1,199,430	£1,056,390	£1,030,837	£458,677	£-115,215
60% LAR : 40% CIR	20%	£2,396,321	£705,392	£562,795	£537,316	£-33,574	£-512,961
60% LAR : 40% CIR	25%	£1,810,705	£206,759	£64,563	£39,150	£-337,712	£-1,115,170
60% LAR : 40% CIR	30%	£1,220,535	£-300,946	£-444,945	£-470,689	£-1,046,689	£-1,622,688
60% LAR : 40% CIR	35%	£620,364	£-816,374	£-950,052	£-985,745	£-1,550,456	£-2,135,166
60% LAR : 40% CIR	40%	£14,353	£-1,336,327	£-1,479,724	£-1,505,375	£-2,079,864	£-2,652,553
60% LAR : 40% CIR	45%	£-605,845	£-1,860,756	£-2,003,915	£-2,029,530	£-2,602,164	£-3,174,797
60% LAR : 40% CIR	50%	£-1,230,763	£-2,389,615	£-2,532,576	£-2,558,165	£-3,130,006	£-3,701,848

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,257,519	£11,319,915	£11,453,372	£11,478,808	£12,048,837	£12,623,837
60% LAR : 40% CIR	5%	£8,684,463	£10,746,266	£10,880,197	£10,905,528	£11,475,528	£12,050,528
60% LAR : 40% CIR	10%	£8,109,146	£10,171,537	£10,304,705	£10,329,937	£10,900,297	£11,527,037
60% LAR : 40% CIR	15%	£7,533,537	£9,597,427	£9,731,467	£9,756,700	£10,331,020	£10,907,760
60% LAR : 40% CIR	20%	£6,957,337	£9,022,468	£9,165,862	£9,191,095	£9,761,931	£10,334,595
60% LAR : 40% CIR	25%	£6,381,137	£8,447,509	£8,580,903	£8,606,137	£9,192,767	£9,761,427
60% LAR : 40% CIR	30%	£5,805,537	£7,872,550	£8,015,937	£8,041,171	£8,613,603	£9,192,260
60% LAR : 40% CIR	35%	£5,229,337	£7,297,591	£7,440,972	£7,466,206	£8,038,439	£8,717,094
60% LAR : 40% CIR	40%	£4,653,137	£6,722,632	£6,857,667	£6,882,901	£7,463,275	£8,241,928
60% LAR : 40% CIR	45%	£4,077,537	£6,147,673	£6,282,708	£6,307,942	£7,058,111	£7,816,762
60% LAR : 40% CIR	50%	£3,501,337	£5,572,714	£5,707,749	£5,732,983	£6,652,945	£7,411,596

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

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,477,090	£5,830,488	£5,672,943	£5,698,379	£6,288,208	£6,843,408
60% LAR : 40% CIR	5%	£2,902,453	£5,255,539	£5,100,094	£5,125,530	£5,715,357	£6,270,557
60% LAR : 40% CIR	10%	£2,327,816	£4,680,590	£4,525,278	£4,550,714	£5,140,544	£5,695,744
60% LAR : 40% CIR	15%	£1,753,179	£4,105,641	£3,950,327	£3,975,763	£4,565,534	£5,140,934
60% LAR : 40% CIR	20%	£1,178,542	£3,530,692	£3,375,376	£3,400,812	£4,010,544	£4,566,324
60% LAR : 40% CIR	25%	£623,905	£2,955,743	£2,800,000	£2,825,436	£3,405,534	£3,931,714
60% LAR : 40% CIR	30%	£67,268	£2,380,794	£2,225,051	£2,250,487	£2,830,544	£3,357,104
60% LAR : 40% CIR	35%	£-507,369	£1,805,845	£1,650,102	£1,675,538	£2,255,544	£2,782,494
60% LAR : 40% CIR	40%	£-1,082,006	£1,230,896	£1,075,153	£1,100,589	£1,680,544	£2,207,944
60% LAR : 40% CIR	45%	£-1,656,643	£65,947	£-90,800	£-65,364	£1,105,544	£1,682,494
60% LAR : 40% CIR	50%	£-2,231,280	£-519,502	£-365,753	£-340,189	£1,110,544	£1,687,444

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,081,947	£3,135,343	£3,277,800	£3,303,236	£3,873,065	£4,443,265
60% LAR : 40% CIR	5%	£4,044,054	£5,004,855	£5,147,312	£5,172,748	£5,742,577	£6,312,777
60% LAR : 40% CIR	10%	£4,615,717	£4,483,908	£4,626,365	£4,651,801	£5,221,630	£5,791,830
60% LAR : 40% CIR	15%	£5,187,380	£3,962,959	£4,105,822	£4,131,258	£4,701,087	£5,271,287
60% LAR : 40% CIR	20%	£5,759,043	£3,442,010	£3,585,279	£3,610,715	£4,180,916	£4,751,486
60% LAR : 40% CIR	25%	£6,330,706	£2,921,061	£3,064,732	£3,090,168	£3,670,307	£4,241,937
60% LAR : 40% CIR	30%	£6,902,369	£2,400,112	£2,543,785	£2,569,221	£3,150,746	£3,731,388
60% LAR : 40% CIR	35%	£7,474,032	£1,879,163	£2,022,838	£2,048,274	£2,628,701	£3,211,839
60% LAR : 40% CIR	40%	£8,045,695	£1,358,214	£1,501,891	£1,527,327	£2,108,646	£2,701,290
60% LAR : 40% CIR	45%	£8,617,358	£83,265	£-141,762	£-116,198	£1,688,591	£2,281,741
60% LAR : 40% CIR	50%	£9,189,021	£-377,684	£-521,315	£-495,751	£1,683,542	£2,276,692

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,749,339	£3,848,885	£3,981,342	£4,006,778	£4,576,607	£5,146,407
60% LAR : 40% CIR	5%	£1,174,602	£3,273,936	£3,406,393	£3,431,829	£4,001,656	£4,571,456
60% LAR : 40% CIR	10%	£610,712	£2,698,987	£2,831,444	£2,856,880	£3,406,605	£3,931,405
60% LAR : 40% CIR	15%	£4,328	£2,124,038	£2,256,495	£2,281,931	£2,836,650	£3,361,450
60% LAR : 40% CIR	20%	£-1,452,152	£1,549,089	£1,681,546	£1,706,982	£2,261,705	£2,786,505
60% LAR : 40% CIR	25%	£-2,026,765	£974,140	£1,106,597	£1,132,033	£1,686,750	£2,211,550
60% LAR : 40% CIR	30%	£-2,601,378	£409,191	£531,654	£557,090	£1,131,705	£1,686,505
60% LAR : 40% CIR	35%	£-3,175,991	£-165,858	£-29,901	£-48,337	£1,126,756	£1,681,556
60% LAR : 40% CIR	40%	£-3,750,604	£-740,909	£-884,358	£-909,794	£1,121,707	£1,676,507
60% LAR : 40% CIR	45%	£-4,325,217	£-1,315,960	£-1,449,409	£-1,474,845	£1,116,658	£1,671,558
60% LAR : 40% CIR	50%	£-4,900,830	£-1,890,011	£-2,023,960	£-2,049,396	£1,111,609	£1,666,509

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone B - £950 psf
------------	-------------------

No Units	50
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,830,710	£3,758,521	£3,616,064	£3,590,628	£3,020,799	£2,450,977
60% LAR - 40% CIR	5%	£5,206,277	£3,228,162	£3,086,270	£3,060,830	£2,493,364	£1,925,796
60% LAR - 40% CIR	10%	£4,577,706	£2,693,141	£2,551,771	£2,526,521	£1,981,043	£1,393,153
60% LAR - 40% CIR	15%	£3,944,444	£2,153,504	£2,012,614	£1,987,444	£1,423,615	£851,456
60% LAR - 40% CIR	20%	£3,308,337	£1,609,296	£1,468,944	£1,443,747	£875,108	£304,723
60% LAR - 40% CIR	25%	£2,684,033	£1,058,175	£915,980	£890,666	£321,786	£-250,763
60% LAR - 40% CIR	30%	£2,016,976	£498,233	£356,397	£331,041	£-239,908	£-815,908
60% LAR - 40% CIR	35%	£1,365,412	£-97,221	£-210,889	£-236,582	£-811,302	£-1,386,014
60% LAR - 40% CIR	40%	£705,654	£-584,800	£-788,198	£-813,849	£-1,397,458	£-2,981,027
60% LAR - 40% CIR	45%	£37,779	£-1,226,857	£-1,370,016	£-1,395,631	£-1,968,265	£-2,540,899
60% LAR - 40% CIR	50%	£-645,128	£-1,813,343	£-1,956,304	£-1,981,892	£-2,553,735	£-3,125,577

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,119,747	£-10,191,337	£-10,333,793	£-10,389,230	£-10,928,058	£-11,498,886
60% LAR - 40% CIR	5%	£2,143,688	£-10,121,698	£-10,263,807	£-10,319,667	£-11,486,460	£-12,024,061
60% LAR - 40% CIR	10%	£-9,372,151	£-11,256,716	£-11,388,086	£-11,423,336	£-11,988,814	£-12,556,704
60% LAR - 40% CIR	15%	£-10,005,413	£-11,796,353	£-11,937,243	£-11,962,413	£-12,526,242	£-13,069,401
60% LAR - 40% CIR	20%	£-10,643,320	£-12,340,581	£-12,481,013	£-12,506,110	£-13,074,749	£-13,645,134
60% LAR - 40% CIR	25%	£-11,285,824	£-12,881,602	£-13,021,877	£-13,046,291	£-13,628,017	£-14,200,020
60% LAR - 40% CIR	30%	£-11,932,881	£-13,421,625	£-13,562,460	£-13,586,816	£-14,189,765	£-14,765,765
60% LAR - 40% CIR	35%	£-12,584,445	£-13,961,078	£-14,102,756	£-14,126,449	£-14,701,199	£-15,335,877
60% LAR - 40% CIR	40%	£-13,243,829	£-14,500,859	£-14,642,055	£-14,665,768	£-15,237,295	£-15,910,685
60% LAR - 40% CIR	45%	£-13,912,078	£-15,039,714	£-15,183,873	£-15,207,488	£-15,818,122	£-16,490,756
60% LAR - 40% CIR	50%	£-14,584,985	£-15,578,201	£-15,728,181	£-15,751,749	£-16,503,592	£-17,175,454

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,339,318	£-4,410,908	£-4,553,395	£-4,578,891	£-5,148,630	£-5,718,457
60% LAR - 40% CIR	5%	£2,363,259	£-4,340,967	£-4,483,368	£-4,508,864	£-5,078,603	£-5,648,430
60% LAR - 40% CIR	10%	£-3,591,723	£-5,476,288	£-5,617,658	£-5,642,907	£-6,208,386	£-6,776,275
60% LAR - 40% CIR	15%	£-4,224,984	£-6,015,925	£-6,156,815	£-6,181,985	£-6,748,813	£-7,317,872
60% LAR - 40% CIR	20%	£-4,862,861	£-6,556,132	£-6,700,585	£-6,725,862	£-7,294,380	£-7,864,705
60% LAR - 40% CIR	25%	£-5,505,395	£-7,111,254	£-7,253,449	£-7,278,583	£-7,847,643	£-8,420,191
60% LAR - 40% CIR	30%	£-6,152,453	£-7,671,196	£-7,813,031	£-7,838,388	£-8,409,337	£-8,985,337
60% LAR - 40% CIR	35%	£-6,804,016	£-8,236,549	£-8,380,328	£-8,404,020	£-8,989,731	£-9,565,442
60% LAR - 40% CIR	40%	£-7,462,874	£-8,814,229	£-8,957,627	£-8,981,277	£-9,566,867	£-10,139,456
60% LAR - 40% CIR	45%	£-8,131,650	£-9,396,286	£-9,539,444	£-9,562,060	£-10,137,694	£-10,710,328
60% LAR - 40% CIR	50%	£-8,814,956	£-9,982,772	£-10,126,732	£-10,151,321	£-10,723,163	£-11,295,006

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£55,825	£-2,015,765	£-2,188,222	£-2,183,658	£-2,753,887	£-3,323,315
60% LAR - 40% CIR	5%	£58,869	£-2,046,197	£-2,220,016	£-2,215,386	£-2,786,122	£-3,354,893
60% LAR - 40% CIR	10%	£-1,196,580	£-3,081,145	£-3,222,515	£-3,217,764	£-3,813,243	£-4,381,132
60% LAR - 40% CIR	15%	£-1,829,941	£-4,126,093	£-4,268,672	£-4,263,842	£-4,859,670	£-5,428,830
60% LAR - 40% CIR	20%	£-2,462,748	£-5,170,941	£-5,313,442	£-5,308,539	£-5,895,177	£-6,464,962
60% LAR - 40% CIR	25%	£-3,110,252	£-6,215,789	£-6,358,306	£-6,353,320	£-6,938,500	£-7,504,048
60% LAR - 40% CIR	30%	£-3,757,310	£-7,260,637	£-7,402,888	£-7,397,825	£-7,973,194	£-8,539,194
60% LAR - 40% CIR	35%	£-4,404,814	£-8,305,485	£-8,448,035	£-8,442,917	£-8,998,088	£-9,563,320
60% LAR - 40% CIR	40%	£-5,052,318	£-9,350,333	£-9,492,184	£-9,486,987	£-10,032,619	£-10,597,552
60% LAR - 40% CIR	45%	£-5,700,142	£-10,395,181	£-10,536,035	£-10,530,767	£-11,077,251	£-11,642,284
60% LAR - 40% CIR	50%	£-6,348,416	£-11,440,029	£-11,580,889	£-11,575,551	£-12,116,845	£-12,681,918

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,887,710	£815,521	£875,084	£877,928	£777,798	£682,937
60% LAR - 40% CIR	5%	£2,963,277	£881,162	£940,720	£943,580	£843,658	£748,324
60% LAR - 40% CIR	10%	£1,634,706	£-249,859	£-391,229	£-416,479	£-681,957	£-1,049,847
60% LAR - 40% CIR	15%	£1,011,444	£-788,496	£-930,866	£-956,556	£-1,319,386	£-1,991,544
60% LAR - 40% CIR	20%	£363,637	£-1,333,108	£-1,474,166	£-1,499,262	£-2,067,692	£-2,938,277
60% LAR - 40% CIR	25%	£-278,967	£-1,884,825	£-2,027,020	£-2,052,434	£-2,621,214	£-3,193,763
60% LAR - 40% CIR	30%	£-396,024	£-2,444,767	£-2,586,003	£-2,611,999	£-3,182,908	£-3,758,768
60% LAR - 40% CIR	35%	£-517,688	£-3,010,221	£-3,151,899	£-3,178,582	£-3,754,362	£-4,329,014
60% LAR - 40% CIR	40%	£-636,440	£-3,587,500	£-3,731,198	£-3,756,849	£-4,330,438	£-4,904,027
60% LAR - 40% CIR	45%	£-755,221	£-4,169,857	£-4,313,016	£-4,338,631	£-4,911,265	£-5,483,899
60% LAR - 40% CIR	50%	£-874,028	£-4,756,343	£-4,909,304	£-4,924,992	£-5,496,726	£-6,068,977

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone B - £1,000 psf
------------	---------------------

No Units	50
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,967,882	£4,878,099	£4,735,642	£4,710,206	£4,140,377	£3,570,549
60% LAR - 40% CIR	5%	£3,287,190	£4,291,761	£4,149,869	£4,124,530	£3,556,963	£2,989,596
60% LAR - 40% CIR	10%	£5,601,700	£3,700,761	£3,559,392	£3,534,141	£2,968,663	£2,403,184
60% LAR - 40% CIR	15%	£4,911,551	£3,105,145	£2,964,256	£2,939,086	£2,375,525	£1,811,965
60% LAR - 40% CIR	20%	£4,216,755	£2,504,960	£2,364,586	£2,339,409	£1,777,597	£1,212,801
60% LAR - 40% CIR	25%	£3,517,381	£1,900,248	£1,760,190	£1,735,158	£1,173,203	£694,422
60% LAR - 40% CIR	30%	£2,813,415	£1,291,058	£1,151,083	£1,125,696	£68,353	£-8,128
60% LAR - 40% CIR	35%	£2,104,963	£671,683	£530,165	£504,859	£-62,150	£-636,860
60% LAR - 40% CIR	40%	£1,392,051	£46,023	£-436,872	£-412,322	£-996,911	£-1,269,501
60% LAR - 40% CIR	45%	£672,296	£-592,958	£-736,117	£-761,732	£-1,334,366	£-1,807,000
60% LAR - 40% CIR	50%	£-59,491	£-1,237,072	£-1,380,032	£-1,405,621	£-1,977,463	£-2,549,305

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,381,975	£9,071,758	£9,274,215	£9,239,651	£9,809,480	£10,379,308
60% LAR - 40% CIR	0%	£7,062,698	£9,868,097	£9,769,889	£9,625,397	£10,392,894	£10,963,441
60% LAR - 40% CIR	10%	£6,348,157	£10,249,096	£10,390,485	£10,435,716	£10,981,195	£11,546,873
60% LAR - 40% CIR	15%	£5,038,307	£10,844,712	£10,985,602	£11,070,772	£11,574,333	£12,137,892
60% LAR - 40% CIR	20%	£3,793,102	£11,444,897	£11,585,351	£11,670,448	£12,172,390	£12,736,956
60% LAR - 40% CIR	25%	£2,433,496	£12,049,607	£12,189,607	£12,214,669	£12,774,664	£13,345,438
60% LAR - 40% CIR	30%	£1,136,442	£12,658,799	£12,798,804	£12,824,161	£13,391,594	£13,958,385
60% LAR - 40% CIR	35%	£-11,844,804	£13,278,174	£13,419,093	£13,444,399	£14,012,007	£14,586,718
60% LAR - 40% CIR	40%	£-12,657,805	£13,903,834	£14,046,529	£14,072,173	£14,645,768	£15,219,358
60% LAR - 40% CIR	45%	£-13,277,561	£14,542,815	£14,685,074	£14,711,589	£15,284,223	£15,856,857
60% LAR - 40% CIR	50%	£-14,009,348	£15,186,929	£15,329,888	£15,355,478	£15,927,521	£16,499,162

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,261,546	£3,291,330	£3,433,787	£3,459,223	£4,029,051	£4,598,879
60% LAR - 40% CIR	0%	£1,982,698	£3,817,695	£4,019,598	£4,044,958	£4,614,786	£5,184,614
60% LAR - 40% CIR	10%	£2,567,728	£4,468,668	£4,610,037	£4,635,287	£5,200,766	£5,766,245
60% LAR - 40% CIR	15%	£3,257,878	£5,084,283	£5,205,173	£5,230,343	£5,793,804	£6,357,464
60% LAR - 40% CIR	20%	£3,952,073	£5,684,469	£5,804,862	£5,830,019	£6,381,831	£6,968,528
60% LAR - 40% CIR	25%	£4,652,088	£6,269,180	£6,409,238	£6,434,271	£6,966,226	£7,555,005
60% LAR - 40% CIR	30%	£5,356,014	£6,878,370	£7,074,376	£7,043,732	£7,611,076	£8,178,556
60% LAR - 40% CIR	35%	£6,064,465	£7,497,745	£7,699,264	£7,664,570	£8,231,578	£8,806,289
60% LAR - 40% CIR	40%	£6,777,377	£8,123,408	£8,298,101	£8,261,781	£8,866,540	£9,433,929
60% LAR - 40% CIR	45%	£7,497,132	£8,762,387	£8,905,545	£8,931,181	£9,503,795	£10,076,429
60% LAR - 40% CIR	50%	£8,228,919	£9,406,591	£9,548,461	£9,573,059	£10,148,899	£10,718,733

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,193,397	£886,197	£1,038,844	£1,064,080	£1,633,908	£2,203,736
60% LAR - 40% CIR	0%	£3,124,874	£1,462,025	£1,624,410	£1,649,785	£2,217,523	£2,794,898
60% LAR - 40% CIR	10%	£1,72,586	£2,073,325	£2,244,894	£2,240,145	£2,805,623	£3,371,102
60% LAR - 40% CIR	15%	£-892,715	£2,689,140	£2,810,030	£2,835,290	£3,398,761	£3,962,321
60% LAR - 40% CIR	20%	£1,657,630	£3,299,320	£3,409,780	£3,434,877	£3,998,689	£4,561,395
60% LAR - 40% CIR	25%	£2,256,925	£3,874,037	£4,014,095	£4,039,128	£4,601,083	£5,169,864
60% LAR - 40% CIR	30%	£2,960,871	£4,483,227	£4,623,233	£4,648,589	£5,218,933	£5,783,414
60% LAR - 40% CIR	35%	£3,669,322	£5,102,602	£5,244,121	£5,269,487	£5,876,435	£6,441,146
60% LAR - 40% CIR	40%	£4,382,235	£5,726,263	£5,870,358	£5,895,508	£6,470,197	£7,043,788
60% LAR - 40% CIR	45%	£5,101,990	£6,367,244	£6,510,402	£6,536,018	£7,108,652	£7,681,286
60% LAR - 40% CIR	50%	£5,839,719	£7,011,358	£7,154,318	£7,179,957	£7,751,749	£8,323,591

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,024,882	£1,935,089	£1,782,642	£1,767,206	£1,197,317	£687,589
60% LAR - 40% CIR	0%	£3,344,180	£1,206,896	£1,054,590	£1,039,150	£513,963	£45,396
60% LAR - 40% CIR	10%	£2,658,700	£757,761	£616,392	£591,141	£25,663	£-29,816
60% LAR - 40% CIR	15%	£1,988,351	£1,62,145	£21,252	£-914	£-997,478	£-1,131,035
60% LAR - 40% CIR	20%	£1,273,755	£-818,894	£-673,594	£-648,104	£-1,166,403	£-1,201,099
60% LAR - 40% CIR	25%	£574,361	£-1,042,752	£-1,182,810	£-1,207,842	£-1,769,797	£-2,338,578
60% LAR - 40% CIR	30%	£-129,395	£-1,651,942	£-1,791,947	£-1,817,394	£-2,394,647	£-2,962,128
60% LAR - 40% CIR	35%	£-398,057	£-2,211,917	£-2,412,865	£-2,438,141	£-3,005,150	£-3,579,863
60% LAR - 40% CIR	40%	£-1,550,940	£-2,896,577	£-3,059,672	£-3,065,322	£-3,638,911	£-4,212,501
60% LAR - 40% CIR	45%	£-2,270,704	£-3,535,958	£-3,679,117	£-3,704,732	£-4,277,366	£-4,850,000
60% LAR - 40% CIR	50%	£-3,002,481	£-4,189,072	£-4,329,032	£-4,348,621	£-4,920,463	£-5,492,356

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone B - £1,050 psf
------------	---------------------

No Units	50
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,105,653	£5,967,677	£5,855,220	£5,829,754	£5,259,955	£4,690,128
60% LAR : 40% CIR	5%	£7,368,042	£5,355,361	£5,213,488	£5,188,129	£4,620,562	£4,052,995
60% LAR : 40% CIR	10%	£6,625,694	£4,708,382	£4,567,013	£4,541,762	£3,976,283	£3,410,805
60% LAR : 40% CIR	15%	£5,878,656	£4,056,787	£3,915,897	£3,890,727	£3,327,166	£2,763,606
60% LAR : 40% CIR	20%	£5,126,972	£3,403,622	£3,260,170	£3,235,073	£2,672,259	£2,111,447
60% LAR : 40% CIR	25%	£4,370,686	£2,759,932	£2,599,875	£2,574,842	£2,014,610	£1,454,379
60% LAR : 40% CIR	30%	£3,609,855	£2,074,762	£1,936,068	£1,910,083	£1,351,267	£785,665
60% LAR : 40% CIR	35%	£2,844,514	£1,405,159	£1,265,768	£1,240,842	£676,679	£110,605
60% LAR : 40% CIR	40%	£2,074,714	£727,157	£595,914	£569,849	£-4,398	£-577,975
60% LAR : 40% CIR	45%	£1,300,500	£40,326	£-102,218	£-127,833	£-700,467	£-1,273,101
60% LAR : 40% CIR	50%	£518,238	£-660,800	£-803,761	£-829,350	£-1,401,191	£-1,973,034

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,844,204	£7,852,180	£8,094,837	£8,120,073	£8,689,902	£9,259,730
60% LAR : 40% CIR	5%	£6,591,615	£8,594,496	£8,766,389	£8,781,728	£9,350,295	£9,920,162
60% LAR : 40% CIR	10%	£7,324,163	£9,241,475	£9,382,845	£9,398,066	£9,973,574	£10,559,052
60% LAR : 40% CIR	15%	£8,071,202	£9,893,070	£10,003,960	£10,009,130	£10,622,691	£11,186,251
60% LAR : 40% CIR	20%	£8,822,885	£10,549,235	£10,659,688	£10,714,785	£11,276,598	£11,838,410
60% LAR : 40% CIR	25%	£9,576,108	£11,209,625	£11,349,982	£11,345,015	£11,935,447	£12,496,478
60% LAR : 40% CIR	30%	£10,340,002	£11,875,095	£12,014,799	£12,009,774	£12,598,591	£13,164,102
60% LAR : 40% CIR	35%	£11,103,843	£12,544,668	£12,684,090	£12,709,015	£13,273,178	£13,839,252
60% LAR : 40% CIR	40%	£11,878,143	£13,222,701	£13,363,943	£13,389,268	£13,964,343	£14,527,632
60% LAR : 40% CIR	45%	£12,649,357	£13,909,532	£14,062,075	£14,077,690	£14,650,324	£15,222,958
60% LAR : 40% CIR	50%	£13,431,819	£14,600,657	£14,753,618	£14,779,207	£15,351,058	£15,922,891

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£93,776	£2,171,751	£2,314,208	£2,339,645	£2,909,473	£3,479,301
60% LAR : 40% CIR	5%	£801,586	£2,614,665	£2,665,960	£2,681,299	£3,251,127	£3,820,955
60% LAR : 40% CIR	10%	£1,543,734	£3,461,047	£3,602,416	£3,627,657	£4,193,145	£4,768,624
60% LAR : 40% CIR	15%	£2,290,773	£4,112,642	£4,253,531	£4,278,701	£4,842,282	£5,405,822
60% LAR : 40% CIR	20%	£3,042,451	£4,766,666	£4,899,269	£4,924,366	£5,493,189	£6,052,981
60% LAR : 40% CIR	25%	£3,798,239	£5,424,496	£5,556,554	£5,581,586	£6,154,818	£6,715,049
60% LAR : 40% CIR	30%	£4,559,573	£6,084,656	£6,234,371	£6,259,345	£6,818,162	£7,383,764
60% LAR : 40% CIR	35%	£5,324,914	£6,746,269	£6,903,661	£6,928,587	£7,492,749	£8,058,623
60% LAR : 40% CIR	40%	£6,094,715	£7,442,272	£7,601,614	£7,626,379	£8,173,914	£8,740,403
60% LAR : 40% CIR	45%	£6,868,920	£8,129,103	£8,271,646	£8,297,262	£8,869,896	£9,442,529
60% LAR : 40% CIR	50%	£7,681,191	£8,839,228	£8,978,189	£8,998,778	£9,570,620	£10,142,469

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,231,367	£223,391	£80,935	£55,498	£91,330	£1,984,158
60% LAR : 40% CIR	5%	£1,602,756	£214,665	£69,617	£46,156	£81,163,724	£1,121,096
60% LAR : 40% CIR	10%	£851,409	£1,065,904	£1,207,273	£1,232,524	£1,798,002	£2,363,481
60% LAR : 40% CIR	15%	£104,370	£1,717,499	£1,898,389	£1,893,598	£2,447,119	£3,010,679
60% LAR : 40% CIR	20%	£287,814	£2,373,663	£2,514,116	£2,539,213	£3,101,098	£3,669,858
60% LAR : 40% CIR	25%	£1,403,596	£3,034,353	£3,174,411	£3,199,444	£3,759,675	£4,319,906
60% LAR : 40% CIR	30%	£2,164,430	£3,699,524	£3,839,228	£3,864,292	£4,423,019	£4,988,621
60% LAR : 40% CIR	35%	£2,929,771	£4,369,126	£4,506,618	£4,531,444	£5,091,088	£5,653,680
60% LAR : 40% CIR	40%	£3,699,572	£5,047,120	£5,188,372	£5,213,637	£5,775,671	£6,339,261
60% LAR : 40% CIR	45%	£4,473,786	£5,733,960	£5,876,503	£5,902,119	£6,474,753	£7,047,387
60% LAR : 40% CIR	50%	£5,256,048	£6,436,628	£6,578,047	£6,603,636	£7,175,477	£7,747,319

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,162,683	£3,084,817	£2,912,220	£2,886,784	£2,376,955	£1,747,728
60% LAR : 40% CIR	5%	£4,426,042	£2,412,261	£2,247,488	£2,255,129	£1,677,562	£1,109,866
60% LAR : 40% CIR	10%	£3,682,694	£1,765,382	£1,624,013	£1,598,762	£1,033,283	£467,805
60% LAR : 40% CIR	15%	£2,935,956	£1,119,787	£972,897	£947,727	£584,165	£-179,394
60% LAR : 40% CIR	20%	£2,183,972	£467,622	£317,170	£292,073	£98,744	£-603,653
60% LAR : 40% CIR	25%	£1,427,689	£-120,988	£-343,125	£-368,158	£-628,300	£-1,488,621
60% LAR : 40% CIR	30%	£666,855	£-898,238	£-1,007,842	£-1,032,917	£-1,591,733	£-2,157,335
60% LAR : 40% CIR	35%	£-98,486	£-1,537,811	£-1,617,232	£-1,702,198	£-2,296,321	£-2,833,395
60% LAR : 40% CIR	40%	£-698,286	£-2,215,843	£-2,357,086	£-2,382,351	£-2,947,386	£-3,520,975
60% LAR : 40% CIR	45%	£-1,642,500	£-2,902,874	£-3,045,218	£-3,070,833	£-3,643,467	£-4,216,101
60% LAR : 40% CIR	50%	£-2,424,762	£-3,609,609	£-3,746,761	£-3,772,356	£-4,344,191	£-4,916,034

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone B - £1,100 psf
------------	---------------------

No Units	50
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£9,243,425	£7,117,255	£6,974,798	£6,949,362	£6,379,534	£5,809,706
60% LAR - 40% CIR	5%	£8,448,528	£6,418,960	£6,277,088	£6,251,728	£5,684,162	£5,116,594
60% LAR - 40% CIR	10%	£7,649,689	£5,716,002	£5,547,632	£5,549,382	£4,983,904	£4,418,426
60% LAR - 40% CIR	15%	£8,845,762	£5,008,429	£4,867,539	£4,842,369	£4,278,808	£3,715,247
60% LAR - 40% CIR	20%	£8,037,189	£4,296,285	£4,155,832	£4,130,735	£3,568,923	£3,007,110
60% LAR - 40% CIR	25%	£5,294,018	£3,579,616	£3,438,658	£3,414,529	£2,854,294	£2,294,062
60% LAR - 40% CIR	30%	£4,406,296	£2,858,467	£2,718,763	£2,693,788	£2,134,972	£1,576,155
60% LAR - 40% CIR	35%	£3,584,086	£2,132,885	£1,983,493	£1,968,567	£1,411,000	£848,499
60% LAR - 40% CIR	40%	£2,737,377	£1,402,913	£1,263,394	£1,238,909	£676,814	£111,845
60% LAR - 40% CIR	45%	£1,926,274	£664,698	£523,691	£498,460	£-66,568	£-639,202
60% LAR - 40% CIR	50%	£1,090,803	£-84,529	£-227,489	£-253,077	£-824,920	£-1,396,761

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,708,432	£8,832,802	£8,978,059	£7,090,495	£7,570,324	£8,140,151
60% LAR - 40% CIR	5%	£5,300,631	£7,580,897	£7,672,788	£5,688,159	£6,268,987	£6,843,265
60% LAR - 40% CIR	10%	£6,300,188	£8,235,855	£8,376,246	£6,400,475	£6,985,953	£7,561,431
60% LAR - 40% CIR	15%	£7,104,095	£8,941,429	£9,082,318	£7,107,488	£7,692,049	£8,267,527
60% LAR - 40% CIR	20%	£7,912,688	£9,653,372	£9,794,025	£7,819,122	£8,414,034	£9,000,012
60% LAR - 40% CIR	25%	£8,725,879	£10,370,042	£10,510,269	£8,643,331	£9,228,796	£9,815,790
60% LAR - 40% CIR	30%	£9,543,361	£11,091,380	£11,231,094	£9,467,686	£10,056,069	£10,651,064
60% LAR - 40% CIR	35%	£10,365,791	£11,816,972	£11,956,364	£10,291,290	£10,885,857	£11,480,358
60% LAR - 40% CIR	40%	£11,192,480	£12,546,844	£12,686,063	£11,116,945	£11,715,943	£12,315,012
60% LAR - 40% CIR	45%	£12,023,584	£13,285,159	£13,426,166	£11,941,397	£12,446,425	£13,060,559
60% LAR - 40% CIR	50%	£12,859,054	£14,034,386	£14,177,346	£12,766,933	£13,174,777	£13,800,618

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£1,073,996	£1,952,173	£1,194,830	£1,220,096	£1,789,895	£2,359,723
60% LAR - 40% CIR	5%	£279,497	£1,560,487	£1,862,360	£1,911,730	£2,485,917	£3,051,834
60% LAR - 40% CIR	10%	£519,740	£2,453,426	£2,594,796	£2,620,047	£3,183,524	£3,751,003
60% LAR - 40% CIR	15%	£1,323,897	£3,181,000	£3,301,890	£3,327,080	£3,890,621	£4,454,182
60% LAR - 40% CIR	20%	£2,132,248	£3,873,144	£4,013,897	£4,038,894	£4,600,586	£5,162,319
60% LAR - 40% CIR	25%	£2,945,410	£4,569,813	£4,729,871	£4,754,502	£5,315,134	£5,875,368
60% LAR - 40% CIR	30%	£3,763,133	£5,270,961	£5,450,666	£5,475,640	£6,034,457	£6,593,274
60% LAR - 40% CIR	35%	£4,585,362	£5,976,543	£6,175,935	£6,200,891	£6,798,428	£7,320,629
60% LAR - 40% CIR	40%	£5,412,055	£6,685,634	£6,905,634	£6,930,520	£7,460,915	£7,957,084
60% LAR - 40% CIR	45%	£6,243,156	£7,397,731	£7,645,738	£7,670,968	£8,235,997	£8,808,630
60% LAR - 40% CIR	50%	£7,078,926	£8,113,987	£8,366,917	£8,422,606	£8,994,348	£9,566,190

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,489,739	£1,342,970	£1,200,513	£1,175,077	£605,248	£35,420
60% LAR - 40% CIR	5%	£274,640	£644,674	£502,783	£471,443	£90,824	£-67,891
60% LAR - 40% CIR	10%	£1,875,403	£58,283	£-199,653	£-224,904	£-790,381	£-1,355,860
60% LAR - 40% CIR	15%	£1,071,476	£785,857	£909,747	£931,917	£1,495,478	£2,059,039
60% LAR - 40% CIR	20%	£262,903	£1,418,001	£1,618,464	£1,643,561	£2,205,363	£2,767,176
60% LAR - 40% CIR	25%	£550,288	£2,194,670	£2,534,728	£2,559,759	£3,191,991	£3,480,223
60% LAR - 40% CIR	30%	£1,367,990	£2,915,819	£3,055,523	£3,080,497	£3,639,314	£4,198,131
60% LAR - 40% CIR	35%	£2,180,219	£3,641,401	£3,780,792	£3,805,718	£4,385,285	£4,905,768
60% LAR - 40% CIR	40%	£3,016,005	£4,371,372	£4,510,491	£4,535,377	£5,097,472	£5,562,441
60% LAR - 40% CIR	45%	£3,848,012	£5,109,588	£5,250,595	£5,275,825	£5,840,854	£6,413,488
60% LAR - 40% CIR	50%	£4,683,483	£5,858,814	£6,001,774	£6,027,363	£6,599,208	£7,171,047

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£6,300,425	£4,114,255	£4,037,798	£4,006,362	£3,438,534	£2,866,706
60% LAR - 40% CIR	5%	£5,505,626	£3,475,960	£3,334,988	£3,305,728	£2,741,162	£2,173,594
60% LAR - 40% CIR	10%	£4,706,689	£2,773,002	£2,631,632	£2,606,382	£2,040,904	£1,475,426
60% LAR - 40% CIR	15%	£3,902,762	£2,065,429	£1,924,539	£1,899,369	£1,335,808	£772,247
60% LAR - 40% CIR	20%	£3,094,189	£1,363,285	£1,212,852	£1,187,735	£626,191	£64,110
60% LAR - 40% CIR	25%	£2,281,018	£636,616	£496,558	£471,506	£-88,708	£-488,938
60% LAR - 40% CIR	30%	£1,463,296	£-84,533	£-224,237	£-249,212	£-808,029	£-1,360,845
60% LAR - 40% CIR	35%	£641,066	£-810,115	£-949,607	£-974,433	£-1,532,090	£-2,084,501
60% LAR - 40% CIR	40%	£-185,823	£-1,540,087	£-1,679,206	£-1,704,091	£-2,266,186	£-2,831,155
60% LAR - 40% CIR	45%	£-1,016,726	£-2,278,302	£-2,419,309	£-2,444,540	£-3,009,568	£-3,582,202
60% LAR - 40% CIR	50%	£-1,652,187	£-3,027,629	£-3,170,489	£-3,196,997	£-3,767,920	£-4,349,761

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone B - £1,150 psf
------------	---------------------

No Units	50
Build Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,376,115	£8,236,834	£8,094,377	£8,068,941	£7,499,112	£6,929,284
60% LAR : 40% CIR	5%	£9,529,611	£7,482,550	£7,340,067	£7,315,328	£6,747,761	£6,180,194
60% LAR : 40% CIR	10%	£8,673,683	£6,723,622	£6,582,253	£6,557,003	£6,091,524	£5,426,046
60% LAR : 40% CIR	15%	£7,812,867	£5,960,070	£5,819,180	£5,794,010	£5,230,449	£4,666,889
60% LAR : 40% CIR	20%	£6,947,407	£5,191,947	£5,051,484	£5,026,397	£4,464,585	£3,902,772
60% LAR : 40% CIR	25%	£6,077,347	£4,419,300	£4,279,242	£4,254,210	£3,693,978	£3,133,747
60% LAR : 40% CIR	30%	£5,202,735	£3,642,172	£3,502,468	£3,477,492	£2,918,676	£2,359,859
60% LAR : 40% CIR	35%	£4,323,618	£2,860,611	£2,721,219	£2,696,293	£2,136,727	£1,581,160
60% LAR : 40% CIR	40%	£3,440,040	£2,074,661	£1,935,561	£1,910,666	£1,354,178	£792,977
60% LAR : 40% CIR	45%	£2,562,048	£1,284,368	£1,145,479	£1,120,628	£658,805	£-5,303
60% LAR : 40% CIR	50%	£1,659,689	£484,353	£343,541	£318,337	£-248,648	£-820,490

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,973,742	£5,713,023	£6,885,480	£6,880,917	£6,430,745	£7,020,573
60% LAR : 40% CIR	5%	£4,403,248	£6,467,289	£6,669,180	£6,634,559	£7,242,086	£7,784,863
60% LAR : 40% CIR	10%	£5,276,174	£7,226,235	£7,367,604	£7,392,855	£7,958,333	£8,503,612
60% LAR : 40% CIR	15%	£6,136,990	£7,989,787	£8,130,677	£8,155,947	£8,719,408	£9,282,969
60% LAR : 40% CIR	20%	£7,002,430	£8,757,910	£8,898,363	£8,923,480	£9,485,272	£10,047,085
60% LAR : 40% CIR	25%	£7,877,510	£9,526,567	£9,667,615	£9,692,648	£10,246,880	£10,810,111
60% LAR : 40% CIR	30%	£8,744,122	£10,297,685	£10,447,380	£10,472,365	£11,031,182	£11,593,998
60% LAR : 40% CIR	35%	£9,626,240	£11,069,249	£11,228,638	£11,253,564	£11,811,130	£12,369,697
60% LAR : 40% CIR	40%	£10,509,817	£11,843,198	£12,014,316	£12,039,201	£12,595,979	£13,156,688
60% LAR : 40% CIR	45%	£11,397,603	£12,616,490	£12,804,378	£12,829,229	£13,391,053	£13,955,160
60% LAR : 40% CIR	50%	£12,290,168	£13,385,504	£13,608,316	£13,633,520	£14,198,505	£14,770,347

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,206,687	£67,405	£75,052	£70,088	£670,317	£1,240,144
60% LAR : 40% CIR	5%	£3,550,182	£288,620	£322,761	£314,083	£1,421,688	£2,000,234
60% LAR : 40% CIR	10%	£504,255	£-1,445,806	£-1,587,175	£-1,612,426	£-2,177,905	£-2,743,383
60% LAR : 40% CIR	15%	£-356,562	£-2,209,358	£-2,350,248	£-2,375,418	£-2,938,979	£-3,502,540
60% LAR : 40% CIR	20%	£-722,022	£-2,977,481	£-3,117,654	£-3,143,061	£-3,706,343	£-4,266,656
60% LAR : 40% CIR	25%	£-1,092,082	£-3,750,129	£-3,890,186	£-3,915,219	£-4,475,451	£-5,035,682
60% LAR : 40% CIR	30%	£-1,466,693	£-4,527,256	£-4,666,961	£-4,691,936	£-5,250,753	£-5,809,570
60% LAR : 40% CIR	35%	£-1,845,811	£-5,309,918	£-5,448,209	£-5,473,136	£-6,030,701	£-6,588,268
60% LAR : 40% CIR	40%	£-2,229,389	£-6,094,168	£-6,231,688	£-6,256,722	£-6,815,281	£-7,374,451
60% LAR : 40% CIR	45%	£-2,617,380	£-6,885,061	£-7,023,949	£-7,048,891	£-7,610,624	£-8,174,371
60% LAR : 40% CIR	50%	£-3,009,730	£-7,685,075	£-7,826,887	£-7,851,091	£-8,418,076	£-8,980,819

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,601,529	£2,462,548	£2,326,091	£2,294,655	£1,724,828	£1,154,998
60% LAR : 40% CIR	5%	£3,750,325	£1,708,273	£1,566,982	£1,541,043	£973,475	£405,809
60% LAR : 40% CIR	10%	£2,899,397	£949,337	£807,967	£782,717	£217,236	£-438,240
60% LAR : 40% CIR	15%	£2,038,581	£185,784	£44,895	£19,725	£-543,836	£-1,107,397
60% LAR : 40% CIR	20%	£1,173,121	£-582,859	£-722,781	£-747,686	£-1,300,700	£-1,861,615
60% LAR : 40% CIR	25%	£303,061	£-1,354,986	£-1,496,044	£-1,520,076	£-2,080,308	£-2,640,538
60% LAR : 40% CIR	30%	£-571,551	£-2,132,114	£-2,271,818	£-2,296,783	£-2,855,610	£-3,414,427
60% LAR : 40% CIR	35%	£-1,450,669	£-2,913,975	£-3,053,667	£-3,077,662	£-3,635,588	£-4,193,126
60% LAR : 40% CIR	40%	£-2,334,246	£-3,698,625	£-3,838,745	£-3,863,529	£-4,420,108	£-4,981,308
60% LAR : 40% CIR	45%	£-3,222,238	£-4,489,919	£-4,628,806	£-4,653,658	£-5,215,481	£-5,779,589
60% LAR : 40% CIR	50%	£-4,114,696	£-5,289,933	£-5,430,744	£-5,455,948	£-6,022,833	£-6,589,776

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,453,115	£5,283,894	£5,151,377	£5,125,941	£4,356,112	£3,586,264
60% LAR : 40% CIR	5%	£6,586,611	£4,539,559	£4,397,667	£4,372,228	£3,604,751	£2,837,194
60% LAR : 40% CIR	10%	£5,730,683	£3,780,622	£3,639,253	£3,614,003	£2,848,524	£2,083,046
60% LAR : 40% CIR	15%	£4,869,967	£3,017,070	£2,876,180	£2,851,010	£2,287,449	£1,723,989
60% LAR : 40% CIR	20%	£4,004,407	£2,248,647	£2,108,494	£2,083,397	£1,521,165	£959,772
60% LAR : 40% CIR	25%	£3,134,347	£1,476,300	£1,336,242	£1,311,210	£750,978	£190,747
60% LAR : 40% CIR	30%	£2,259,735	£699,172	£559,468	£534,492	£29,324	£-383,141
60% LAR : 40% CIR	35%	£1,380,618	£-82,268	£-221,761	£-246,709	£-606,276	£-1,161,640
60% LAR : 40% CIR	40%	£497,040	£-668,339	£-1,007,459	£-1,032,344	£-1,588,822	£-2,150,023
60% LAR : 40% CIR	45%	£-390,952	£-1,458,632	£-1,797,521	£-1,822,372	£-2,384,195	£-2,948,303
60% LAR : 40% CIR	50%	£-1,263,911	£-2,458,647	£-2,996,469	£-3,021,665	£-3,591,648	£-4,163,490

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone B - £1,200 psf
------------	---------------------

No Units	50
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£11,503,368	£9,356,412	£9,213,965	£9,188,519	£8,818,690	£9,048,982
60% LAR : 40% CIR	5%	£10,600,501	£8,548,159	£8,404,286	£8,379,837	£7,811,360	£7,243,793
60% LAR : 40% CIR	10%	£9,692,968	£7,731,243	£7,589,873	£7,564,623	£6,995,145	£6,433,666
60% LAR : 40% CIR	15%	£8,779,973	£6,911,712	£6,770,822	£6,745,652	£6,182,091	£5,618,530
60% LAR : 40% CIR	20%	£7,857,624	£6,087,610	£5,947,157	£5,922,080	£5,368,248	£4,798,436
60% LAR : 40% CIR	25%	£6,930,675	£5,258,983	£5,116,825	£5,093,894	£4,533,652	£3,973,430
60% LAR : 40% CIR	30%	£5,999,175	£4,425,877	£4,286,173	£4,261,197	£3,702,381	£3,143,564
60% LAR : 40% CIR	35%	£5,063,169	£3,588,337	£3,448,945	£3,424,019	£2,866,453	£2,308,886
60% LAR : 40% CIR	40%	£4,122,703	£2,746,407	£2,607,298	£2,582,463	£2,029,925	£1,469,447
60% LAR : 40% CIR	45%	£3,177,823	£1,900,136	£1,761,248	£1,736,396	£1,180,845	£69,149
60% LAR : 40% CIR	50%	£2,228,575	£1,049,565	£910,870	£885,948	£322,700	£-244,219

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,446,480	£4,293,445	£4,735,902	£4,781,338	£5,331,167	£5,900,995
60% LAR : 40% CIR	5%	£3,349,858	£5,063,698	£5,465,991	£5,512,960	£6,136,497	£6,708,064
60% LAR : 40% CIR	10%	£4,256,889	£5,818,614	£6,309,984	£6,355,234	£7,050,712	£7,516,191
60% LAR : 40% CIR	15%	£5,169,884	£6,568,145	£7,179,035	£7,224,295	£7,977,786	£8,331,327
60% LAR : 40% CIR	20%	£6,092,234	£7,302,247	£8,092,700	£8,137,797	£8,989,608	£9,161,422
60% LAR : 40% CIR	25%	£7,019,192	£8,009,874	£8,980,802	£9,025,963	£9,916,196	£9,974,427
60% LAR : 40% CIR	30%	£7,950,662	£8,723,380	£9,683,684	£9,728,860	£10,247,477	£10,806,294
60% LAR : 40% CIR	35%	£8,886,888	£9,461,520	£10,500,912	£10,545,838	£11,093,404	£11,640,971
60% LAR : 40% CIR	40%	£9,827,154	£10,203,450	£11,342,869	£11,387,464	£11,923,362	£12,469,410
60% LAR : 40% CIR	45%	£10,772,034	£10,949,721	£12,188,609	£12,233,611	£12,769,012	£13,330,708
60% LAR : 40% CIR	50%	£11,721,282	£11,700,292	£13,038,987	£13,083,909	£13,627,157	£14,194,076

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,333,940	£1,186,983	£1,044,526	£1,019,090	£449,262	£-120,966
60% LAR : 40% CIR	5%	£2,431,073	£276,130	£234,838	£209,499	£68,674	£-306,565
60% LAR : 40% CIR	10%	£1,523,539	£-98,195	£-79,556	£-69,805	£-1,170,284	£-1,735,762
60% LAR : 40% CIR	15%	£610,544	£-1,257,717	£-1,398,607	£-1,423,776	£-1,987,337	£-2,550,898
60% LAR : 40% CIR	20%	£-111,865	£-2,061,918	£-2,222,272	£-2,247,368	£-2,808,161	£-3,370,993
60% LAR : 40% CIR	25%	£-1,238,753	£-2,910,446	£-3,050,505	£-3,075,538	£-3,635,167	£-4,195,999
60% LAR : 40% CIR	30%	£-2,170,253	£-3,743,551	£-3,883,256	£-3,908,231	£-4,467,048	£-5,025,865
60% LAR : 40% CIR	35%	£-3,106,390	£-4,561,092	£-4,700,484	£-4,725,410	£-5,302,976	£-5,880,543
60% LAR : 40% CIR	40%	£-4,046,729	£-5,363,971	£-5,502,140	£-5,527,098	£-6,143,593	£-6,699,952
60% LAR : 40% CIR	45%	£-4,991,606	£-6,269,293	£-6,408,181	£-6,433,032	£-7,088,583	£-7,650,280
60% LAR : 40% CIR	50%	£-5,940,854	£-7,119,883	£-7,258,568	£-7,283,481	£-7,846,729	£-8,413,647

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,729,083	£3,582,126	£3,436,669	£3,414,233	£2,844,404	£2,274,577
60% LAR : 40% CIR	5%	£4,629,616	£2,711,813	£2,629,981	£2,609,642	£2,037,074	£1,469,528
60% LAR : 40% CIR	10%	£3,918,682	£1,956,957	£1,815,587	£1,790,338	£1,224,859	£659,381
60% LAR : 40% CIR	15%	£3,005,687	£1,137,426	£996,536	£971,366	£407,605	£-155,756
60% LAR : 40% CIR	20%	£2,083,339	£313,325	£172,871	£147,774	£-118,098	£-575,950
60% LAR : 40% CIR	25%	£1,156,390	£-151,303	£-65,360	£-60,589	£-240,624	£-400,658
60% LAR : 40% CIR	30%	£24,890	£-1,348,409	£-1,488,113	£-1,513,088	£-2,071,995	£-2,630,722
60% LAR : 40% CIR	35%	£-111,111	£-2,185,949	£-2,325,341	£-2,350,267	£-2,909,283	£-3,468,400
60% LAR : 40% CIR	40%	£-1,051,583	£-3,027,578	£-3,168,397	£-3,193,583	£-3,748,390	£-4,304,839
60% LAR : 40% CIR	45%	£-2,096,463	£-3,874,150	£-4,013,038	£-4,037,890	£-4,593,440	£-5,155,137
60% LAR : 40% CIR	50%	£-3,045,711	£-4,724,720	£-4,863,416	£-4,888,338	£-5,451,686	£-6,018,504

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,990,368	£8,134,712	£8,276,965	£8,285,519	£9,975,690	£5,105,962
60% LAR : 40% CIR	5%	£7,667,501	£5,833,159	£5,461,286	£5,435,927	£4,865,360	£4,300,783
60% LAR : 40% CIR	10%	£6,749,068	£4,788,243	£4,646,873	£4,621,623	£4,056,145	£3,490,666
60% LAR : 40% CIR	15%	£5,836,973	£3,968,712	£3,827,822	£3,802,652	£3,239,091	£2,675,530
60% LAR : 40% CIR	20%	£4,914,624	£3,144,610	£3,004,157	£2,979,060	£2,411,248	£1,855,436
60% LAR : 40% CIR	25%	£3,987,675	£2,315,983	£2,175,925	£2,150,894	£1,590,662	£1,030,430
60% LAR : 40% CIR	30%	£3,056,175	£1,482,877	£1,343,173	£1,318,197	£759,381	£200,564
60% LAR : 40% CIR	35%	£2,130,169	£643,337	£505,945	£481,019	£276,891	£-284,114
60% LAR : 40% CIR	40%	£1,179,703	£-196,593	£-335,712	£-360,597	£-917,075	£-1,473,553
60% LAR : 40% CIR	45%	£24,823	£-1,042,364	£-1,181,752	£-1,206,604	£-1,762,155	£-2,323,851
60% LAR : 40% CIR	50%	£-146,429	£-1,899,435	£-2,059,139	£-2,084,166	£-2,620,300	£-3,187,319

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone B - £1,250 psf
------------	---------------------

No Units	50
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£12,630,622	£10,475,990	£10,333,833	£10,308,007	£9,736,269	£9,186,441
60% LAR : 40% CIR	5%	£11,671,392	£9,609,788	£9,467,895	£9,442,538	£8,874,960	£8,307,392
60% LAR : 40% CIR	10%	£10,707,495	£8,738,864	£8,597,494	£8,572,243	£8,006,765	£7,441,287
60% LAR : 40% CIR	15%	£9,738,979	£7,863,353	£7,722,463	£7,697,294	£7,133,733	£6,570,172
60% LAR : 40% CIR	20%	£8,765,987	£6,983,273	£6,842,819	£6,817,723	£6,255,910	£5,694,098
60% LAR : 40% CIR	25%	£7,794,004	£6,098,697	£5,958,609	£5,933,577	£5,373,345	£4,813,114
60% LAR : 40% CIR	30%	£6,795,616	£5,209,582	£5,069,878	£5,044,902	£4,486,085	£3,927,269
60% LAR : 40% CIR	35%	£5,802,721	£4,316,062	£4,176,671	£4,151,745	£3,594,179	£3,036,613
60% LAR : 40% CIR	40%	£4,805,369	£3,418,155	£3,279,035	£3,254,150	£2,697,672	£2,141,944
60% LAR : 40% CIR	45%	£3,803,986	£2,515,903	£2,377,016	£2,352,165	£1,796,614	£1,241,062
60% LAR : 40% CIR	50%	£2,797,460	£1,609,354	£1,470,659	£1,445,834	£890,311	£327,063

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,319,235	£3,473,867	£3,616,324	£3,641,780	£4,211,588	£4,781,416
60% LAR : 40% CIR	5%	£2,278,468	£4,340,099	£4,482,862	£4,508,318	£5,078,126	£5,648,465
60% LAR : 40% CIR	10%	£3,242,362	£5,210,993	£5,352,363	£5,377,819	£5,947,627	£6,517,966
60% LAR : 40% CIR	15%	£4,210,878	£6,086,504	£6,227,394	£6,252,850	£6,822,658	£7,393,097
60% LAR : 40% CIR	20%	£5,183,970	£6,966,584	£7,107,038	£7,132,494	£7,697,302	£8,267,741
60% LAR : 40% CIR	25%	£6,165,853	£7,851,190	£7,991,248	£8,016,704	£8,581,512	£9,151,951
60% LAR : 40% CIR	30%	£7,154,241	£8,740,275	£8,879,979	£8,904,935	£9,469,743	£10,039,192
60% LAR : 40% CIR	35%	£8,147,136	£9,633,735	£9,773,186	£9,798,142	£10,353,950	£10,918,244
60% LAR : 40% CIR	40%	£9,144,493	£10,531,703	£10,671,823	£10,696,779	£11,251,587	£11,806,653
60% LAR : 40% CIR	45%	£10,146,261	£11,433,964	£11,574,841	£11,599,697	£12,153,505	£12,708,756
60% LAR : 40% CIR	50%	£11,152,387	£12,340,503	£12,479,198	£12,504,054	£13,059,546	£13,614,797

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,461,193	£2,306,562	£2,164,105	£2,138,669	£1,568,841	£999,012
60% LAR : 40% CIR	5%	£3,601,963	£1,440,929	£1,298,837	£1,273,098	£705,331	£137,664
60% LAR : 40% CIR	10%	£2,538,066	£569,435	£428,065	£402,815	£162,664	£728,341
60% LAR : 40% CIR	15%	£1,569,550	£306,075	£146,966	£127,135	£1,038,698	£1,599,257
60% LAR : 40% CIR	20%	£656,459	£118,156	£1,368,080	£1,381,765	£1,013,518	£2,476,331
60% LAR : 40% CIR	25%	£209,850	£2,010,761	£2,210,819	£2,235,882	£4,736,084	£5,306,415
60% LAR : 40% CIR	30%	£1,373,813	£2,959,849	£3,099,561	£3,124,526	£3,683,343	£4,242,160
60% LAR : 40% CIR	35%	£2,366,708	£3,893,366	£3,992,758	£4,017,694	£4,575,250	£5,132,616
60% LAR : 40% CIR	40%	£3,364,053	£4,814,774	£4,901,394	£4,926,278	£5,417,787	£5,974,034
60% LAR : 40% CIR	45%	£4,365,832	£5,683,525	£5,762,412	£5,787,264	£6,227,815	£6,783,366
60% LAR : 40% CIR	50%	£5,371,968	£6,589,074	£6,668,769	£6,723,595	£7,279,117	£7,842,365

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£6,856,336	£4,701,704	£4,556,248	£4,533,811	£3,963,984	£3,394,155
60% LAR : 40% CIR	5%	£5,697,106	£3,833,472	£3,693,180	£3,668,241	£3,100,674	£2,533,107
60% LAR : 40% CIR	10%	£4,933,209	£2,964,578	£2,823,208	£2,797,958	£2,232,479	£1,667,001
60% LAR : 40% CIR	15%	£3,964,093	£2,099,068	£1,948,177	£1,923,008	£1,359,447	£795,886
60% LAR : 40% CIR	20%	£2,991,601	£1,238,987	£1,083,553	£1,043,437	£481,624	£80,888
60% LAR : 40% CIR	25%	£2,009,718	£324,381	£184,324	£159,291	£400,941	£981,172
60% LAR : 40% CIR	30%	£1,021,330	£584,704	£704,408	£729,383	£1,288,200	£1,847,017
60% LAR : 40% CIR	35%	£26,435	£1,652,223	£1,897,815	£1,922,841	£2,180,107	£2,731,673
60% LAR : 40% CIR	40%	£989,600	£2,356,131	£2,495,251	£2,520,135	£3,076,614	£3,634,091
60% LAR : 40% CIR	45%	£1,970,689	£3,258,382	£3,397,270	£3,422,121	£3,977,672	£4,533,224
60% LAR : 40% CIR	50%	£2,976,826	£4,164,931	£4,303,626	£4,328,452	£4,883,974	£5,447,223

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,687,822	£7,532,960	£7,386,533	£7,365,097	£6,795,269	£6,225,441
60% LAR : 40% CIR	5%	£8,728,392	£6,666,788	£6,524,865	£6,503,626	£5,933,960	£5,364,392
60% LAR : 40% CIR	10%	£7,764,495	£5,795,864	£5,654,494	£5,629,243	£5,063,765	£4,498,287
60% LAR : 40% CIR	15%	£6,795,979	£4,920,353	£4,779,463	£4,754,294	£4,190,733	£3,627,172
60% LAR : 40% CIR	20%	£5,822,887	£4,046,273	£3,905,919	£3,874,723	£3,312,910	£2,751,098
60% LAR : 40% CIR	25%	£4,841,004	£3,155,667	£3,015,609	£2,990,577	£2,430,345	£1,870,114
60% LAR : 40% CIR	30%	£3,852,616	£2,266,582	£2,126,878	£2,101,902	£1,543,085	£994,269
60% LAR : 40% CIR	35%	£2,859,721	£1,373,062	£1,233,671	£1,208,745	£651,179	£103,613
60% LAR : 40% CIR	40%	£1,862,366	£475,155	£336,035	£311,150	£245,328	£801,896
60% LAR : 40% CIR	45%	£860,506	£427,097	£265,984	£250,835	£1,146,388	£1,701,938
60% LAR : 40% CIR	50%	£466,949	£1,233,646	£1,472,241	£1,497,166	£2,062,689	£2,616,937

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone B - £1,300 psf
------------	---------------------

No Units	50
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£13,757,876	£11,589,252	£11,448,936	£11,423,882	£10,857,548	£10,288,019
60% LAR : 40% CIR	5%	£12,742,283	£10,672,143	£10,551,466	£10,508,127	£9,938,559	£9,370,993
60% LAR : 40% CIR	10%	£11,722,023	£9,746,484	£9,605,115	£9,579,854	£9,014,386	£8,448,907
60% LAR : 40% CIR	15%	£10,697,144	£8,814,995	£8,674,104	£8,648,935	£8,085,374	£7,521,813
60% LAR : 40% CIR	20%	£9,667,689	£7,878,935	£7,738,463	£7,713,386	£7,151,573	£6,589,760
60% LAR : 40% CIR	25%	£8,633,706	£6,938,350	£6,798,293	£6,773,261	£6,213,029	£5,652,797
60% LAR : 40% CIR	30%	£7,592,055	£5,993,287	£5,853,583	£5,828,607	£5,269,790	£4,710,974
60% LAR : 40% CIR	35%	£6,542,272	£5,043,788	£4,904,396	£4,879,471	£4,321,904	£3,764,338
60% LAR : 40% CIR	40%	£5,488,029	£4,089,901	£3,950,783	£3,925,867	£3,369,419	£2,812,941
60% LAR : 40% CIR	45%	£4,429,371	£3,131,672	£2,992,783	£2,967,933	£2,412,381	£1,856,830
60% LAR : 40% CIR	50%	£3,366,347	£2,169,144	£2,030,448	£2,005,623	£1,450,840	£894,674

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£191,381	£2,360,805	£2,520,321	£2,525,075	£3,092,010	£3,661,838
60% LAR : 40% CIR	5%	£1,207,674	£3,277,714	£3,435,362	£3,443,791	£4,011,736	£4,578,865
60% LAR : 40% CIR	10%	£2,227,834	£4,203,373	£4,344,742	£4,359,593	£4,935,472	£5,500,950
60% LAR : 40% CIR	15%	£3,252,713	£5,134,362	£5,275,763	£5,290,922	£5,864,483	£6,428,044
60% LAR : 40% CIR	20%	£4,282,188	£6,070,922	£6,211,375	£6,230,472	£6,798,286	£7,360,097
60% LAR : 40% CIR	25%	£5,316,151	£7,011,607	£7,161,664	£7,181,566	£7,745,528	£8,307,066
60% LAR : 40% CIR	30%	£6,357,802	£7,956,570	£8,096,274	£8,121,250	£8,680,087	£9,238,884
60% LAR : 40% CIR	35%	£7,407,985	£8,906,069	£9,045,461	£9,070,387	£9,627,953	£10,189,519
60% LAR : 40% CIR	40%	£8,461,929	£9,859,995	£9,999,075	£10,023,960	£10,580,436	£11,138,916
60% LAR : 40% CIR	45%	£9,520,486	£10,818,186	£10,957,074	£10,981,924	£11,537,476	£12,093,027
60% LAR : 40% CIR	50%	£10,583,511	£11,780,714	£11,919,409	£11,944,234	£12,499,017	£13,055,183

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,688,447	£3,419,823	£3,279,507	£3,254,454	£2,688,419	£2,118,590
60% LAR : 40% CIR	5%	£4,672,854	£2,527,714	£2,382,037	£2,336,688	£1,769,130	£1,198,300
60% LAR : 40% CIR	10%	£3,552,595	£1,577,055	£1,435,686	£1,410,435	£844,957	£279,478
60% LAR : 40% CIR	15%	£2,527,716	£645,566	£504,676	£479,507	£84,054	£847,815
60% LAR : 40% CIR	20%	£1,498,261	£280,485	£189,868	£168,048	£10,086	£1,518,658
60% LAR : 40% CIR	25%	£464,277	£1,231,078	£1,371,136	£1,396,167	£1,956,399	£2,516,631
60% LAR : 40% CIR	30%	£277,373	£2,176,141	£2,215,846	£2,240,821	£2,899,638	£3,458,455
60% LAR : 40% CIR	35%	£1,627,157	£3,125,940	£3,285,032	£3,289,998	£3,847,524	£4,405,090
60% LAR : 40% CIR	40%	£2,681,403	£4,079,527	£4,218,646	£4,243,132	£4,800,060	£5,356,498
60% LAR : 40% CIR	45%	£3,740,558	£5,037,757	£5,176,645	£5,201,496	£5,757,047	£6,312,598
60% LAR : 40% CIR	50%	£4,803,982	£6,000,285	£6,138,980	£6,163,806	£6,718,589	£7,274,755

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£7,983,590	£5,814,366	£5,674,650	£5,649,596	£5,083,562	£4,513,733
60% LAR : 40% CIR	5%	£6,967,997	£4,897,857	£4,747,180	£4,721,841	£4,154,273	£3,586,707
60% LAR : 40% CIR	10%	£5,947,738	£3,972,198	£3,830,829	£3,805,578	£3,240,100	£2,674,621
60% LAR : 40% CIR	15%	£4,922,859	£3,040,709	£2,899,819	£2,874,650	£2,311,089	£1,747,528
60% LAR : 40% CIR	20%	£3,893,404	£2,114,650	£1,964,187	£1,938,100	£1,377,287	£815,676
60% LAR : 40% CIR	25%	£2,859,420	£1,184,065	£1,024,007	£998,975	£438,743	£121,488
60% LAR : 40% CIR	30%	£1,817,769	£219,001	£79,297	£54,322	£504,495	£1,063,312
60% LAR : 40% CIR	35%	£767,595	£780,485	£698,863	£698,676	£1,452,381	£2,008,847
60% LAR : 40% CIR	40%	£2,681,403	£1,694,584	£1,623,503	£1,648,389	£2,404,866	£3,161,345
60% LAR : 40% CIR	45%	£1,344,915	£2,642,614	£2,781,502	£2,806,353	£3,361,905	£3,917,455
60% LAR : 40% CIR	50%	£2,407,939	£3,606,142	£3,743,837	£3,768,683	£4,323,446	£4,879,612

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£10,814,916	£9,902,252	£9,305,356	£9,288,282	£7,974,848	£7,385,019
60% LAR : 40% CIR	5%	£9,799,283	£7,729,143	£7,688,486	£7,553,127	£6,856,559	£6,427,983
60% LAR : 40% CIR	10%	£8,779,023	£6,803,484	£6,662,115	£6,636,864	£6,071,386	£5,505,907
60% LAR : 40% CIR	15%	£7,754,144	£5,871,995	£5,731,104	£5,705,935	£5,142,374	£4,578,913
60% LAR : 40% CIR	20%	£6,724,689	£4,935,645	£4,795,463	£4,770,386	£4,208,617	£3,646,760
60% LAR : 40% CIR	25%	£5,690,706	£3,995,350	£3,855,293	£3,830,261	£3,270,029	£2,709,797
60% LAR : 40% CIR	30%	£4,649,055	£3,050,287	£2,910,583	£2,885,607	£2,326,790	£1,767,974
60% LAR : 40% CIR	35%	£3,599,272	£2,100,789	£1,961,996	£1,936,471	£1,376,904	£821,338
60% LAR : 40% CIR	40%	£2,545,028	£1,146,901	£1,007,783	£982,897	£428,419	£130,099
60% LAR : 40% CIR	45%	£1,486,371	£188,672	£49,783	£24,933	£530,819	£1,086,170
60% LAR : 40% CIR	50%	£423,347	£79,866	£12,969	£697,977	£1,492,160	£2,044,326

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone B - £900 psf
------------	-------------------

No Units	60
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,492,155	£3,047,544	£2,876,762	£2,846,267	£2,163,141	£1,480,015
60% LAR : 40% CIR	5%	£4,821,175	£2,486,949	£2,316,545	£2,286,166	£1,605,760	£925,334
60% LAR : 40% CIR	10%	£4,144,517	£1,920,164	£1,750,687	£1,720,414	£1,042,503	£363,086
60% LAR : 40% CIR	15%	£3,462,235	£1,348,146	£1,179,243	£1,149,068	£473,455	£-214,694
60% LAR : 40% CIR	20%	£2,774,384	£770,649	£602,271	£572,163	£-109,914	£-804,141
60% LAR : 40% CIR	25%	£2,081,021	£196,055	£15,568	£15,108	£-707,351	£-1,399,655
60% LAR : 40% CIR	30%	£1,382,200	£-416,631	£-589,263	£-620,126	£-1,310,651	£-2,001,176
60% LAR : 40% CIR	35%	£67,917	£-1,027,635	£-1,196,681	£-1,230,683	£-1,919,663	£-2,608,643
60% LAR : 40% CIR	40%	£-534,634	£-1,544,063	£-1,815,912	£-1,846,723	£-2,534,339	£-3,221,994
60% LAR : 40% CIR	45%	£-770,606	£-2,265,857	£-2,437,479	£-2,468,189	£-3,154,678	£-3,841,168
60% LAR : 40% CIR	50%	£-1,511,975	£-2,892,962	£-3,064,347	£-3,095,024	£-3,780,565	£-4,466,106

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,293,588	£10,738,197	£10,908,979	£10,939,474	£11,622,600	£12,305,727
60% LAR : 40% CIR	5%	£8,964,566	£11,299,069	£11,468,197	£11,499,576	£12,179,661	£12,862,467
60% LAR : 40% CIR	10%	£9,641,225	£11,855,577	£12,033,054	£12,065,307	£12,743,238	£13,422,555
60% LAR : 40% CIR	15%	£10,323,506	£12,417,592	£12,606,498	£12,638,673	£13,312,286	£14,000,435
60% LAR : 40% CIR	20%	£11,011,357	£13,015,092	£13,183,471	£13,215,558	£13,886,655	£14,569,892
60% LAR : 40% CIR	25%	£11,704,720	£13,646,657	£13,770,154	£13,802,849	£14,463,122	£15,185,398
60% LAR : 40% CIR	30%	£12,403,541	£14,322,373	£14,375,004	£14,406,807	£15,086,392	£15,786,917
60% LAR : 40% CIR	35%	£13,107,794	£15,043,377	£14,983,622	£15,016,424	£15,705,404	£16,394,394
60% LAR : 40% CIR	40%	£13,830,275	£15,809,854	£15,601,715	£15,634,464	£16,320,100	£17,007,735
60% LAR : 40% CIR	45%	£14,566,347	£16,615,598	£16,223,220	£16,255,930	£16,940,410	£17,626,910
60% LAR : 40% CIR	50%	£15,297,716	£17,467,703	£16,850,088	£16,882,763	£17,598,306	£18,251,647

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

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,581,462	£5,025,773	£5,196,558	£5,227,950	£5,910,177	£6,593,303
60% LAR : 40% CIR	5%	£3,252,143	£5,589,078	£5,759,773	£5,791,155	£6,462,648	£7,145,774
60% LAR : 40% CIR	10%	£3,928,801	£6,153,154	£6,322,631	£6,354,003	£7,023,815	£7,706,941
60% LAR : 40% CIR	15%	£4,611,083	£6,727,172	£6,894,074	£6,925,456	£7,592,862	£8,276,011
60% LAR : 40% CIR	20%	£5,298,534	£7,301,090	£7,467,041	£7,498,423	£8,162,332	£8,845,481
60% LAR : 40% CIR	25%	£5,992,207	£7,884,857	£8,049,750	£8,081,132	£8,745,699	£9,428,848
60% LAR : 40% CIR	30%	£6,691,117	£8,489,449	£8,652,581	£8,683,963	£9,340,368	£10,020,494
60% LAR : 40% CIR	35%	£7,395,340	£9,104,913	£9,273,198	£9,304,580	£9,992,981	£10,681,961
60% LAR : 40% CIR	40%	£8,104,952	£9,741,381	£9,909,298	£9,940,680	£10,607,676	£11,263,312
60% LAR : 40% CIR	45%	£8,843,924	£10,398,175	£10,510,797	£10,542,179	£11,227,986	£11,914,486
60% LAR : 40% CIR	50%	£9,585,205	£11,066,280	£11,177,684	£11,209,066	£11,883,883	£12,539,423

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£214,198	£2,638,609	£2,829,591	£2,860,988	£3,543,212	£4,226,338
60% LAR : 40% CIR	5%	£885,176	£3,219,074	£3,399,808	£3,431,195	£4,103,603	£4,786,729
60% LAR : 40% CIR	10%	£1,561,838	£3,786,189	£3,955,666	£3,987,053	£4,663,850	£5,347,267
60% LAR : 40% CIR	15%	£2,244,118	£4,358,207	£4,527,110	£4,558,497	£5,239,898	£5,921,047
60% LAR : 40% CIR	20%	£2,931,998	£4,936,104	£5,104,083	£5,135,470	£5,816,267	£6,500,494
60% LAR : 40% CIR	25%	£3,625,332	£5,520,298	£5,690,765	£5,722,152	£6,413,734	£7,106,008
60% LAR : 40% CIR	30%	£4,324,153	£6,122,884	£6,295,616	£6,326,998	£7,017,604	£7,707,529
60% LAR : 40% CIR	35%	£5,028,376	£6,733,968	£6,906,224	£6,937,606	£7,626,016	£8,314,686
60% LAR : 40% CIR	40%	£5,740,857	£7,354,415	£7,522,323	£7,553,705	£8,240,711	£8,928,347
60% LAR : 40% CIR	45%	£6,476,959	£7,972,210	£8,143,832	£8,175,214	£8,861,031	£9,547,521
60% LAR : 40% CIR	50%	£7,219,328	£8,599,315	£8,770,700	£8,802,077	£9,486,918	£10,172,458

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,383,773	£1,839,188	£1,818,181	£1,818,181	£2,783,783	£3,248,889
60% LAR : 40% CIR	5%	£1,912,750	£1,368,165	£1,347,158	£1,347,158	£2,312,750	£2,777,856
60% LAR : 40% CIR	10%	£1,236,140	£888,212	£867,205	£867,205	£1,837,140	£2,302,246
60% LAR : 40% CIR	15%	£553,859	£418,259	£397,252	£397,252	£902,140	£1,376,542
60% LAR : 40% CIR	20%	£-134,885	£-112,271	£-91,264	£-91,264	£10,140	£-142,117
60% LAR : 40% CIR	25%	£-827,355	£-722,322	£-692,789	£-692,789	£-635,757	£-808,031
60% LAR : 40% CIR	30%	£-1,529,176	£-3,325,039	£-3,497,840	£-3,497,840	£-4,219,027	£-4,909,552
60% LAR : 40% CIR	35%	£-2,230,598	£-4,036,012	£-4,198,257	£-4,198,257	£-4,928,059	£-5,611,018
60% LAR : 40% CIR	40%	£-2,943,011	£-4,552,458	£-4,724,348	£-4,724,348	£-5,442,735	£-6,130,570
60% LAR : 40% CIR	45%	£-3,678,862	£-5,174,233	£-5,346,858	£-5,346,858	£-6,063,055	£-6,749,545
60% LAR : 40% CIR	50%	£-4,426,352	£-5,891,358	£-6,072,723	£-6,072,723	£-6,888,842	£-7,574,462

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone B - £950 psf
------------	-------------------

No Units	60
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£6,845,357	£4,380,676	£4,209,894	£4,179,399	£3,496,273	£2,813,147
60% LAR - 40% CIR	10%	£8,108,231	£3,753,124	£3,583,020	£3,552,641	£2,872,226	£2,311,810
60% LAR - 40% CIR	15%	£5,363,832	£3,119,983	£2,950,505	£2,920,233	£2,242,321	£1,564,410
60% LAR - 40% CIR	20%	£4,613,811	£2,481,308	£2,312,406	£2,282,230	£1,606,617	£931,005
60% LAR - 40% CIR	25%	£3,658,221	£1,837,155	£1,688,716	£1,658,688	£985,171	£280,334
60% LAR - 40% CIR	30%	£3,097,117	£1,187,577	£1,019,571	£1,019,571	£389,651	£-369,432
60% LAR - 40% CIR	35%	£2,330,556	£52,628	£365,146	£335,205	£-349,110	£-1,039,635
60% LAR - 40% CIR	40%	£1,558,584	£-134,776	£-307,020	£-337,823	£-1,026,803	£-1,715,783
60% LAR - 40% CIR	45%	£781,204	£-2919,804	£-390,793	£-1,022,644	£-1,710,180	£-2,387,835
60% LAR - 40% CIR	50%	£-2,832	£-1,510,360	£-1,681,982	£-1,712,692	£-2,399,181	£-3,085,671
60% LAR - 40% CIR	50%	£-813,999	£-2,206,147	£-2,377,531	£-2,408,209	£-3,093,750	£-3,779,290

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£-340,384	£-805,065	£-975,817	£-956,342	£-10,289,488	£-10,972,598
60% LAR - 40% CIR	5%	£-7,677,616	£-10,932,618	£-10,802,721	£-10,203,190	£-10,913,146	£-11,559,981
60% LAR - 40% CIR	10%	£-6,421,909	£-10,665,758	£-10,836,236	£-10,885,508	£-11,543,420	£-12,421,331
60% LAR - 40% CIR	15%	£-9,171,930	£-11,304,433	£-11,473,336	£-11,503,511	£-12,179,124	£-12,854,738
60% LAR - 40% CIR	20%	£-9,927,521	£-11,948,586	£-12,116,989	£-12,147,053	£-13,820,370	£-13,495,407
60% LAR - 40% CIR	25%	£-10,683,624	£-12,598,184	£-12,766,071	£-12,796,080	£-13,467,781	£-14,155,174
60% LAR - 40% CIR	30%	£-11,435,185	£-13,253,113	£-13,420,595	£-13,450,536	£-14,134,851	£-14,825,376
60% LAR - 40% CIR	35%	£-12,187,147	£-13,907,517	£-14,072,761	£-14,102,564	£-14,812,544	£-15,501,529
60% LAR - 40% CIR	40%	£-13,004,451	£-14,565,625	£-14,737,534	£-14,768,286	£-15,489,921	£-16,183,558
60% LAR - 40% CIR	45%	£-13,788,573	£-15,226,101	£-15,467,723	£-15,498,433	£-16,184,922	£-16,871,412
60% LAR - 40% CIR	50%	£-14,595,740	£-15,991,888	£-16,183,273	£-16,183,950	£-16,879,491	£-17,565,032

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£-1,227,960	£-3,892,641	£-3,883,424	£-3,893,918	£-4,577,045	£-5,360,171
60% LAR - 40% CIR	5%	£-7,677,616	£-10,932,618	£-10,802,721	£-10,203,190	£-10,913,146	£-11,559,981
60% LAR - 40% CIR	10%	£-2,709,485	£-4,953,334	£-5,122,813	£-5,153,054	£-5,830,966	£-6,508,908
60% LAR - 40% CIR	15%	£-3,489,507	£-5,592,069	£-5,760,912	£-5,791,088	£-6,468,700	£-7,142,313
60% LAR - 40% CIR	20%	£-4,270,567	£-6,236,162	£-6,404,542	£-6,434,680	£-7,108,148	£-7,792,863
60% LAR - 40% CIR	25%	£-5,056,200	£-6,885,741	£-7,053,847	£-7,083,657	£-7,753,328	£-8,442,750
60% LAR - 40% CIR	30%	£-5,742,761	£-7,540,689	£-7,708,172	£-7,738,113	£-8,422,427	£-9,112,853
60% LAR - 40% CIR	35%	£-6,514,724	£-8,208,084	£-8,380,338	£-8,411,140	£-9,100,120	£-9,789,100
60% LAR - 40% CIR	40%	£-7,292,034	£-8,880,202	£-9,065,111	£-9,095,862	£-9,783,497	£-10,471,133
60% LAR - 40% CIR	45%	£-8,076,150	£-9,563,878	£-9,755,300	£-9,786,010	£-10,472,490	£-11,158,989
60% LAR - 40% CIR	50%	£-8,887,316	£-10,279,464	£-10,480,849	£-10,481,527	£-11,167,087	£-11,852,608

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,139,004	£1,329,977	£1,496,459	£1,526,953	£2,100,080	£2,893,206
60% LAR - 40% CIR	5%	£401,678	£1,361,229	£2,123,333	£2,153,712	£2,824,128	£3,614,543
60% LAR - 40% CIR	10%	£-42,521	£-2,586,370	£-2,755,848	£-2,786,119	£-3,464,032	£-4,141,943
60% LAR - 40% CIR	15%	£-1,092,542	£-3,225,045	£-3,393,947	£-3,424,123	£-4,099,735	£-4,775,548
60% LAR - 40% CIR	20%	£-1,943,152	£-3,869,188	£-4,037,677	£-4,067,686	£-4,741,182	£-5,419,019
60% LAR - 40% CIR	25%	£-2,609,236	£-4,518,176	£-4,686,682	£-4,716,692	£-5,388,363	£-6,075,785
60% LAR - 40% CIR	30%	£-3,275,797	£-5,173,725	£-5,341,207	£-5,371,148	£-6,053,463	£-6,745,988
60% LAR - 40% CIR	35%	£-4,147,258	£-5,841,129	£-6,013,373	£-6,044,175	£-6,723,158	£-7,422,138
60% LAR - 40% CIR	40%	£-5,025,083	£-6,526,207	£-6,698,146	£-6,728,897	£-7,416,533	£-8,104,168
60% LAR - 40% CIR	45%	£-5,709,180	£-7,216,713	£-7,388,335	£-7,419,045	£-8,105,534	£-8,792,024
60% LAR - 40% CIR	50%	£-6,520,382	£-7,912,506	£-8,083,884	£-8,114,562	£-8,800,103	£-9,485,843

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£3,956,381	£1,472,930	£1,301,518	£1,271,023	£587,897	£89,520
60% LAR - 40% CIR	5%	£3,188,850	£844,747	£374,643	£344,265	£-1,141	£-176,666
60% LAR - 40% CIR	10%	£2,455,456	£211,607	£42,128	£11,857	£-666,055	£-1,343,967
60% LAR - 40% CIR	15%	£1,705,434	£-427,088	£-895,971	£-926,148	£-1,301,759	£-1,977,372
60% LAR - 40% CIR	20%	£949,844	£-1,071,221	£-1,290,689	£-1,290,689	£-1,943,204	£-2,618,042
60% LAR - 40% CIR	25%	£188,741	£-1,720,800	£-1,888,706	£-1,888,706	£-2,590,387	£-3,277,809
60% LAR - 40% CIR	30%	£-577,820	£-2,375,748	£-2,543,230	£-2,573,172	£-3,257,496	£-3,948,011
60% LAR - 40% CIR	35%	£-1,340,762	£-3,043,152	£-3,215,397	£-3,245,199	£-3,935,179	£-4,624,159
60% LAR - 40% CIR	40%	£-2,127,092	£-3,728,261	£-3,900,169	£-3,930,021	£-4,618,556	£-5,306,162
60% LAR - 40% CIR	45%	£-2,911,209	£-4,418,736	£-4,590,359	£-4,621,089	£-5,307,558	£-6,094,048
60% LAR - 40% CIR	50%	£-3,722,975	£-5,114,623	£-5,286,808	£-5,318,585	£-6,002,128	£-6,887,967

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone B - £1,000 psf
------------	---------------------

No Units	60
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,185,135	£5,713,808	£5,543,026	£5,512,531	£4,829,405	£4,746,279
60% LAR - 40% CIR	5%	£7,385,047	£5,019,590	£4,849,495	£4,819,117	£4,138,701	£3,458,285
60% LAR - 40% CIR	10%	£6,579,365	£4,319,801	£4,150,334	£4,120,052	£3,442,140	£2,764,228
60% LAR - 40% CIR	15%	£5,765,386	£3,614,470	£3,445,568	£3,415,392	£2,739,780	£2,064,167
60% LAR - 40% CIR	20%	£4,942,857	£2,903,660	£2,735,281	£2,705,193	£2,031,676	£1,358,160
60% LAR - 40% CIR	25%	£4,115,214	£2,187,426	£2,019,520	£1,989,610	£1,317,868	£646,267
60% LAR - 40% CIR	30%	£3,278,913	£1,465,821	£1,298,338	£1,268,397	£698,472	£-78,093
60% LAR - 40% CIR	35%	£2,439,211	£738,900	£571,793	£541,910	£-133,942	£-822,922
60% LAR - 40% CIR	40%	£1,594,192	£4,229	£-167,615	£-198,366	£-986,001	£-1,573,626
60% LAR - 40% CIR	45%	£743,821	£-754,863	£-926,485	£-957,195	£-1,643,685	£-2,330,174
60% LAR - 40% CIR	50%	£-116,023	£-1,519,331	£-1,690,716	£-1,721,393	£-2,406,934	£-3,092,475

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,600,807	£8,071,933	£8,242,715	£8,273,210	£9,958,336	£9,839,463
60% LAR - 40% CIR	5%	£6,400,694	£7,768,142	£8,386,246	£8,386,246	£9,041,040	£1,327,486
60% LAR - 40% CIR	10%	£7,206,376	£6,465,940	£9,038,417	£9,038,417	£10,343,601	£11,021,819
60% LAR - 40% CIR	15%	£8,020,355	£5,171,271	£10,340,173	£10,340,173	£11,045,962	£11,721,574
60% LAR - 40% CIR	20%	£8,843,684	£3,882,081	£11,650,480	£11,650,480	£11,758,085	£12,427,381
60% LAR - 40% CIR	25%	£9,672,628	£2,591,316	£12,961,221	£12,961,221	£12,447,683	£13,139,473
60% LAR - 40% CIR	30%	£10,506,628	£1,300,551	£14,272,003	£14,272,003	£13,187,270	£13,863,834
60% LAR - 40% CIR	35%	£11,340,630	£0,009,842	£15,582,949	£15,582,949	£13,916,683	£14,608,663
60% LAR - 40% CIR	40%	£12,174,632	£-1,281,513	£16,893,895	£16,893,895	£14,647,142	£15,359,378
60% LAR - 40% CIR	45%	£13,008,634	£-2,572,248	£18,204,841	£18,204,841	£15,376,599	£16,110,191
60% LAR - 40% CIR	50%	£13,842,636	£-3,862,983	£19,515,787	£19,515,787	£16,106,056	£16,860,904

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,817	£2,369,509	£2,590,292	£2,590,292	£3,243,913	£3,927,039
60% LAR - 40% CIR	5%	£12,617	£3,169,301	£3,390,084	£3,390,084	£3,934,705	£4,617,831
60% LAR - 40% CIR	10%	£1,493,962	£1,733,516	£3,022,994	£3,022,994	£3,653,266	£4,331,177
60% LAR - 40% CIR	15%	£2,307,931	£4,488,847	£4,627,750	£4,627,750	£5,333,538	£6,009,151
60% LAR - 40% CIR	20%	£3,121,900	£7,244,178	£7,386,607	£7,386,607	£8,041,581	£8,717,158
60% LAR - 40% CIR	25%	£3,935,869	£10,000,509	£10,152,038	£10,152,038	£10,799,507	£11,447,051
60% LAR - 40% CIR	30%	£4,749,838	£12,756,840	£12,908,467	£12,908,467	£13,487,846	£14,136,495
60% LAR - 40% CIR	35%	£5,563,807	£15,513,171	£15,665,896	£15,665,896	£16,137,290	£16,786,040
60% LAR - 40% CIR	40%	£6,377,776	£18,269,502	£18,421,321	£18,421,321	£18,857,734	£19,505,584
60% LAR - 40% CIR	45%	£7,191,745	£21,025,833	£21,177,650	£21,177,650	£21,648,178	£22,296,934
60% LAR - 40% CIR	50%	£8,005,714	£23,782,164	£23,934,069	£23,934,069	£24,418,622	£25,067,684

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,478,762	£7,455	£8,163,327	£8,163,327	£9,767,088	£11,370,849
60% LAR - 40% CIR	5%	£1,678,094	£988,794	£9,860,168	£9,860,168	£11,567,662	£13,171,413
60% LAR - 40% CIR	10%	£873,012	£1,386,552	£11,566,029	£11,566,029	£13,363,523	£14,967,274
60% LAR - 40% CIR	15%	£59,033	£2,091,883	£13,261,890	£13,261,890	£15,059,384	£16,653,135
60% LAR - 40% CIR	20%	£284,886	£2,807,214	£14,957,751	£14,957,751	£16,755,245	£18,349,000
60% LAR - 40% CIR	25%	£1,593,130	£3,512,545	£16,653,612	£16,653,612	£18,451,106	£20,044,861
60% LAR - 40% CIR	30%	£2,297,440	£4,217,876	£18,349,473	£18,349,473	£20,147,067	£21,740,722
60% LAR - 40% CIR	35%	£2,991,750	£4,923,207	£20,045,334	£20,045,334	£21,842,928	£23,436,583
60% LAR - 40% CIR	40%	£3,686,060	£5,628,538	£21,741,195	£21,741,195	£23,538,789	£25,132,444
60% LAR - 40% CIR	45%	£4,380,370	£6,333,869	£23,437,056	£23,437,056	£25,234,650	£26,828,305
60% LAR - 40% CIR	50%	£5,074,680	£7,039,200	£25,132,917	£25,132,917	£26,930,511	£28,524,166

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,271,568	£2,855,432	£2,834,880	£2,834,880	£1,967,029	£1,237,802
60% LAR - 40% CIR	5%	£4,476,670	£2,111,222	£1,941,138	£1,941,138	£1,239,325	£549,809
60% LAR - 40% CIR	10%	£3,670,989	£1,411,425	£1,241,948	£1,241,948	£633,764	£-144,148
60% LAR - 40% CIR	15%	£2,857,010	£706,004	£537,191	£507,016	£-168,597	£-844,269
60% LAR - 40% CIR	20%	£2,033,680	£0,000	£-714	£-714	£-676,774	£-1,550,217
60% LAR - 40% CIR	25%	£1,204,837	£-1,720,951	£-3,888,857	£-3,918,866	£-4,590,489	£-5,262,110
60% LAR - 40% CIR	30%	£370,537	£-1,442,556	£-1,610,038	£-1,639,979	£-2,309,905	£-2,986,469
60% LAR - 40% CIR	35%	£469,865	£-1,164,151	£-1,331,633	£-1,361,674	£-2,060,496	£-2,737,296
60% LAR - 40% CIR	40%	£-1,314,215	£-820,147	£-575,992	£-575,992	£-1,267,742	£-1,924,013
60% LAR - 40% CIR	45%	£-2,164,555	£-583,239	£-334,862	£-334,862	£-822,062	£-1,238,551
60% LAR - 40% CIR	50%	£-3,014,895	£-342,708	£-159,092	£-159,092	£-629,796	£-950,851

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone B - £1,050 psf
------------	---------------------

No Units	60
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,524,912	£7,046,940	£6,876,158	£6,845,664	£6,162,537	£5,479,411
60% LAR : 40% CIR	5%	£8,687,535	£9,286,074	£8,113,970	£8,085,592	£5,405,176	£4,724,761
60% LAR : 40% CIR	10%	£7,785,165	£5,159,620	£5,350,142	£5,319,871	£4,641,958	£3,964,047
60% LAR : 40% CIR	15%	£8,906,954	£4,747,633	£4,578,730	£4,548,554	£3,872,942	£3,197,329
60% LAR : 40% CIR	20%	£8,023,860	£3,970,199	£3,801,786	£3,771,699	£3,098,189	£2,424,665
60% LAR : 40% CIR	25%	£5,129,310	£3,187,274	£3,018,389	£2,988,359	£2,317,737	£1,646,115
60% LAR : 40% CIR	30%	£4,227,271	£2,399,013	£2,231,531	£2,201,589	£1,531,664	£861,737
60% LAR : 40% CIR	35%	£3,319,828	£1,605,435	£1,438,329	£1,408,446	£740,019	£68,896
60% LAR : 40% CIR	40%	£2,407,039	£906,597	£839,816	£809,393	£-391,922	£-749,458
60% LAR : 40% CIR	45%	£1,488,959	£624	£-170,988	£-201,698	£-888,188	£-1,574,677
60% LAR : 40% CIR	50%	£565,642	£-832,516	£-1,003,900	£-1,034,578	£-1,720,119	£-2,405,659

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,260,820	£6,738,801	£6,999,583	£6,940,078	£7,623,204	£8,306,331
60% LAR : 40% CIR	5%	£5,127,894	£7,489,897	£7,660,711	£7,780,149	£8,385,545	£9,068,661
60% LAR : 40% CIR	10%	£6,000,577	£8,266,121	£8,435,599	£8,455,870	£9,143,783	£9,826,694
60% LAR : 40% CIR	15%	£6,876,787	£9,038,109	£9,207,011	£9,237,187	£9,925,799	£10,608,412
60% LAR : 40% CIR	20%	£7,762,481	£9,815,975	£9,983,565	£10,014,042	£10,697,590	£11,381,076
60% LAR : 40% CIR	25%	£8,659,431	£10,598,467	£10,766,372	£10,796,343	£11,480,904	£12,164,026
60% LAR : 40% CIR	30%	£9,558,471	£11,386,728	£11,554,210	£11,584,152	£12,264,077	£12,947,004
60% LAR : 40% CIR	35%	£10,463,613	£12,180,309	£12,347,412	£12,377,296	£13,045,722	£13,728,655
60% LAR : 40% CIR	40%	£11,378,702	£12,973,444	£13,145,905	£13,175,159	£13,847,564	£14,530,199
60% LAR : 40% CIR	45%	£12,296,762	£13,765,111	£13,936,729	£13,967,439	£14,639,529	£15,321,401
60% LAR : 40% CIR	50%	£13,220,899	£14,556,257	£14,728,642	£14,820,319	£15,505,860	£16,191,401

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,451,594	£1,828,377	£1,197,159	£1,227,654	£1,919,781	£2,593,607
60% LAR : 40% CIR	5%	£2,324,517	£2,701,244	£1,987,945	£1,987,725	£2,681,811	£3,355,637
60% LAR : 40% CIR	10%	£2,988,153	£2,553,697	£2,723,176	£2,753,447	£3,431,359	£4,109,270
60% LAR : 40% CIR	15%	£1,166,363	£3,325,685	£3,494,388	£3,524,763	£4,200,376	£4,875,988
60% LAR : 40% CIR	20%	£2,050,057	£4,103,152	£4,271,631	£4,301,618	£4,975,136	£5,648,653
60% LAR : 40% CIR	25%	£2,944,035	£4,886,043	£5,063,948	£5,093,569	£5,765,589	£6,437,203
60% LAR : 40% CIR	30%	£3,840,047	£5,674,305	£5,841,787	£5,871,728	£6,541,654	£7,211,580
60% LAR : 40% CIR	35%	£4,735,490	£6,467,983	£6,634,589	£6,664,872	£7,333,299	£8,004,431
60% LAR : 40% CIR	40%	£5,636,279	£7,268,721	£7,433,902	£7,463,335	£8,135,149	£8,802,775
60% LAR : 40% CIR	45%	£6,544,590	£8,072,894	£8,244,306	£8,273,016	£8,961,506	£9,647,955
60% LAR : 40% CIR	50%	£7,467,835	£8,886,833	£9,077,218	£9,107,896	£9,793,456	£10,478,977

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,818,559	£1,340,587	£1,169,805	£1,139,311	£456,184	£-226,942
60% LAR : 40% CIR	5%	£2,651,492	£379,721	£409,617	£379,239	£901,177	£-981,092
60% LAR : 40% CIR	10%	£2,078,812	£-186,733	£-359,211	£-368,482	£-1,064,394	£-1,742,306
60% LAR : 40% CIR	15%	£1,200,601	£-998,720	£-1,177,823	£-1,197,798	£-1,833,411	£-2,509,024
60% LAR : 40% CIR	20%	£318,807	£-1,180,187	£-1,094,967	£-1,094,654	£-2,005,171	£-2,681,085
60% LAR : 40% CIR	25%	£-577,043	£-2,519,079	£-2,686,984	£-2,716,994	£-3,388,616	£-4,060,238
60% LAR : 40% CIR	30%	£-1,479,082	£-3,307,340	£-3,474,822	£-3,504,764	£-4,174,689	£-4,844,616
60% LAR : 40% CIR	35%	£-2,385,625	£-4,100,919	£-4,268,094	£-4,297,897	£-4,986,334	£-5,657,467
60% LAR : 40% CIR	40%	£-3,299,314	£-4,899,756	£-5,086,537	£-5,096,370	£-5,788,175	£-6,455,611
60% LAR : 40% CIR	45%	£-4,217,384	£-5,705,729	£-5,877,341	£-5,908,051	£-6,594,541	£-7,261,030
60% LAR : 40% CIR	50%	£-5,140,711	£-6,538,688	£-6,710,259	£-6,740,931	£-7,426,472	£-8,112,012

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,676,336	£4,188,964	£3,967,762	£3,937,287	£5,296,161	£2,377,034
60% LAR : 40% CIR	5%	£5,149,458	£3,777,693	£3,567,589	£3,537,216	£4,896,800	£1,816,384
60% LAR : 40% CIR	10%	£4,876,788	£2,611,244	£2,441,766	£2,411,494	£1,733,582	£1,055,671
60% LAR : 40% CIR	15%	£3,998,578	£1,839,256	£1,670,353	£1,640,178	£964,565	£268,563
60% LAR : 40% CIR	20%	£3,114,884	£1,061,789	£963,410	£933,322	£199,896	£-489,774
60% LAR : 40% CIR	25%	£2,220,933	£278,808	£110,993	£80,982	£-690,639	£-1,262,262
60% LAR : 40% CIR	30%	£1,318,894	£-596,364	£-679,846	£-709,787	£-1,376,713	£-2,046,639
60% LAR : 40% CIR	35%	£411,452	£-1,302,942	£-1,470,048	£-1,499,951	£-2,192,358	£-2,899,493
60% LAR : 40% CIR	40%	£-501,338	£-2,101,780	£-2,268,561	£-2,298,394	£-2,970,199	£-3,657,634
60% LAR : 40% CIR	45%	£-1,419,417	£-2,907,752	£-3,079,364	£-3,110,074	£-3,796,565	£-4,483,054
60% LAR : 40% CIR	50%	£-2,342,734	£-3,749,692	£-3,912,277	£-3,943,954	£-4,628,496	£-5,314,036

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone B - £1,100 psf
------------	---------------------

No Units	60
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£10,864,689	£8,369,591	£8,201,376	£8,171,340	£7,495,669	£6,812,543
60% LAR - 40% CIR	5%	£9,930,524	£7,548,322	£7,380,775	£7,350,653	£6,671,051	£5,991,298
60% LAR - 40% CIR	10%	£8,990,964	£6,719,439	£6,549,961	£6,519,690	£5,841,778	£5,163,865
60% LAR - 40% CIR	15%	£8,045,765	£5,880,795	£5,711,892	£5,681,717	£5,006,104	£4,330,490
60% LAR - 40% CIR	20%	£7,095,082	£5,036,672	£4,868,293	£4,838,205	£4,164,088	£3,491,170
60% LAR - 40% CIR	25%	£6,138,968	£4,187,124	£4,019,218	£3,989,208	£3,317,586	£2,645,964
60% LAR - 40% CIR	30%	£5,175,627	£3,332,205	£3,164,723	£3,134,782	£2,464,856	£1,794,930
60% LAR - 40% CIR	35%	£4,200,445	£2,471,971	£2,304,864	£2,274,981	£1,606,555	£938,128
60% LAR - 40% CIR	40%	£3,219,917	£1,608,475	£1,438,695	£1,409,862	£742,740	£73,607
60% LAR - 40% CIR	45%	£2,234,096	£735,774	£569,271	£539,478	£-132,691	£-819,180
60% LAR - 40% CIR	50%	£1,243,040	£-145,700	£-317,085	£-347,763	£-1,033,303	£-1,718,844

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£2,921,052	£5,416,150	£5,584,365	£5,814,491	£9,230,072	£9,973,198
60% LAR - 40% CIR	5%	£3,865,118	£5,297,419	£5,465,866	£5,484,886	£7,141,030	£7,794,508
60% LAR - 40% CIR	10%	£4,794,777	£4,966,303	£4,735,780	£4,285,051	£4,843,964	£4,821,878
60% LAR - 40% CIR	15%	£5,730,976	£4,304,346	£4,073,849	£3,104,025	£4,779,637	£4,455,251
60% LAR - 40% CIR	20%	£6,660,690	£3,749,069	£3,917,449	£3,947,537	£3,621,053	£3,104,571
60% LAR - 40% CIR	25%	£7,646,773	£3,368,619	£3,768,524	£3,768,524	£2,146,196	£-1,139,777
60% LAR - 40% CIR	30%	£8,810,116	£3,053,436	£3,622,018	£3,622,018	£1,120,885	£-1,990,811
60% LAR - 40% CIR	35%	£9,985,296	£2,813,770	£3,480,877	£3,480,877	£1,179,196	£-1,247,613
60% LAR - 40% CIR	40%	£10,965,425	£2,179,269	£3,346,045	£3,373,870	£-10,043,001	£-13,772,144
60% LAR - 40% CIR	45%	£11,551,645	£1,049,968	£3,216,470	£3,246,263	£-13,818,432	£-14,604,923
60% LAR - 40% CIR	50%	£12,542,701	£-931,442	£3,102,826	£3,133,504	£-18,819,044	£-19,504,568

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£2,791,372	£296,273	£128,058	£98,022	£-577,648	£-1,260,775
60% LAR - 40% CIR	5%	£1,827,326	£254,842	£222,648	£222,648	£-1,401,696	£-2,062,052
60% LAR - 40% CIR	10%	£917,646	£-1,383,879	£-1,523,356	£-1,553,628	£-2,231,540	£-2,909,452
60% LAR - 40% CIR	15%	£-27,592	£-2,192,223	£-2,381,426	£-2,391,691	£-3,087,214	£-3,742,827
60% LAR - 40% CIR	20%	£-391,286	£-3,036,645	£-3,265,065	£-3,265,065	£-3,990,630	£-4,586,147
60% LAR - 40% CIR	25%	£-1,534,350	£-3,886,194	£-4,054,100	£-4,054,110	£-4,785,732	£-5,427,354
60% LAR - 40% CIR	30%	£-2,897,691	£-4,741,112	£-4,908,595	£-4,938,536	£-5,608,461	£-6,278,388
60% LAR - 40% CIR	35%	£-3,972,973	£-5,691,246	£-5,788,453	£-5,798,337	£-6,488,762	£-7,135,169
60% LAR - 40% CIR	40%	£-4,653,401	£-6,466,842	£-6,533,622	£-6,563,456	£-7,339,578	£-7,999,121
60% LAR - 40% CIR	45%	£-5,839,222	£-7,337,344	£-7,504,047	£-7,533,840	£-8,206,099	£-8,892,468
60% LAR - 40% CIR	50%	£-6,830,278	£-8,219,018	£-8,390,403	£-8,421,089	£-9,108,621	£-9,792,162

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£5,158,336	£2,663,238	£2,496,023	£2,464,987	£1,789,316	£1,706,190
60% LAR - 40% CIR	5%	£4,224,271	£1,941,869	£1,874,422	£1,844,501	£965,298	£264,883
60% LAR - 40% CIR	10%	£3,284,611	£1,030,086	£843,608	£813,337	£135,425	£-454,488
60% LAR - 40% CIR	15%	£2,339,412	£174,442	£5,539	£24,639	£-700,249	£-1,375,863
60% LAR - 40% CIR	20%	£1,389,729	£-968,051	£-838,060	£-868,146	£-1,541,665	£-2,215,153
60% LAR - 40% CIR	25%	£432,615	£-1,919,229	£-1,687,135	£-1,717,145	£-2,388,767	£-3,060,389
60% LAR - 40% CIR	30%	£-530,729	£-2,374,148	£-2,541,830	£-2,571,571	£-3,241,497	£-3,911,423
60% LAR - 40% CIR	35%	£-1,905,668	£-3,294,062	£-3,461,489	£-3,431,392	£-4,096,788	£-4,768,225
60% LAR - 40% CIR	40%	£-2,486,436	£-4,089,576	£-4,266,658	£-4,286,491	£-4,963,613	£-5,632,758
60% LAR - 40% CIR	45%	£-3,472,257	£-4,970,579	£-5,137,082	£-5,166,875	£-5,839,044	£-6,525,533
60% LAR - 40% CIR	50%	£-4,463,813	£-5,852,053	£-6,024,438	£-6,054,115	£-6,739,658	£-7,425,197

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£7,996,313	£5,467,214	£5,292,399	£5,261,383	£4,387,293	£3,894,166
60% LAR - 40% CIR	5%	£7,022,247	£4,639,946	£4,472,399	£4,442,477	£3,763,275	£3,282,950
60% LAR - 40% CIR	10%	£6,082,588	£3,811,062	£3,644,585	£3,611,313	£2,933,401	£2,255,489
60% LAR - 40% CIR	15%	£5,137,389	£2,972,418	£2,803,516	£2,773,340	£2,097,728	£1,422,114
60% LAR - 40% CIR	20%	£4,188,705	£2,129,256	£1,960,916	£1,924,311	£1,246,511	£262,704
60% LAR - 40% CIR	25%	£3,230,591	£1,278,747	£1,110,841	£1,080,831	£409,209	£-262,412
60% LAR - 40% CIR	30%	£2,267,250	£423,829	£256,347	£226,405	£-843,509	£-1,113,447
60% LAR - 40% CIR	35%	£1,292,089	£-448,465	£-609,912	£-633,096	£-1,301,821	£-1,910,248
60% LAR - 40% CIR	40%	£311,540	£-1,301,801	£-1,468,681	£-1,498,515	£-2,163,637	£-2,834,779
60% LAR - 40% CIR	45%	£-674,281	£-2,122,003	£-2,239,108	£-2,268,899	£-3,041,667	£-3,727,556
60% LAR - 40% CIR	50%	£-1,495,537	£-3,054,017	£-3,226,462	£-3,256,139	£-4,041,690	£-4,687,221

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone B - £1,150 psf
------------	---------------------

No Units	60
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£12,204,467	£9,687,945	£9,519,730	£9,489,694	£8,816,834	£8,143,973
60% LAR : 40% CIR	5%	£11,203,413	£8,800,750	£8,633,211	£8,603,289	£7,933,100	£7,257,711
60% LAR : 40% CIR	10%	£10,196,764	£7,908,068	£7,741,137	£7,711,320	£7,041,596	£6,365,685
60% LAR : 40% CIR	15%	£9,184,576	£7,009,927	£6,843,562	£6,813,841	£6,139,266	£5,463,653
60% LAR : 40% CIR	20%	£8,168,903	£6,103,177	£5,934,788	£5,904,710	£5,231,193	£4,557,676
60% LAR : 40% CIR	25%	£7,143,901	£5,196,972	£5,019,067	£4,989,057	£4,317,435	£3,645,912
60% LAR : 40% CIR	30%	£6,115,324	£4,285,398	£4,097,915	£4,067,974	£3,398,049	£2,726,122
60% LAR : 40% CIR	35%	£5,081,062	£3,368,507	£3,171,400	£3,141,517	£2,473,091	£1,804,664
60% LAR : 40% CIR	40%	£4,032,793	£2,446,355	£2,239,975	£2,209,740	£1,540,818	£875,497
60% LAR : 40% CIR	45%	£2,979,233	£1,488,996	£1,302,493	£1,272,700	£606,690	£-63,684
60% LAR : 40% CIR	50%	£1,920,437	£526,485	£360,212	£330,451	£-346,488	£-1,032,029

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,381,274	£4,097,796	£4,286,011	£4,296,047	£4,368,907	£5,641,768
60% LAR : 40% CIR	5%	£2,592,928	£4,984,992	£5,162,580	£5,182,462	£5,255,242	£6,528,090
60% LAR : 40% CIR	10%	£3,588,978	£5,877,674	£6,044,604	£6,074,421	£6,144,145	£7,422,057
60% LAR : 40% CIR	15%	£4,601,165	£6,775,814	£6,942,179	£6,971,900	£7,041,596	£8,322,089
60% LAR : 40% CIR	20%	£5,619,838	£7,682,564	£7,850,943	£7,881,031	£7,950,548	£9,228,085
60% LAR : 40% CIR	25%	£6,641,900	£8,598,100	£8,768,674	£8,798,684	£8,868,306	£10,139,029
60% LAR : 40% CIR	30%	£7,670,417	£9,520,344	£9,687,826	£9,717,767	£9,787,693	£11,057,619
60% LAR : 40% CIR	35%	£8,704,870	£10,447,233	£10,614,341	£10,644,224	£10,714,891	£11,881,877
60% LAR : 40% CIR	40%	£9,750,948	£11,379,388	£11,546,367	£11,576,001	£11,646,323	£13,010,244
60% LAR : 40% CIR	45%	£10,806,508	£12,316,743	£12,483,248	£12,513,041	£12,583,041	£13,849,425
60% LAR : 40% CIR	50%	£11,865,304	£13,259,256	£13,425,829	£13,455,290	£13,525,229	£14,817,770

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£4,131,149	£1,614,627	£1,446,412	£1,416,376	£743,516	£70,656
60% LAR : 40% CIR	5%	£3,590,928	£727,462	£569,894	£529,972	£46,897	£-39,867
60% LAR : 40% CIR	10%	£2,123,446	£-65,250	£-332,180	£-361,968	£-1,031,722	£-1,709,633
60% LAR : 40% CIR	15%	£1,111,259	£-1,063,391	£-1,229,756	£-1,259,477	£-1,834,051	£-2,609,695
60% LAR : 40% CIR	20%	£93,356	£-1,910,140	£-2,156,520	£-2,183,968	£-2,846,125	£-3,515,641
60% LAR : 40% CIR	25%	£-929,517	£-2,586,346	£-3,054,261	£-3,084,280	£-3,755,853	£-4,427,505
60% LAR : 40% CIR	30%	£-1,957,994	£-3,207,920	£-3,975,402	£-4,005,344	£-4,675,289	£-5,345,196
60% LAR : 40% CIR	35%	£-2,992,290	£-3,734,911	£-4,601,916	£-4,631,890	£-5,600,227	£-6,269,654
60% LAR : 40% CIR	40%	£-4,040,324	£-4,266,863	£-5,183,643	£-5,213,577	£-6,530,690	£-7,197,401
60% LAR : 40% CIR	45%	£-5,094,084	£-4,804,322	£-5,770,824	£-5,800,617	£-7,466,628	£-8,137,002
60% LAR : 40% CIR	50%	£-6,152,890	£-5,346,832	£-6,368,105	£-6,397,992	£-8,419,898	£-9,105,346

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,498,714	£3,081,292	£3,813,377	£3,783,341	£3,110,491	£2,437,620
60% LAR : 40% CIR	5%	£3,697,060	£3,094,406	£2,928,868	£2,896,036	£2,226,747	£1,551,358
60% LAR : 40% CIR	10%	£4,490,411	£2,201,715	£2,034,784	£2,004,967	£1,335,243	£667,332
60% LAR : 40% CIR	15%	£3,478,223	£1,303,674	£1,137,209	£1,107,488	£432,913	£-242,700
60% LAR : 40% CIR	20%	£2,460,550	£396,624	£229,445	£198,367	£-878,188	£-1,148,671
60% LAR : 40% CIR	25%	£1,437,448	£-516,381	£-687,286	£-717,296	£-1,388,918	£-2,090,541
60% LAR : 40% CIR	30%	£408,971	£-1,440,955	£-1,698,438	£-1,638,379	£-2,308,304	£-2,978,231
60% LAR : 40% CIR	35%	£-625,991	£-2,367,946	£-2,584,963	£-2,584,696	£-3,233,282	£-3,901,699
60% LAR : 40% CIR	40%	£-1,673,560	£-3,296,938	£-3,488,778	£-3,486,613	£-4,183,735	£-4,830,656
60% LAR : 40% CIR	45%	£-2,727,120	£-4,237,357	£-4,403,860	£-4,433,653	£-5,099,663	£-5,770,337
60% LAR : 40% CIR	50%	£-3,785,916	£-5,179,688	£-5,348,140	£-5,378,902	£-6,052,841	£-6,738,382

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£9,296,060	£7,789,986	£6,811,355	£6,591,317	£5,398,498	£5,235,397
60% LAR : 40% CIR	5%	£8,296,036	£6,822,383	£5,744,836	£5,694,913	£4,504,723	£4,349,334
60% LAR : 40% CIR	10%	£7,288,387	£4,999,691	£4,832,761	£4,802,944	£4,133,219	£3,455,308
60% LAR : 40% CIR	15%	£6,276,200	£4,101,550	£3,935,185	£3,905,464	£3,230,890	£2,555,276
60% LAR : 40% CIR	20%	£5,258,527	£3,194,801	£3,029,421	£2,999,333	£2,322,817	£1,648,393
60% LAR : 40% CIR	25%	£4,235,425	£2,278,595	£2,110,690	£2,080,681	£1,409,058	£737,436
60% LAR : 40% CIR	30%	£3,206,048	£1,367,021	£1,189,539	£1,159,598	£489,672	£-180,254
60% LAR : 40% CIR	35%	£2,172,686	£430,130	£263,023	£233,141	£-606,266	£-1,103,713
60% LAR : 40% CIR	40%	£1,124,417	£-492,922	£-668,902	£-699,638	£-1,365,758	£-2,032,680
60% LAR : 40% CIR	45%	£70,857	£-1,439,380	£-1,605,863	£-1,635,676	£-2,301,687	£-2,972,600
60% LAR : 40% CIR	50%	£-687,939	£-2,381,691	£-2,548,164	£-2,577,926	£-3,244,964	£-3,946,456

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone B - £1,200 psf
------------	---------------------

No Units	60
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£13,544,244	£11,006,299	£10,838,084	£10,808,048	£10,135,188	£9,462,328
60% LAR : 40% CIR	5%	£12,476,200	£10,053,105	£9,885,648	£9,855,728	£9,185,536	£8,515,347
60% LAR : 40% CIR	10%	£11,402,563	£9,094,586	£8,927,656	£8,897,839	£8,230,115	£7,562,391
60% LAR : 40% CIR	15%	£10,323,387	£8,130,528	£7,964,163	£7,934,441	£7,268,982	£6,596,815
60% LAR : 40% CIR	20%	£9,238,726	£7,161,072	£6,995,224	£6,965,588	£6,297,698	£5,624,162
60% LAR : 40% CIR	25%	£8,148,634	£6,186,273	£6,019,916	£5,989,906	£5,317,284	£4,645,662
60% LAR : 40% CIR	30%	£7,053,168	£5,198,590	£5,031,108	£5,001,166	£4,331,241	£3,661,314
60% LAR : 40% CIR	35%	£5,952,380	£4,205,042	£4,037,936	£4,008,053	£3,339,626	£2,671,200
60% LAR : 40% CIR	40%	£4,845,070	£3,209,234	£3,039,653	£3,009,690	£2,342,498	£1,676,375
60% LAR : 40% CIR	45%	£3,724,371	£2,202,219	£2,035,716	£2,005,923	£1,339,912	£673,902
60% LAR : 40% CIR	50%	£2,597,835	£1,193,051	£1,026,779	£997,016	£331,927	£-345,213

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£241,497	£2,779,442	£2,947,857	£2,977,893	£3,850,593	£4,323,413
60% LAR : 40% CIR	5%	£1,509,841	£3,132,646	£3,300,863	£3,330,899	£4,600,295	£5,270,388
60% LAR : 40% CIR	10%	£2,383,178	£4,691,155	£4,858,085	£4,887,902	£5,855,696	£6,623,450
60% LAR : 40% CIR	15%	£3,462,354	£6,655,212	£6,821,578	£6,851,300	£8,516,759	£9,788,926
60% LAR : 40% CIR	20%	£4,547,915	£8,624,569	£8,790,518	£8,820,153	£11,488,043	£13,161,560
60% LAR : 40% CIR	25%	£5,637,107	£10,599,418	£10,765,825	£10,795,168	£14,463,457	£16,500,079
60% LAR : 40% CIR	30%	£6,732,574	£12,587,151	£12,753,633	£12,783,575	£17,454,500	£19,942,427
60% LAR : 40% CIR	35%	£7,833,361	£14,580,099	£14,747,805	£14,777,698	£19,446,115	£21,114,541
60% LAR : 40% CIR	40%	£8,940,911	£16,577,607	£16,746,288	£16,776,121	£21,443,344	£23,110,368
60% LAR : 40% CIR	45%	£10,061,970	£18,583,523	£18,753,025	£18,782,819	£24,445,829	£26,111,840
60% LAR : 40% CIR	50%	£11,187,908	£20,592,950	£20,763,052	£20,792,725	£26,453,814	£28,130,954

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,470,926	£2,932,981	£2,764,766	£2,734,730	£2,061,871	£1,389,011
60% LAR : 40% CIR	5%	£4,402,883	£1,979,877	£1,812,330	£1,782,459	£1,112,219	£642,029
60% LAR : 40% CIR	10%	£3,329,245	£1,021,269	£854,338	£824,521	£156,797	£-10,926
60% LAR : 40% CIR	15%	£2,250,070	£57,211	£-108,154	£-138,876	£-804,335	£-1,476,503
60% LAR : 40% CIR	20%	£1,165,408	£-89,626	£-319,084	£-349,760	£-1,715,619	£-2,448,138
60% LAR : 40% CIR	25%	£75,319	£-587,045	£-1,054,402	£-1,084,412	£-2,756,584	£-3,427,656
60% LAR : 40% CIR	30%	£-1,620,150	£-2,874,728	£-3,042,210	£-3,072,151	£-3,742,077	£-4,412,003
60% LAR : 40% CIR	35%	£-2,720,938	£-4,888,276	£-4,056,362	£-4,085,285	£-4,733,692	£-5,402,118
60% LAR : 40% CIR	40%	£-3,840,971	£-6,910,607	£-5,083,865	£-5,113,198	£-5,743,520	£-6,407,042
60% LAR : 40% CIR	45%	£-4,948,947	£-8,971,099	£-6,037,602	£-6,067,395	£-6,733,406	£-7,399,418
60% LAR : 40% CIR	50%	£-6,075,483	£-10,980,287	£-7,046,539	£-7,076,301	£-7,741,391	£-8,418,831

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£7,837,891	£5,299,546	£5,131,731	£5,101,695	£4,428,835	£3,755,976
60% LAR : 40% CIR	5%	£5,789,847	£4,346,842	£4,179,295	£4,149,313	£3,476,419	£2,803,994
60% LAR : 40% CIR	10%	£5,696,210	£3,388,233	£3,221,303	£3,191,486	£2,523,762	£1,856,038
60% LAR : 40% CIR	15%	£4,617,034	£2,424,175	£2,257,810	£2,228,089	£1,562,629	£890,462
60% LAR : 40% CIR	20%	£3,532,573	£1,454,719	£1,288,871	£1,259,235	£591,345	£82,191
60% LAR : 40% CIR	25%	£2,442,281	£479,920	£-312,563	£-282,553	£-388,059	£-1,060,691
60% LAR : 40% CIR	30%	£1,348,815	£-507,763	£-975,245	£-945,187	£-1,375,112	£-2,045,039
60% LAR : 40% CIR	35%	£236,027	£-1,501,911	£-1,868,401	£-1,838,360	£-2,395,727	£-3,058,153
60% LAR : 40% CIR	40%	£-880,853	£-2,500,119	£-2,686,300	£-2,656,733	£-3,365,655	£-4,030,978
60% LAR : 40% CIR	45%	£-1,981,982	£-3,504,134	£-3,670,637	£-3,640,430	£-4,366,441	£-5,032,451
60% LAR : 40% CIR	50%	£-3,084,818	£-4,519,202	£-4,678,574	£-4,648,337	£-5,374,426	£-6,051,568

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£10,859,868	£8,997,952	£7,929,707	£7,899,611	£7,226,812	£6,553,962
60% LAR : 40% CIR	5%	£9,867,824	£7,144,819	£6,071,272	£6,041,250	£5,277,150	£4,604,300
60% LAR : 40% CIR	10%	£8,494,186	£6,186,210	£5,019,279	£4,989,462	£4,321,739	£3,648,015
60% LAR : 40% CIR	15%	£7,415,011	£5,222,152	£3,965,787	£3,935,965	£3,360,606	£2,686,438
60% LAR : 40% CIR	20%	£6,430,349	£4,252,685	£2,914,687	£2,884,867	£2,409,272	£1,735,809
60% LAR : 40% CIR	25%	£5,240,258	£3,277,897	£1,860,540	£1,830,729	£1,454,908	£862,185
60% LAR : 40% CIR	30%	£4,144,791	£2,290,213	£722,731	£722,790	£1,422,864	£752,938
60% LAR : 40% CIR	35%	£3,044,094	£1,296,689	£-129,680	£-109,676	£-351,249	£-629,876
60% LAR : 40% CIR	40%	£1,937,294	£297,858	£-1,017,077	£-1,017,243	£-1,665,879	£-2,333,001
60% LAR : 40% CIR	45%	£815,995	£-706,158	£-2,726,661	£-2,726,454	£-3,468,464	£-4,234,475
60% LAR : 40% CIR	50%	£-806,882	£-1,715,326	£-3,661,697	£-3,661,697	£-4,411,366	£-5,253,590

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone B - £1,250 psf
------------	---------------------

No Units	60
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£14,884,021	£12,324,653	£12,156,439	£12,126,402	£11,453,542	£10,780,682
60% LAR : 40% CIR	5%	£13,748,969	£11,305,632	£11,138,084	£11,108,162	£10,437,592	£9,767,783
60% LAR : 40% CIR	10%	£12,608,363	£10,281,105	£10,114,175	£10,084,357	£9,416,634	£8,746,910
60% LAR : 40% CIR	15%	£11,462,197	£9,251,129	£9,084,764	£9,055,043	£8,389,583	£7,724,124
60% LAR : 40% CIR	20%	£10,310,547	£8,215,756	£8,049,807	£8,020,271	£7,366,876	£6,690,607
60% LAR : 40% CIR	25%	£9,153,467	£7,175,038	£7,009,657	£6,980,097	£6,317,132	£5,645,511
60% LAR : 40% CIR	30%	£7,991,012	£6,129,032	£5,964,088	£5,934,359	£5,264,433	£4,594,507
60% LAR : 40% CIR	35%	£6,823,235	£5,071,578	£4,904,471	£4,874,588	£4,206,162	£3,537,735
60% LAR : 40% CIR	40%	£5,650,193	£4,005,113	£3,939,332	£3,909,469	£3,242,377	£2,475,255
60% LAR : 40% CIR	45%	£4,469,509	£2,935,441	£2,768,938	£2,739,145	£2,073,135	£1,407,124
60% LAR : 40% CIR	50%	£3,275,233	£1,859,617	£1,693,345	£1,663,583	£998,493	£333,403

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£1,098,280	£1,461,088	£1,292,320	£1,699,339	£2,332,189	£3,005,059
60% LAR : 40% CIR	5%	£86,862	£2,486,109	£2,647,667	£2,671,699	£3,347,789	£4,011,958
60% LAR : 40% CIR	10%	£1,177,378	£3,504,636	£3,671,567	£3,701,384	£4,368,107	£5,036,631
60% LAR : 40% CIR	15%	£2,323,544	£4,534,812	£4,700,977	£4,730,696	£5,396,158	£6,061,617
60% LAR : 40% CIR	20%	£3,475,194	£5,569,986	£5,735,834	£5,765,470	£6,428,868	£7,095,054
60% LAR : 40% CIR	25%	£4,632,274	£6,610,164	£6,810,084	£6,839,644	£7,466,008	£8,131,239
60% LAR : 40% CIR	30%	£5,794,720	£7,656,709	£7,872,673	£7,891,382	£8,521,308	£9,191,234
60% LAR : 40% CIR	35%	£6,962,506	£8,714,163	£8,981,270	£8,991,193	£9,579,579	£10,248,008
60% LAR : 40% CIR	40%	£8,135,649	£9,779,629	£9,966,409	£9,976,242	£10,563,964	£11,219,496
60% LAR : 40% CIR	45%	£9,316,232	£10,850,300	£11,016,603	£11,046,596	£11,712,607	£12,378,617
60% LAR : 40% CIR	50%	£10,510,508	£11,926,124	£12,092,397	£12,122,158	£12,787,248	£13,452,338

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£6,810,704	£4,251,335	£4,083,121	£4,053,084	£3,380,225	£2,707,365
60% LAR : 40% CIR	5%	£5,675,272	£3,232,314	£3,064,786	£3,034,844	£2,364,655	£1,694,465
60% LAR : 40% CIR	10%	£4,535,046	£2,207,787	£2,040,857	£2,011,040	£1,343,316	£675,593
60% LAR : 40% CIR	15%	£3,389,879	£1,177,811	£1,011,446	£981,725	£316,265	£349,194
60% LAR : 40% CIR	20%	£2,237,230	£142,438	£142,438	£142,438	£16,641	£1,586,631
60% LAR : 40% CIR	25%	£1,080,149	£389,279	£1,083,661	£1,093,220	£1,756,155	£2,427,807
60% LAR : 40% CIR	30%	£-82,305	£-1,944,286	£-1,109,250	£-1,138,959	£-2,808,884	£-3,478,811
60% LAR : 40% CIR	35%	£-1,250,082	£-3,001,739	£-2,188,846	£-2,198,730	£-3,897,150	£-4,535,682
60% LAR : 40% CIR	40%	£-2,473,125	£-4,067,205	£-3,251,685	£-3,261,818	£-4,930,941	£-5,599,053
60% LAR : 40% CIR	45%	£-3,693,800	£-5,137,877	£-4,304,379	£-4,314,173	£-6,000,183	£-6,666,194
60% LAR : 40% CIR	50%	£-4,798,084	£-6,213,790	£-5,379,673	£-5,409,736	£-7,074,824	£-7,739,815

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£9,177,668	£6,618,300	£6,450,086	£6,420,049	£5,747,189	£5,074,330
60% LAR : 40% CIR	5%	£8,042,636	£5,599,270	£5,431,731	£5,401,699	£4,731,619	£4,058,143
60% LAR : 40% CIR	10%	£6,902,010	£4,574,752	£4,407,822	£4,378,005	£3,710,281	£3,042,557
60% LAR : 40% CIR	15%	£5,755,844	£3,544,776	£3,378,411	£3,348,690	£2,683,230	£2,017,771
60% LAR : 40% CIR	20%	£4,604,194	£2,509,402	£2,343,554	£2,313,918	£1,650,523	£984,334
60% LAR : 40% CIR	25%	£3,447,114	£1,468,685	£1,303,304	£1,273,744	£610,779	£-80,842
60% LAR : 40% CIR	30%	£2,284,659	£422,679	£257,715	£228,006	£-441,920	£-1,111,846
60% LAR : 40% CIR	35%	£1,116,382	£-624,275	£-609,807	£-603,798	£-1,506,191	£-2,168,071
60% LAR : 40% CIR	40%	£-56,180	£-1,600,240	£-1,587,020	£-1,596,554	£-2,553,976	£-3,221,058
60% LAR : 40% CIR	45%	£-1,236,844	£-2,770,912	£-2,937,415	£-2,967,208	£-3,633,218	£-4,299,229
60% LAR : 40% CIR	50%	£-2,431,120	£-3,846,736	£-4,013,008	£-4,042,776	£-4,707,860	£-5,372,950

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£11,975,845	£9,416,277	£9,248,062	£9,218,025	£8,345,166	£7,472,306
60% LAR : 40% CIR	5%	£10,840,613	£8,397,255	£8,229,788	£8,199,756	£7,329,596	£6,456,406
60% LAR : 40% CIR	10%	£9,699,987	£7,372,729	£7,205,798	£7,175,981	£6,508,257	£5,640,534
60% LAR : 40% CIR	15%	£8,553,921	£6,342,752	£6,176,387	£6,146,667	£5,481,207	£4,615,747
60% LAR : 40% CIR	20%	£7,402,711	£5,307,679	£5,141,530	£5,111,809	£4,448,520	£3,582,310
60% LAR : 40% CIR	25%	£6,245,091	£4,266,662	£4,101,280	£4,071,721	£3,408,756	£2,537,135
60% LAR : 40% CIR	30%	£5,082,636	£3,220,656	£3,055,691	£3,025,962	£2,356,057	£1,486,130
60% LAR : 40% CIR	35%	£3,914,859	£2,183,202	£1,998,095	£1,968,212	£1,297,786	£429,359
60% LAR : 40% CIR	40%	£2,741,816	£1,097,736	£930,956	£901,123	£234,001	£-433,122
60% LAR : 40% CIR	45%	£1,561,132	£-27,065	£-139,438	£-169,231	£-835,242	£-1,501,252
60% LAR : 40% CIR	50%	£365,857	£-304,799	£-1,245,032	£-1,244,794	£-1,909,983	£-2,574,974

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone B - £1,300 psf
------------	---------------------

No Units	60
Site Area	0.14 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£16,223,799	£13,643,007	£13,474,793	£13,444,756	£12,771,896	£12,099,037
60% LAR : 40% CIR	5%	£15,021,777	£12,558,068	£12,390,521	£12,360,590	£11,690,469	£11,020,219
60% LAR : 40% CIR	10%	£13,814,163	£11,467,624	£11,300,693	£11,270,876	£10,603,153	£9,935,429
60% LAR : 40% CIR	15%	£12,601,008	£10,371,730	£10,205,366	£10,175,644	£9,510,185	£8,844,725
60% LAR : 40% CIR	20%	£11,382,370	£9,270,439	£9,104,580	£9,074,955	£8,411,560	£7,748,165
60% LAR : 40% CIR	25%	£10,158,300	£8,163,805	£7,998,422	£7,968,863	£7,307,335	£6,645,369
60% LAR : 40% CIR	30%	£8,928,856	£7,051,880	£6,886,916	£6,857,424	£6,197,567	£5,527,699
60% LAR : 40% CIR	35%	£7,694,091	£5,934,721	£5,770,126	£5,740,691	£5,072,698	£4,404,271
60% LAR : 40% CIR	40%	£6,454,059	£4,805,992	£4,639,212	£4,609,278	£3,942,256	£3,275,134
60% LAR : 40% CIR	45%	£5,208,816	£3,688,664	£3,502,162	£3,472,368	£2,806,357	£2,140,347
60% LAR : 40% CIR	50%	£3,952,631	£2,526,183	£2,359,911	£2,330,148	£1,665,059	£999,969

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,438,058	-£142,734	-£310,948	-£340,955	-£1,013,845	-£1,886,705
60% LAR : 40% CIR	5%	£1,238,036	-£1,297,673	-£1,986,260	-£1,465,162	-£2,095,332	-£2,765,522
60% LAR : 40% CIR	10%	£29,402	-£2,318,117	-£2,485,048	-£2,514,888	-£3,182,598	-£3,850,312
60% LAR : 40% CIR	15%	-£1,184,733	-£3,414,012	-£3,580,376	-£3,610,096	-£4,275,557	-£4,941,016
60% LAR : 40% CIR	20%	-£2,403,312	-£4,516,303	-£4,681,151	-£4,710,787	-£5,374,151	-£6,037,676
60% LAR : 40% CIR	25%	-£3,627,441	-£5,621,619	-£5,787,319	-£5,816,878	-£6,474,406	-£7,140,362
60% LAR : 40% CIR	30%	-£4,856,885	-£6,733,361	-£6,898,825	-£6,928,317	-£7,588,175	-£8,258,042
60% LAR : 40% CIR	35%	-£6,091,650	-£7,851,020	-£8,015,615	-£8,045,090	-£8,713,043	-£9,381,470
60% LAR : 40% CIR	40%	-£7,331,653	-£8,979,749	-£9,146,225	-£9,176,364	-£9,844,485	-£10,510,637
60% LAR : 40% CIR	45%	-£8,576,925	-£10,117,078	-£10,283,580	-£10,313,374	-£10,979,384	-£11,645,395
60% LAR : 40% CIR	50%	-£9,833,110	-£11,259,558	-£11,425,830	-£11,455,593	-£12,120,652	-£12,785,772

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£8,150,481	£5,569,689	£5,401,475	£5,371,438	£4,698,579	£4,025,719
60% LAR : 40% CIR	5%	£8,948,460	£4,484,750	£4,317,293	£4,287,281	£3,614,092	£2,940,902
60% LAR : 40% CIR	10%	£5,740,845	£3,394,306	£3,227,376	£3,197,559	£2,529,835	£1,862,111
60% LAR : 40% CIR	15%	£4,527,690	£2,298,412	£2,132,048	£2,102,326	£1,436,867	£771,408
60% LAR : 40% CIR	20%	£3,309,052	£1,197,121	£1,031,073	£1,001,637	£338,242	£-362,163
60% LAR : 40% CIR	25%	£2,084,382	£90,457	£-174,856	£-104,454	£-656,265	£-1,427,958
60% LAR : 40% CIR	30%	£885,538	-£1,021,437	-£1,186,402	-£1,215,893	-£1,875,751	-£2,545,619
60% LAR : 40% CIR	35%	-£379,226	-£2,139,597	-£2,303,192	-£2,332,626	-£3,000,620	-£3,669,047
60% LAR : 40% CIR	40%	-£1,619,258	-£3,267,526	-£3,434,108	-£3,463,940	-£4,131,061	-£4,798,183
60% LAR : 40% CIR	45%	-£2,864,501	-£4,404,854	-£4,571,156	-£4,600,950	-£5,268,961	-£5,932,971
60% LAR : 40% CIR	50%	-£4,120,887	-£5,547,135	-£5,713,407	-£5,743,189	-£6,409,259	-£7,073,348

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£10,517,446	£7,936,654	£7,768,440	£7,738,403	£7,065,543	£6,392,684
60% LAR : 40% CIR	5%	£9,315,424	£6,851,715	£6,684,188	£6,654,246	£5,984,056	£5,311,866
60% LAR : 40% CIR	10%	£8,107,810	£5,761,271	£5,594,340	£5,564,523	£4,896,800	£4,229,076
60% LAR : 40% CIR	15%	£6,894,655	£4,665,377	£4,498,013	£4,469,291	£3,803,832	£3,138,373
60% LAR : 40% CIR	20%	£5,677,011	£3,564,086	£3,398,237	£3,369,692	£2,705,207	£2,041,812
60% LAR : 40% CIR	25%	£4,451,947	£2,457,452	£2,292,069	£2,262,511	£1,600,982	£939,006
60% LAR : 40% CIR	30%	£3,222,503	£1,345,527	£1,180,563	£1,151,071	£491,214	£-178,854
60% LAR : 40% CIR	35%	£1,997,738	£228,368	£-163,773	£-104,338	£-663,656	£-1,330,056
60% LAR : 40% CIR	40%	£747,736	-£929,381	-£1,097,141	-£1,068,076	-£1,734,096	-£2,401,219
60% LAR : 40% CIR	45%	-£497,537	-£2,037,689	-£2,204,191	-£2,233,985	-£2,899,996	-£3,566,006
60% LAR : 40% CIR	50%	-£1,752,722	-£3,180,170	-£3,346,442	-£3,376,226	-£4,041,254	-£4,706,384

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£13,319,422	£10,395,631	£10,266,476	£10,236,319	£9,563,520	£8,890,660
60% LAR : 40% CIR	5%	£12,113,401	£9,649,691	£9,482,144	£9,452,223	£8,782,053	£8,111,843
60% LAR : 40% CIR	10%	£10,905,786	£8,559,247	£8,392,317	£8,362,500	£7,694,776	£7,027,052
60% LAR : 40% CIR	15%	£9,692,632	£7,463,253	£7,296,989	£7,267,267	£6,601,808	£5,936,949
60% LAR : 40% CIR	20%	£8,479,063	£6,367,258	£6,201,214	£6,171,578	£5,503,163	£4,839,788
60% LAR : 40% CIR	25%	£7,264,924	£5,255,428	£5,090,046	£5,060,487	£4,388,959	£3,736,983
60% LAR : 40% CIR	30%	£6,050,479	£4,143,504	£3,978,539	£3,949,048	£3,289,190	£2,639,323
60% LAR : 40% CIR	35%	£4,835,715	£3,028,345	£2,861,749	£2,832,215	£2,164,321	£1,495,994
60% LAR : 40% CIR	40%	£3,545,683	£1,897,615	£1,730,835	£1,701,001	£1,033,880	£366,758
60% LAR : 40% CIR	45%	£2,300,440	£760,287	£593,785	£563,991	£-102,019	£-768,030
60% LAR : 40% CIR	50%	£1,044,254	£-362,196	£-498,466	£-468,228	£-1,143,318	£-1,898,407

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone B - £900 psf
------------	-------------------

No Units	75
Site Area	0.2 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,794,793	£3,762,670	£2,492,576	£2,454,778	£1,608,049	£761,319
60% LAR : 40% CIR	5%	£5,969,729	£3,987,102	£3,177,897	£3,855,760	£2,213,656	£2,074,344
60% LAR : 40% CIR	10%	£5,137,732	£2,364,607	£1,104,208	£1,066,686	£226,420	£-625,189
60% LAR : 40% CIR	15%	£4,294,825	£1,655,253	£399,129	£361,727	£-482,947	£-1,345,807
60% LAR : 40% CIR	20%	£3,440,954	£939,107	£-317,897	£-285,760	£-1,213,656	£-2,074,344
60% LAR : 40% CIR	25%	£2,580,245	£216,239	£-1,056,248	£-1,094,589	£-1,952,657	£-2,810,724
60% LAR : 40% CIR	30%	£1,712,781	£-521,118	£-1,804,811	£-1,843,064	£-2,688,965	£-3,554,865
60% LAR : 40% CIR	35%	£838,616	£-1,279,565	£-2,560,541	£-2,598,721	£-3,452,706	£-4,306,680
60% LAR : 40% CIR	40%	£-42,819	£-2,044,991	£-3,323,368	£-3,361,484	£-4,213,802	£-5,066,121
60% LAR : 40% CIR	45%	£-949,425	£-2,816,869	£-4,093,216	£-4,131,281	£-4,982,179	£-5,833,078
60% LAR : 40% CIR	50%	£-1,870,602	£-3,595,430	£-4,870,013	£-4,908,038	£-5,757,760	£-6,607,481

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£12,478,035	£18,516,159	£16,780,252	£16,818,051	£17,864,780	£18,311,510
60% LAR : 40% CIR	5%	£13,363,100	£18,205,727	£17,470,747	£17,508,436	£18,351,664	£18,798,174
60% LAR : 40% CIR	10%	£14,135,097	£18,008,222	£18,168,621	£18,206,143	£19,046,408	£19,493,017
60% LAR : 40% CIR	15%	£14,978,004	£17,617,578	£18,873,700	£18,911,102	£19,755,776	£20,239,636
60% LAR : 40% CIR	20%	£15,837,876	£18,333,222	£19,590,726	£19,628,589	£20,486,685	£21,347,173
60% LAR : 40% CIR	25%	£16,692,590	£19,056,590	£20,320,077	£20,357,418	£21,225,488	£22,083,563
60% LAR : 40% CIR	30%	£17,560,048	£19,793,947	£21,077,640	£21,115,893	£21,971,794	£22,827,694
60% LAR : 40% CIR	35%	£18,434,213	£20,559,393	£21,833,370	£21,871,550	£22,725,935	£23,579,519
60% LAR : 40% CIR	40%	£19,310,648	£21,311,728	£22,598,197	£22,634,213	£23,488,613	£24,333,960
60% LAR : 40% CIR	45%	£20,222,254	£22,089,698	£23,368,045	£23,404,110	£24,255,008	£25,105,006
60% LAR : 40% CIR	50%	£21,143,431	£22,895,258	£24,142,842	£24,180,887	£25,030,589	£25,880,310

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

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,491,917	£7,528,640	£5,794,134	£5,831,933	£5,978,662	£10,525,391
60% LAR : 40% CIR	5%	£9,316,952	£9,219,658	£9,494,961	£9,532,911	£10,955,666	£11,200,885
60% LAR : 40% CIR	10%	£8,148,978	£8,922,103	£10,182,520	£10,220,025	£11,600,290	£11,911,899
60% LAR : 40% CIR	15%	£6,991,885	£9,631,458	£10,887,582	£10,924,984	£11,769,658	£12,632,517
60% LAR : 40% CIR	20%	£7,845,757	£10,341,608	£11,604,608	£11,642,471	£12,503,666	£13,381,685
60% LAR : 40% CIR	25%	£8,705,461	£11,070,472	£12,342,058	£12,381,300	£13,239,367	£14,097,434
60% LAR : 40% CIR	30%	£9,573,930	£11,807,829	£13,091,521	£13,129,775	£13,985,676	£14,841,575
60% LAR : 40% CIR	35%	£10,449,094	£12,566,275	£13,847,252	£13,885,432	£14,739,416	£15,593,491
60% LAR : 40% CIR	40%	£11,329,529	£13,311,652	£14,610,076	£14,648,195	£15,500,913	£16,362,691
60% LAR : 40% CIR	45%	£12,226,135	£14,103,589	£15,379,927	£15,417,992	£16,268,880	£17,119,788
60% LAR : 40% CIR	50%	£13,167,313	£14,895,441	£16,158,723	£16,196,749	£17,044,470	£17,894,192

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,182,838	£4,214,962	£5,486,985	£5,522,954	£6,369,593	£7,216,312
60% LAR : 40% CIR	5%	£2,071,923	£4,910,529	£6,175,953	£6,212,225	£7,066,607	£7,916,916
60% LAR : 40% CIR	10%	£2,835,899	£5,613,024	£6,874,423	£6,910,946	£7,715,211	£8,602,820
60% LAR : 40% CIR	15%	£3,682,806	£6,322,379	£7,576,903	£7,613,905	£8,460,579	£9,323,438
60% LAR : 40% CIR	20%	£4,536,678	£7,039,624	£8,281,628	£8,318,992	£9,191,487	£10,091,976
60% LAR : 40% CIR	25%	£5,397,362	£7,761,983	£8,993,879	£9,027,221	£9,930,288	£10,788,355
60% LAR : 40% CIR	30%	£6,264,857	£8,498,750	£9,702,442	£9,735,896	£10,676,597	£11,532,498
60% LAR : 40% CIR	35%	£7,139,016	£9,251,198	£10,408,173	£10,441,353	£11,433,338	£12,284,362
60% LAR : 40% CIR	40%	£8,020,450	£10,022,523	£11,100,959	£11,133,116	£12,191,434	£13,043,752
60% LAR : 40% CIR	45%	£8,927,058	£10,794,501	£11,807,848	£11,840,013	£12,959,811	£13,810,709
60% LAR : 40% CIR	50%	£9,849,224	£11,573,952	£12,517,645	£12,549,870	£13,736,381	£14,595,113

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

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,728,307	£9,883	£13,918	£14,118	£22,887	£38,996
60% LAR : 40% CIR	5%	£1,963,742	£998,885	£2,263,939	£2,201,594	£3,144,962	£3,886,335
60% LAR : 40% CIR	10%	£1,071,745	£1,701,380	£2,961,779	£2,999,301	£3,839,566	£4,691,173
60% LAR : 40% CIR	15%	£228,538	£2,410,734	£3,666,888	£3,704,260	£4,548,934	£5,411,793
60% LAR : 40% CIR	20%	£-828,625	£3,120,876	£4,371,984	£4,409,447	£5,279,643	£6,140,531
60% LAR : 40% CIR	25%	£-1,485,737	£3,840,748	£5,122,234	£5,160,576	£6,018,644	£6,878,711
60% LAR : 40% CIR	30%	£-2,353,206	£4,587,105	£5,870,797	£5,909,051	£6,784,952	£7,629,852
60% LAR : 40% CIR	35%	£-3,227,071	£5,345,551	£6,626,628	£6,664,708	£7,515,693	£8,372,671
60% LAR : 40% CIR	40%	£-4,108,806	£6,110,878	£7,380,353	£7,427,471	£8,279,789	£9,152,108
60% LAR : 40% CIR	45%	£-5,015,412	£6,882,856	£8,150,203	£8,197,258	£9,048,168	£9,899,054
60% LAR : 40% CIR	50%	£-5,936,569	£7,661,417	£8,926,000	£8,973,025	£9,823,747	£10,673,468

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone B - £950 psf
------------	-------------------

No Units	75
Site Area	0.2 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£8,455,082	£5,416,762	£4,146,668	£4,108,869	£3,262,140	£2,415,411
60% LAR - 40% CIR	5%	£7,547,003	£4,638,489	£3,373,436	£3,335,781	£2,492,411	£1,649,043
60% LAR - 40% CIR	10%	£6,631,992	£3,853,290	£2,592,891	£2,555,369	£1,715,103	£874,838
60% LAR - 40% CIR	15%	£5,710,115	£3,061,231	£1,805,107	£1,767,705	£930,289	£92,872
60% LAR - 40% CIR	20%	£4,791,440	£2,262,382	£1,010,154	£992,860	£138,041	£-710,859
60% LAR - 40% CIR	25%	£3,869,978	£1,456,807	£208,103	£170,906	£-673,639	£-1,531,707
60% LAR - 40% CIR	30%	£2,889,461	£644,577	£-811,061	£-849,316	£-1,505,215	£-2,381,116
60% LAR - 40% CIR	35%	£1,931,248	£-176,600	£-1,452,060	£-1,490,240	£-2,344,224	£-3,198,209
60% LAR - 40% CIR	40%	£968,408	£-1,021,678	£-2,203,155	£-2,338,271	£-3,190,589	£-4,042,907
60% LAR - 40% CIR	45%	£-5,067	£-1,878,924	£-3,155,271	£-3,193,336	£-4,044,233	£-4,895,131
60% LAR - 40% CIR	50%	£-1,004,069	£-2,742,753	£-4,017,335	£-4,055,360	£-4,905,082	£-5,754,803

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£-10,817,747	£-13,896,098	£-15,128,161	£-15,183,360	£-16,010,689	£-16,857,418
60% LAR - 40% CIR	5%	£-11,728,626	£-14,834,948	£-16,069,303	£-16,167,948	£-16,780,416	£-17,623,786
60% LAR - 40% CIR	10%	£-12,640,837	£-15,419,539	£-16,879,938	£-16,717,460	£-17,657,726	£-18,307,901
60% LAR - 40% CIR	15%	£-13,562,714	£-16,211,598	£-17,467,722	£-17,506,124	£-18,342,541	£-19,179,957
60% LAR - 40% CIR	20%	£-14,491,389	£-17,019,447	£-18,262,975	£-18,299,569	£-19,134,788	£-19,862,888
60% LAR - 40% CIR	25%	£-15,431,851	£-17,819,022	£-19,064,126	£-18,101,963	£-19,946,468	£-20,804,538
60% LAR - 40% CIR	30%	£-16,383,368	£-18,628,252	£-19,863,890	£-19,022,145	£-20,778,044	£-21,633,943
60% LAR - 40% CIR	35%	£-17,341,581	£-19,449,729	£-20,724,889	£-20,783,069	£-21,617,093	£-22,471,098
60% LAR - 40% CIR	40%	£-18,308,421	£-20,289,668	£-21,572,984	£-21,611,193	£-22,483,416	£-23,315,738
60% LAR - 40% CIR	45%	£-19,277,896	£-21,151,763	£-22,428,100	£-22,466,165	£-23,317,062	£-24,167,960
60% LAR - 40% CIR	50%	£-20,276,888	£-22,015,582	£-23,290,154	£-23,328,189	£-24,177,911	£-25,027,632

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£-2,831,629	£-5,889,948	£-7,140,043	£-7,177,842	£-9,024,570	£-9,871,500
60% LAR - 40% CIR	5%	£-3,199,007	£-6,485,222	£-8,123,275	£-8,095,960	£-9,784,299	£-10,627,668
60% LAR - 40% CIR	10%	£-4,654,716	£-7,433,421	£-8,693,819	£-8,731,342	£-9,571,607	£-10,411,873
60% LAR - 40% CIR	15%	£-5,576,596	£-8,225,480	£-9,481,604	£-9,519,006	£-10,396,422	£-11,193,838
60% LAR - 40% CIR	20%	£-6,505,271	£-9,064,399	£-10,276,568	£-10,363,861	£-11,483,810	£-12,198,770
60% LAR - 40% CIR	25%	£-7,445,733	£-9,959,994	£-11,076,608	£-11,158,896	£-11,960,349	£-12,618,417
60% LAR - 40% CIR	30%	£-8,397,250	£-10,842,133	£-11,897,771	£-11,936,026	£-12,791,926	£-13,647,827
60% LAR - 40% CIR	35%	£-9,355,462	£-11,763,611	£-12,738,771	£-12,776,560	£-13,630,935	£-14,484,919
60% LAR - 40% CIR	40%	£-10,320,393	£-12,718,398	£-13,599,866	£-13,634,982	£-14,477,289	£-15,329,616
60% LAR - 40% CIR	45%	£-11,291,778	£-13,685,634	£-14,441,381	£-14,480,046	£-15,330,944	£-16,181,841
60% LAR - 40% CIR	50%	£-12,276,779	£-14,629,463	£-15,308,046	£-15,348,070	£-16,191,793	£-17,041,614

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£477,450	£-2,580,989	£-3,930,964	£-3,988,763	£-4,715,401	£-5,562,221
60% LAR - 40% CIR	5%	£-2,197,699	£-5,349,143	£-6,812,375	£-6,869,960	£-8,065,220	£-9,324,898
60% LAR - 40% CIR	10%	£-4,345,630	£-6,124,342	£-7,538,741	£-7,522,263	£-8,262,528	£-9,702,764
60% LAR - 40% CIR	15%	£-6,267,517	£-6,916,401	£-8,172,925	£-8,209,927	£-9,047,343	£-10,684,759
60% LAR - 40% CIR	20%	£-8,196,192	£-7,715,250	£-8,867,419	£-8,704,772	£-9,839,491	£-11,693,691
60% LAR - 40% CIR	25%	£-10,136,654	£-8,520,825	£-9,606,529	£-9,306,726	£-10,665,121	£-12,509,338
60% LAR - 40% CIR	30%	£-12,088,171	£-9,333,054	£-10,398,692	£-9,826,947	£-10,982,847	£-13,338,748
60% LAR - 40% CIR	35%	£-14,046,364	£-10,144,532	£-11,242,892	£-10,467,671	£-11,301,666	£-14,175,840
60% LAR - 40% CIR	40%	£-16,012,224	£-10,959,308	£-12,127,787	£-10,335,903	£-11,168,220	£-12,020,539
60% LAR - 40% CIR	45%	£-18,082,699	£-11,786,555	£-13,102,902	£-11,170,967	£-10,021,865	£-12,872,762
60% LAR - 40% CIR	50%	£-19,881,790	£-12,629,384	£-14,098,967	£-12,032,991	£-12,882,714	£-13,732,435

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,389,085	£1,350,776	£80,881	£42,882	£89,586	£1,888,919
60% LAR - 40% CIR	5%	£3,481,016	£-2,652,222	£-3,924,451	£-3,924,256	£-4,573,576	£-5,416,944
60% LAR - 40% CIR	10%	£2,566,005	£-3,421,697	£-4,473,096	£-4,510,618	£-5,350,884	£-6,391,149
60% LAR - 40% CIR	15%	£1,644,128	£-4,194,756	£-4,960,880	£-4,998,292	£-5,135,698	£-6,393,115
60% LAR - 40% CIR	20%	£713,463	£-4,969,863	£-5,403,663	£-5,403,127	£-5,027,946	£-6,776,046
60% LAR - 40% CIR	25%	£-225,009	£-5,699,180	£-5,857,884	£-5,895,081	£-4,739,626	£-5,597,694
60% LAR - 40% CIR	30%	£-1,176,936	£-6,421,410	£-6,277,048	£-6,315,392	£-5,071,202	£-4,407,103
60% LAR - 40% CIR	35%	£-2,134,739	£-7,142,887	£-6,519,047	£-6,556,227	£-4,012,211	£-3,264,195
60% LAR - 40% CIR	40%	£-3,099,570	£-7,867,664	£-6,366,142	£-6,404,258	£-2,258,576	£-1,088,684
60% LAR - 40% CIR	45%	£-4,071,354	£-8,594,911	£-7,221,257	£-7,259,323	£-9,110,220	£-9,361,118
60% LAR - 40% CIR	50%	£-5,070,655	£-9,326,749	£-8,063,322	£-8,121,347	£-9,971,669	£-9,660,790

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone B - £1,000 psf
------------	---------------------

No Units	75
Site Area	0.2 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,115,370	£7,054,742	£5,800,760	£5,762,960	£4,916,232	£4,089,503
60% LAR - 40% CIR	5%	£3,124,377	£3,201,705	£4,944,823	£4,907,167	£4,063,799	£3,220,429
60% LAR - 40% CIR	10%	£8,126,262	£5,341,845	£4,081,574	£4,044,051	£3,203,785	£2,363,520
60% LAR - 40% CIR	15%	£7,121,360	£4,467,209	£3,211,085	£3,173,683	£2,336,266	£1,498,850
60% LAR - 40% CIR	20%	£8,109,670	£3,585,655	£2,333,427	£2,296,133	£1,461,314	£626,496
60% LAR - 40% CIR	25%	£5,091,250	£2,697,376	£1,448,572	£1,411,474	£379,005	£257,432
60% LAR - 40% CIR	30%	£4,066,140	£1,802,441	£556,890	£519,777	£315,328	£1,167,366
60% LAR - 40% CIR	35%	£3,023,879	£900,918	£347,061	£384,667	£1,235,743	£2,089,728
60% LAR - 40% CIR	40%	£1,974,090	£1,226	£1,278,841	£1,315,068	£2,167,375	£3,019,893
60% LAR - 40% CIR	45%	£919,542	£940,978	£2,217,325	£2,255,390	£3,106,288	£3,957,185
60% LAR - 40% CIR	50%	£144,567	£1,890,075	£3,164,657	£3,202,682	£4,052,403	£4,902,125

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,187,459	£12,218,387	£13,472,069	£13,599,868	£14,336,597	£15,203,328
60% LAR - 40% CIR	0%	£10,148,652	£13,971,124	£14,528,008	£14,465,861	£15,209,008	£16,152,389
60% LAR - 40% CIR	5%	£11,146,577	£13,930,384	£15,191,255	£15,228,778	£16,059,044	£16,909,309
60% LAR - 40% CIR	10%	£12,151,469	£14,805,620	£16,061,744	£16,099,146	£16,936,563	£17,773,979
60% LAR - 40% CIR	15%	£13,163,159	£15,687,174	£16,939,402	£16,976,596	£17,811,515	£18,646,333
60% LAR - 40% CIR	20%	£14,181,574	£16,575,453	£17,824,137	£17,861,345	£18,693,624	£19,530,761
60% LAR - 40% CIR	25%	£15,206,689	£17,470,388	£18,715,939	£18,753,052	£19,588,157	£20,440,195
60% LAR - 40% CIR	30%	£16,248,950	£18,371,911	£19,619,990	£19,657,496	£20,508,572	£21,362,557
60% LAR - 40% CIR	35%	£17,297,459	£19,280,065	£20,548,710	£20,587,967	£21,440,394	£22,282,522
60% LAR - 40% CIR	40%	£18,353,267	£20,213,607	£21,490,154	£21,529,219	£22,379,117	£23,210,014
60% LAR - 40% CIR	45%	£19,417,386	£21,182,904	£22,437,486	£22,475,511	£23,325,232	£24,174,954

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,171,340	£4,231,968	£5,485,960	£5,523,750	£9,370,479	£7,217,208
60% LAR - 40% CIR	0%	£10,148,652	£13,971,124	£14,528,008	£14,465,861	£15,209,008	£16,152,389
60% LAR - 40% CIR	5%	£3,160,458	£5,344,805	£7,205,137	£7,242,660	£9,062,925	£8,923,191
60% LAR - 40% CIR	10%	£4,165,350	£6,819,302	£8,075,828	£8,113,028	£9,950,444	£9,787,860
60% LAR - 40% CIR	15%	£5,177,646	£7,761,685	£8,963,263	£8,999,576	£9,952,386	£10,668,214
60% LAR - 40% CIR	20%	£6,195,461	£8,589,334	£9,838,038	£9,875,238	£10,707,708	£11,544,043
60% LAR - 40% CIR	25%	£7,220,570	£9,484,270	£10,729,820	£10,766,934	£11,602,039	£12,454,077
60% LAR - 40% CIR	30%	£8,262,832	£10,385,793	£11,633,772	£11,671,377	£12,522,454	£13,376,438
60% LAR - 40% CIR	35%	£9,311,721	£11,293,046	£12,563,052	£12,601,768	£13,444,086	£14,306,404
60% LAR - 40% CIR	40%	£10,367,168	£12,227,680	£13,504,035	£13,542,101	£14,392,996	£15,243,898
60% LAR - 40% CIR	45%	£11,431,978	£13,176,786	£14,451,267	£14,489,393	£15,339,114	£16,189,838

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,137,739	£9,222,869	£9,176,871	£9,214,871	£9,081,800	£9,988,129
60% LAR - 40% CIR	0%	£11,146,646	£17,775,907	£18,022,809	£18,010,464	£18,913,833	£19,775,252
60% LAR - 40% CIR	5%	£148,621	£2,635,786	£3,896,068	£3,933,581	£4,773,847	£5,614,112
60% LAR - 40% CIR	10%	£396,271	£3,310,423	£4,798,547	£4,833,949	£5,641,365	£6,476,781
60% LAR - 40% CIR	15%	£1,867,661	£4,391,977	£5,644,204	£5,681,489	£6,513,317	£7,361,135
60% LAR - 40% CIR	20%	£2,886,382	£5,280,255	£6,529,959	£6,566,158	£7,368,627	£8,234,964
60% LAR - 40% CIR	25%	£3,911,491	£6,175,181	£7,420,741	£7,457,855	£8,222,960	£9,144,988
60% LAR - 40% CIR	30%	£4,953,753	£7,070,114	£8,304,863	£8,342,238	£9,213,375	£10,087,359
60% LAR - 40% CIR	35%	£6,002,042	£7,954,867	£9,254,573	£9,292,689	£10,146,007	£10,997,325
60% LAR - 40% CIR	40%	£7,058,089	£8,918,610	£10,194,957	£10,233,022	£11,083,919	£11,934,817
60% LAR - 40% CIR	45%	£8,122,189	£9,867,707	£11,149,288	£11,188,314	£12,030,036	£12,879,756

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,098,384	£2,386,755	£1,734,774	£1,896,974	£850,245	£3,516
60% LAR - 40% CIR	0%	£3,058,291	£2,135,718	£378,835	£341,181	£4,188	£5,637
60% LAR - 40% CIR	5%	£4,060,265	£1,275,859	£15,587	£21,858	£82,202	£1,702,467
60% LAR - 40% CIR	10%	£3,055,373	£401,222	£854,806	£862,304	£1,229,720	£2,567,137
60% LAR - 40% CIR	15%	£2,043,683	£940,382	£1,727,860	£1,769,842	£2,664,673	£4,439,489
60% LAR - 40% CIR	20%	£1,025,263	£1,368,511	£2,617,315	£2,654,513	£3,496,982	£4,323,319
60% LAR - 40% CIR	25%	£153	£2,283,545	£3,509,096	£3,546,210	£4,381,315	£5,293,533
60% LAR - 40% CIR	30%	£1,042,018	£3,165,060	£4,413,045	£4,450,694	£5,301,730	£6,155,715
60% LAR - 40% CIR	35%	£2,090,907	£4,073,223	£5,342,928	£5,381,045	£6,213,962	£7,085,680
60% LAR - 40% CIR	40%	£3,146,444	£5,006,365	£6,283,312	£6,321,377	£7,172,274	£8,023,172
60% LAR - 40% CIR	45%	£4,210,654	£5,956,062	£7,230,644	£7,268,669	£8,118,390	£8,968,112

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone B - £1,050 psf
------------	---------------------

No Units	75
Site Area	0.2 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£11,775,659	£5,688,482	£7,437,477	£7,400,246	£6,566,242	£5,723,594
60% LAR : 40% CIR	5%	£10,701,562	£7,753,758	£5,507,717	£5,470,628	£5,035,186	£4,781,816
60% LAR : 40% CIR	10%	£9,620,511	£6,812,212	£5,570,256	£5,532,733	£4,692,468	£3,852,202
60% LAR : 40% CIR	15%	£8,532,605	£5,863,908	£4,617,063	£4,579,661	£3,742,244	£2,904,828
60% LAR : 40% CIR	20%	£7,437,802	£4,908,616	£3,656,700	£3,619,406	£2,784,588	£1,949,770
60% LAR : 40% CIR	25%	£6,336,467	£3,937,945	£2,689,241	£2,652,042	£1,819,573	£987,105
60% LAR : 40% CIR	30%	£5,228,369	£2,960,305	£1,714,755	£1,677,641	£847,275	£16,907
60% LAR : 40% CIR	35%	£4,113,677	£1,976,078	£733,314	£696,274	£134,263	£-881,246
60% LAR : 40% CIR	40%	£2,983,972	£985,209	£-226,901	£-296,444	£-1,144,161	£-1,966,469
60% LAR : 40% CIR	45%	£1,844,077	£-12,056	£-1,279,379	£-1,317,443	£-2,168,342	£-3,019,240
60% LAR : 40% CIR	50%	£698,090	£-1,037,397	£-2,311,979	£-2,350,004	£-3,199,726	£-4,049,447

Residual Land values compared to benchmark land values

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,497,170	£-10,584,347	£-11,835,352	£-11,872,583	£-12,706,587	£-13,549,234
60% LAR : 40% CIR	5%	£9,371,277	£-11,519,071	£-12,765,112	£-12,802,201	£-13,637,463	£-14,481,016
60% LAR : 40% CIR	10%	£9,652,318	£-12,450,617	£-13,702,573	£-13,740,096	£-14,580,361	£-15,420,627
60% LAR : 40% CIR	15%	£-10,740,224	£-13,408,921	£-14,655,766	£-14,693,168	£-15,530,585	£-16,368,001
60% LAR : 40% CIR	20%	£-11,834,927	£-14,363,912	£-15,616,729	£-15,653,423	£-16,488,241	£-17,323,059
60% LAR : 40% CIR	25%	£-12,938,462	£-15,324,884	£-16,583,688	£-16,620,787	£-17,453,266	£-18,266,724
60% LAR : 40% CIR	30%	£-14,044,460	£-16,312,524	£-17,558,074	£-17,595,187	£-18,425,554	£-19,255,922
60% LAR : 40% CIR	35%	£-15,150,152	£-17,296,751	£-18,539,515	£-18,576,555	£-19,407,982	£-20,254,078
60% LAR : 40% CIR	40%	£-16,269,257	£-18,283,601	£-19,516,729	£-19,553,273	£-20,418,960	£-21,209,039
60% LAR : 40% CIR	45%	£-17,428,752	£-19,284,885	£-20,502,208	£-20,539,272	£-21,441,171	£-22,202,069
60% LAR : 40% CIR	50%	£-18,574,739	£-20,310,226	£-21,584,608	£-21,622,632	£-22,472,555	£-23,222,276

Residual Land values compared to benchmark land values

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£486,948	£2,588,228	£3,849,234	£3,896,484	£4,720,468	£5,963,116
60% LAR : 40% CIR	5%	£255,158	£3,522,953	£4,778,664	£4,818,363	£5,645,362	£6,888,084
60% LAR : 40% CIR	10%	£-1,566,200	£4,474,499	£5,716,455	£5,753,977	£6,594,243	£7,434,508
60% LAR : 40% CIR	15%	£-2,754,106	£5,422,802	£6,669,648	£6,707,050	£7,544,466	£8,381,882
60% LAR : 40% CIR	20%	£-3,949,608	£6,377,194	£7,630,810	£7,667,356	£8,502,182	£9,338,941
60% LAR : 40% CIR	25%	£-5,150,244	£7,348,786	£8,597,470	£8,634,688	£9,467,158	£10,299,606
60% LAR : 40% CIR	30%	£-6,358,341	£8,326,405	£9,571,956	£9,609,069	£10,439,436	£11,269,803
60% LAR : 40% CIR	35%	£-7,573,034	£9,310,833	£10,553,397	£10,590,437	£11,420,363	£12,267,957
60% LAR : 40% CIR	40%	£-8,803,139	£10,301,383	£11,545,011	£11,581,145	£12,401,672	£13,265,190
60% LAR : 40% CIR	45%	£-10,042,634	£11,298,767	£12,546,000	£12,604,154	£13,455,053	£14,305,950
60% LAR : 40% CIR	50%	£-11,288,620	£12,324,107	£13,588,690	£13,656,714	£14,488,436	£15,336,158

Residual Land values compared to benchmark land values

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,798,027	£710,851	£540,156	£577,385	£1,411,389	£2,254,037
60% LAR : 40% CIR	5%	£2,720,920	£622,893	£449,615	£487,094	£1,242,446	£1,953,165
60% LAR : 40% CIR	10%	£1,642,879	£1,165,420	£-2,497,376	£-2,444,898	£-3,265,164	£-4,125,429
60% LAR : 40% CIR	15%	£554,973	£2,113,723	£-3,980,569	£-3,937,971	£-4,933,397	£-5,972,803
60% LAR : 40% CIR	20%	£-559,590	£3,068,115	£-5,500,621	£-5,458,226	£-6,500,863	£-7,627,852
60% LAR : 40% CIR	25%	£-1,541,165	£4,039,687	£-7,068,391	£-7,025,589	£-8,158,059	£-9,390,527
60% LAR : 40% CIR	30%	£-2,749,263	£5,017,326	£-8,622,877	£-8,579,990	£-9,820,357	£-11,159,724
60% LAR : 40% CIR	35%	£-3,963,656	£6,001,654	£-10,169,554	£-10,126,356	£-11,481,084	£-12,868,978
60% LAR : 40% CIR	40%	£-5,194,060	£6,992,304	£-11,698,232	£-11,654,676	£-12,981,793	£-14,404,111
60% LAR : 40% CIR	45%	£-6,433,555	£7,989,688	£-13,211,011	£-13,166,705	£-14,145,974	£-15,996,871
60% LAR : 40% CIR	50%	£-7,679,642	£8,915,028	£-14,709,811	£-14,664,636	£-15,777,357	£-17,027,079

Residual Land values compared to benchmark land values

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,099,972	£1,622,496	£3,371,860	£3,334,289	£2,360,256	£1,887,558
60% LAR : 40% CIR	5%	£6,636,565	£3,687,771	£2,441,730	£2,404,641	£1,550,199	£766,829
60% LAR : 40% CIR	10%	£5,554,524	£2,746,225	£1,504,269	£1,466,747	£626,481	£-213,785
60% LAR : 40% CIR	15%	£4,466,618	£1,797,621	£557,076	£513,674	£-923,743	£-1,161,159
60% LAR : 40% CIR	20%	£3,371,015	£842,630	£-396,266	£-446,641	£-1,241,769	£-1,116,077
60% LAR : 40% CIR	25%	£2,270,480	£-128,042	£-1,376,746	£-1,413,944	£-2,246,414	£-3,078,882
60% LAR : 40% CIR	30%	£1,162,382	£-1,105,082	£-2,351,232	£-2,388,345	£-3,219,712	£-4,049,080
60% LAR : 40% CIR	35%	£47,690	£-2,089,969	£-3,324,673	£-3,360,713	£-4,200,240	£-5,047,233
60% LAR : 40% CIR	40%	£-1,082,415	£-3,080,659	£-4,324,887	£-4,362,431	£-5,210,148	£-6,062,467
60% LAR : 40% CIR	45%	£-2,221,910	£-4,078,043	£-5,345,368	£-5,383,430	£-6,234,329	£-7,085,226
60% LAR : 40% CIR	50%	£-3,367,697	£-5,103,383	£-6,377,966	£-6,415,990	£-7,265,713	£-8,116,434

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone B - £1,100 psf
------------	---------------------

No Units	75
Site Area	0.2 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£13,435,947	£10,322,223	£9,071,218	£9,033,986	£9,199,983	£7,385,979
60% LAR - 40% CIR	5%	£12,276,826	£9,305,811	£8,050,770	£8,022,681	£7,191,987	£5,381,293
60% LAR - 40% CIR	10%	£11,114,771	£8,282,578	£7,041,121	£7,004,163	£6,176,525	£5,340,885
60% LAR - 40% CIR	15%	£9,943,850	£7,252,587	£6,015,341	£5,978,501	£5,148,222	£4,310,806
60% LAR - 40% CIR	20%	£8,768,132	£6,215,909	£4,979,974	£4,942,679	£4,107,861	£3,273,043
60% LAR - 40% CIR	25%	£7,581,583	£5,172,607	£3,929,810	£3,892,612	£3,063,142	£2,227,673
60% LAR - 40% CIR	30%	£6,390,571	£4,118,170	£2,872,619	£2,835,506	£2,005,138	£1,174,772
60% LAR - 40% CIR	35%	£5,192,884	£3,051,237	£1,808,474	£1,771,434	£942,925	£1,114,416
60% LAR - 40% CIR	40%	£3,988,029	£1,977,783	£737,445	£700,466	£128,355	£293,296
60% LAR - 40% CIR	45%	£2,768,610	£907,875	£-345,589	£-383,083	£-1,230,306	£-2,081,294
60% LAR - 40% CIR	50%	£1,538,575	£-191,294	£-1,459,301	£-1,497,326	£-2,347,047	£-3,196,769

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£5,336,882	£8,950,005	£10,201,811	£10,238,843	£11,072,846	£11,906,850
60% LAR - 40% CIR	5%	£3,994,023	£9,987,018	£11,473,059	£11,450,148	£12,806,842	£12,811,536
60% LAR - 40% CIR	10%	£2,158,058	£10,990,251	£12,251,708	£12,288,666	£13,096,304	£13,931,944
60% LAR - 40% CIR	15%	£9,329,978	£12,020,242	£13,257,488	£13,294,328	£14,124,607	£14,962,023
60% LAR - 40% CIR	20%	£10,506,697	£13,056,920	£14,292,855	£14,330,190	£15,164,988	£15,999,786
60% LAR - 40% CIR	25%	£11,691,146	£14,100,222	£15,343,019	£15,380,217	£16,212,487	£17,045,174
60% LAR - 40% CIR	30%	£12,882,258	£15,154,650	£16,400,210	£16,437,323	£17,267,691	£18,098,057
60% LAR - 40% CIR	35%	£14,079,965	£16,221,592	£17,464,355	£17,501,395	£18,329,904	£19,158,413
60% LAR - 40% CIR	40%	£15,284,200	£17,295,048	£18,536,384	£18,573,363	£19,401,184	£20,246,095
60% LAR - 40% CIR	45%	£16,504,219	£18,374,954	£19,618,418	£19,655,312	£20,520,325	£21,354,123
60% LAR - 40% CIR	50%	£17,734,254	£19,454,123	£20,732,130	£20,770,155	£21,619,876	£22,469,568

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£2,149,237	£964,488	£2,215,493	£2,252,724	£3,098,728	£3,950,732
60% LAR - 40% CIR	5%	£921,115	£1,987,018	£3,228,940	£3,264,029	£4,084,725	£4,936,418
60% LAR - 40% CIR	10%	£-171,340	£3,004,133	£4,245,589	£4,282,547	£5,110,185	£5,945,825
60% LAR - 40% CIR	15%	£-1,342,890	£4,034,123	£5,271,369	£5,308,210	£6,138,488	£6,975,904
60% LAR - 40% CIR	20%	£-2,520,576	£5,070,862	£6,306,787	£6,343,691	£7,178,849	£8,016,668
60% LAR - 40% CIR	25%	£-3,705,025	£6,114,104	£7,358,901	£7,395,909	£8,228,668	£9,066,038
60% LAR - 40% CIR	30%	£-4,896,140	£7,163,541	£8,414,091	£8,451,205	£9,281,572	£10,111,939
60% LAR - 40% CIR	35%	£-6,093,848	£8,225,473	£9,478,237	£9,515,277	£10,344,786	£11,172,294
60% LAR - 40% CIR	40%	£-7,298,011	£9,299,028	£10,549,405	£10,586,245	£11,415,965	£12,246,976
60% LAR - 40% CIR	45%	£-8,518,101	£10,388,830	£11,632,300	£11,669,793	£12,517,107	£13,368,004
60% LAR - 40% CIR	50%	£-9,748,135	£11,479,004	£12,746,011	£12,784,036	£13,693,798	£14,483,479

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£5,458,316	£2,344,591	£1,093,586	£1,056,355	£222,351	£-111,863
60% LAR - 40% CIR	5%	£4,301,194	£1,380,180	£92,138	£45,050	£-68,844	£-1,074,339
60% LAR - 40% CIR	10%	£3,137,139	£304,946	£-936,510	£-973,468	£-1,801,106	£-2,636,746
60% LAR - 40% CIR	15%	£1,966,219	£-725,044	£-1,962,290	£-1,999,131	£-2,829,409	£-3,666,825
60% LAR - 40% CIR	20%	£788,500	£-1,761,723	£-2,997,668	£-3,034,062	£-3,869,770	£-4,704,589
60% LAR - 40% CIR	25%	£-595,849	£-2,805,025	£-4,047,822	£-4,085,020	£-4,917,489	£-5,740,959
60% LAR - 40% CIR	30%	£-1,387,081	£-3,859,462	£-5,105,012	£-5,142,126	£-5,972,493	£-6,802,860
60% LAR - 40% CIR	35%	£-2,184,107	£-4,866,394	£-6,169,184	£-6,206,188	£-7,034,707	£-7,863,215
60% LAR - 40% CIR	40%	£-2,988,002	£-5,869,849	£-7,240,166	£-7,277,166	£-8,105,995	£-8,930,688
60% LAR - 40% CIR	45%	£-3,792,022	£-6,870,756	£-8,323,221	£-8,360,714	£-9,208,028	£-10,058,925
60% LAR - 40% CIR	50%	£-4,598,096	£-7,878,925	£-9,406,932	£-9,444,958	£-10,324,678	£-11,174,400

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£8,969,861	£8,256,256	£5,005,231	£4,388,000	£4,133,396	£3,289,862
60% LAR - 40% CIR	5%	£8,212,830	£7,239,824	£3,963,783	£3,350,176	£3,125,001	£2,295,306
60% LAR - 40% CIR	10%	£7,048,784	£4,216,591	£2,975,135	£2,358,176	£2,110,538	£1,274,898
60% LAR - 40% CIR	15%	£5,877,864	£3,186,601	£1,949,354	£1,324,514	£1,082,235	£244,819
60% LAR - 40% CIR	20%	£4,703,145	£2,149,622	£919,987	£276,692	£47,875	£-162,844
60% LAR - 40% CIR	25%	£3,515,696	£1,106,620	£-136,177	£-173,375	£-1,005,844	£-1,838,314
60% LAR - 40% CIR	30%	£2,324,584	£52,183	£-1,193,367	£-1,230,481	£-2,090,848	£-2,961,215
60% LAR - 40% CIR	35%	£1,138,879	£-1,014,869	£-2,257,515	£-2,294,583	£-3,123,062	£-3,961,571
60% LAR - 40% CIR	40%	£-77,358	£-2,088,204	£-3,328,542	£-3,365,521	£-4,194,342	£-5,030,253
60% LAR - 40% CIR	45%	£-1,297,377	£-3,168,111	£-4,411,576	£-4,449,089	£-5,296,383	£-6,147,281
60% LAR - 40% CIR	50%	£-2,437,412	£-4,257,289	£-5,506,287	£-5,543,313	£-6,413,034	£-7,262,756

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone B - £1,150 psf
------------	---------------------

No Units	75
Site Area	0.2 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£15,088,918	£11,955,964	£10,704,958	£10,667,727	£9,833,723	£8,999,719
60% LAR : 40% CIR	5%	£13,855,927	£10,897,864	£9,611,823	£9,574,734	£8,744,041	£7,913,346
60% LAR : 40% CIR	10%	£12,609,031	£9,752,944	£8,511,488	£8,474,529	£7,646,891	£6,819,255
60% LAR : 40% CIR	15%	£11,355,096	£8,641,267	£7,404,020	£7,367,180	£6,542,350	£5,716,784
60% LAR : 40% CIR	20%	£10,094,362	£7,522,801	£6,289,483	£6,252,739	£5,438,487	£4,596,316
60% LAR : 40% CIR	25%	£8,826,899	£6,397,912	£5,167,975	£5,131,335	£4,300,711	£3,468,241
60% LAR : 40% CIR	30%	£7,552,773	£5,266,366	£4,030,483	£3,993,370	£3,163,003	£2,332,636
60% LAR : 40% CIR	35%	£6,272,052	£4,136,396	£2,883,633	£2,846,593	£2,018,085	£1,189,576
60% LAR : 40% CIR	40%	£4,984,002	£2,970,237	£1,729,900	£1,692,921	£886,029	£39,137
60% LAR : 40% CIR	45%	£3,691,093	£1,807,625	£569,355	£532,426	£-297,561	£-1,143,348
60% LAR : 40% CIR	50%	£2,379,061	£638,627	£-807,055	£-844,648	£-1,494,370	£-2,344,091

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,183,911	£7,318,985	£8,587,871	£8,095,102	£9,438,106	£10,273,310
60% LAR : 40% CIR	5%	£5,910,801	£9,414,964	£9,961,000	£9,688,095	£11,320,786	£11,339,483
60% LAR : 40% CIR	10%	£6,663,798	£9,519,895	£10,761,341	£10,788,300	£11,625,537	£12,453,574
60% LAR : 40% CIR	15%	£7,417,733	£10,631,622	£11,668,809	£11,905,649	£12,730,479	£13,556,403
60% LAR : 40% CIR	20%	£9,178,467	£11,749,928	£12,983,336	£13,020,070	£13,842,342	£14,676,513
60% LAR : 40% CIR	25%	£10,645,339	£12,874,917	£14,109,654	£14,141,403	£14,972,118	£15,804,598
60% LAR : 40% CIR	30%	£11,720,058	£14,006,462	£15,242,346	£15,279,459	£16,109,826	£16,940,103
60% LAR : 40% CIR	35%	£13,900,777	£15,146,433	£16,389,196	£16,426,236	£17,254,744	£18,083,253
60% LAR : 40% CIR	40%	£14,288,027	£16,302,919	£17,542,929	£17,579,969	£18,466,960	£19,233,692
60% LAR : 40% CIR	45%	£15,581,755	£17,465,204	£18,703,474	£18,740,403	£19,570,390	£20,416,177
60% LAR : 40% CIR	50%	£16,893,768	£18,634,202	£19,879,884	£19,917,477	£20,787,199	£21,816,920

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,802,208	£669,253	£581,783	£618,884	£1,432,988	£2,288,692
60% LAR : 40% CIR	5%	£2,669,917	£868,846	£1,614,867	£1,711,976	£2,542,610	£3,073,485
60% LAR : 40% CIR	10%	£1,322,320	£1,533,767	£2,775,223	£2,812,181	£3,639,819	£4,467,456
60% LAR : 40% CIR	15%	£68,386	£2,845,444	£3,882,690	£3,919,530	£4,744,361	£5,569,826
60% LAR : 40% CIR	20%	£1,989,988	£3,763,810	£4,967,216	£5,033,862	£5,885,223	£6,669,358
60% LAR : 40% CIR	25%	£2,455,811	£4,588,199	£6,118,736	£6,155,375	£6,985,000	£7,818,469
60% LAR : 40% CIR	30%	£3,733,938	£6,020,344	£7,256,228	£7,293,341	£8,123,708	£8,954,074
60% LAR : 40% CIR	35%	£5,914,659	£7,160,313	£8,403,077	£8,440,117	£9,268,626	£10,097,135
60% LAR : 40% CIR	40%	£6,801,908	£8,316,473	£9,546,810	£9,583,780	£10,420,682	£11,247,574
60% LAR : 40% CIR	45%	£7,585,671	£9,479,085	£10,717,356	£10,754,285	£11,584,272	£12,430,059
60% LAR : 40% CIR	50%	£8,997,850	£10,648,983	£11,893,785	£11,931,339	£12,781,090	£13,630,802

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,111,287	£3,978,332	£2,727,326	£2,690,095	£1,856,091	£1,022,087
60% LAR : 40% CIR	5%	£5,892,296	£2,880,233	£1,634,192	£1,597,103	£766,409	£-64,286
60% LAR : 40% CIR	10%	£4,631,399	£1,775,312	£333,856	£496,898	£-830,740	£-1,158,577
60% LAR : 40% CIR	15%	£3,377,465	£663,635	£-873,611	£-810,451	£-1,435,282	£-2,260,847
60% LAR : 40% CIR	20%	£2,116,721	£-848,794	£-1,688,139	£-1,724,873	£-2,541,144	£-3,381,316
60% LAR : 40% CIR	25%	£849,267	£-1,579,720	£-2,699,657	£-2,846,296	£-3,676,921	£-4,509,380
60% LAR : 40% CIR	30%	£-824,859	£-2,711,265	£-3,947,149	£-3,984,282	£-4,814,629	£-5,644,895
60% LAR : 40% CIR	35%	£-1,705,562	£-3,862,826	£-5,063,988	£-5,131,098	£-5,989,547	£-6,788,056
60% LAR : 40% CIR	40%	£-2,992,823	£-5,007,394	£-6,247,731	£-6,284,711	£-7,111,603	£-7,938,495
60% LAR : 40% CIR	45%	£-4,286,538	£-6,170,006	£-7,408,277	£-7,445,206	£-8,275,193	£-9,120,880
60% LAR : 40% CIR	50%	£-5,598,671	£-7,339,004	£-8,584,698	£-8,622,288	£-9,472,001	£-10,321,223

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£11,922,352	£7,988,917	£6,838,911	£6,801,749	£5,797,796	£4,833,732
60% LAR : 40% CIR	5%	£9,789,941	£5,911,878	£5,845,836	£5,505,749	£4,676,054	£3,847,355
60% LAR : 40% CIR	10%	£8,543,044	£5,686,957	£4,445,501	£4,408,543	£3,580,905	£2,753,268
60% LAR : 40% CIR	15%	£7,289,109	£4,575,290	£3,338,034	£3,301,193	£2,476,363	£1,650,797
60% LAR : 40% CIR	20%	£6,028,376	£3,456,614	£2,223,168	£2,186,772	£1,364,520	£530,329
60% LAR : 40% CIR	25%	£4,760,912	£2,331,925	£1,101,988	£1,065,349	£234,724	£-597,746
60% LAR : 40% CIR	30%	£3,486,786	£1,200,380	£-93,504	£-77,617	£-902,884	£-1,733,351
60% LAR : 40% CIR	35%	£2,208,085	£90,409	£-1,162,363	£-1,219,384	£-2,041,992	£-2,876,411
60% LAR : 40% CIR	40%	£918,816	£-1,095,749	£-2,336,087	£-2,373,056	£-3,199,958	£-4,026,650
60% LAR : 40% CIR	45%	£-374,893	£-2,258,361	£-3,496,632	£-3,533,581	£-4,363,548	£-5,200,335
60% LAR : 40% CIR	50%	£-1,686,626	£-3,427,369	£-4,673,042	£-4,710,656	£-5,560,397	£-6,416,076

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone B - £1,200 psf
------------	---------------------

No Units	75
Site Area	0.2 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£16,733,813	£13,589,704	£12,338,698	£12,301,467	£11,467,463	£10,633,459
60% LAR : 40% CIR	5%	£15,818,578	£12,409,518	£11,163,876	£11,128,788	£10,286,094	£9,465,399
60% LAR : 40% CIR	10%	£14,096,514	£11,223,310	£9,981,854	£9,944,806	£9,117,258	£8,289,621
60% LAR : 40% CIR	15%	£12,786,341	£10,029,946	£8,792,701	£8,755,859	£7,931,029	£7,106,198
60% LAR : 40% CIR	20%	£11,422,684	£8,829,869	£7,596,485	£7,559,751	£6,737,479	£5,915,207
60% LAR : 40% CIR	25%	£10,072,116	£7,623,217	£6,393,280	£6,356,641	£5,536,882	£4,708,611
60% LAR : 40% CIR	30%	£8,714,975	£6,409,985	£5,183,153	£5,146,597	£4,326,867	£3,490,500
60% LAR : 40% CIR	35%	£7,351,240	£5,190,262	£3,978,793	£3,942,153	£3,093,244	£2,264,736
60% LAR : 40% CIR	40%	£5,989,076	£3,982,692	£2,772,255	£2,735,615	£1,856,484	£1,031,993
60% LAR : 40% CIR	45%	£4,604,252	£2,717,376	£1,479,105	£1,442,176	£616,662	£-12,039
60% LAR : 40% CIR	50%	£3,219,546	£1,465,673	£229,114	£192,223	£-641,795	£-1,491,412

Residual Land values compared to benchmark land values

Higher Value Secondary Offices £97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,589,016	£5,883,125	£8,934,131	£8,971,382	£7,805,368	£8,639,370
60% LAR : 40% CIR	5%	£3,894,824	£3,882,911	£8,168,863	£8,146,841	£6,972,735	£7,807,430
60% LAR : 40% CIR	10%	£5,176,315	£8,949,519	£9,290,975	£9,327,933	£10,155,571	£10,985,208
60% LAR : 40% CIR	15%	£6,506,488	£9,242,883	£10,480,128	£10,516,970	£11,341,800	£12,166,631
60% LAR : 40% CIR	20%	£7,980,235	£10,442,938	£11,676,344	£11,713,078	£12,536,390	£13,357,622
60% LAR : 40% CIR	25%	£9,500,713	£11,649,612	£12,870,449	£12,907,188	£13,726,147	£14,544,018
60% LAR : 40% CIR	30%	£10,557,854	£12,862,844	£14,069,676	£14,106,232	£14,915,982	£15,727,329
60% LAR : 40% CIR	35%	£11,921,589	£14,082,567	£15,314,036	£15,351,076	£16,179,385	£17,009,093
60% LAR : 40% CIR	40%	£13,291,853	£15,310,137	£16,560,474	£16,597,453	£17,414,345	£18,241,236
60% LAR : 40% CIR	45%	£14,668,577	£16,555,452	£17,793,724	£17,830,653	£18,656,167	£19,484,867
60% LAR : 40% CIR	50%	£16,053,283	£17,807,158	£19,043,714	£19,080,608	£19,814,624	£20,764,241

Residual Land values compared to benchmark land values

Medium Value Secondary Offices £57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,447,103	£2,302,993	£1,051,988	£1,014,756	£180,752	£-653,251
60% LAR : 40% CIR	5%	£4,131,967	£3,223,207	£2,092,852	£2,055,620	£399,612	£-2,321,312
60% LAR : 40% CIR	10%	£2,809,804	£-623,400	£-1,304,857	£-1,341,815	£-2,169,453	£-2,997,060
60% LAR : 40% CIR	15%	£1,479,630	£-1,256,765	£-2,494,010	£-2,530,881	£-3,355,682	£-4,180,512
60% LAR : 40% CIR	20%	£135,883	£-2,466,818	£-3,660,225	£-3,706,869	£-4,548,231	£-5,371,593
60% LAR : 40% CIR	25%	£-914,594	£-3,663,493	£-4,833,431	£-4,880,070	£-5,750,028	£-6,537,600
60% LAR : 40% CIR	30%	£-2,871,736	£-4,876,726	£-6,103,557	£-6,140,113	£-6,965,843	£-7,796,211
60% LAR : 40% CIR	35%	£-3,935,471	£-6,086,449	£-7,327,917	£-7,364,958	£-8,193,486	£-9,021,975
60% LAR : 40% CIR	40%	£-5,005,735	£-7,294,018	£-8,564,368	£-8,601,335	£-9,428,227	£-10,256,116
60% LAR : 40% CIR	45%	£-6,082,450	£-8,569,334	£-9,807,606	£-9,844,535	£-10,670,048	£-11,498,749
60% LAR : 40% CIR	50%	£-8,087,165	£-9,821,038	£-11,057,998	£-11,094,487	£-11,998,506	£-12,778,323

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space £40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,756,182	£5,612,072	£4,381,067	£4,323,835	£3,489,831	£2,655,928
60% LAR : 40% CIR	5%	£7,440,948	£3,432,286	£3,186,245	£3,149,156	£2,318,462	£1,487,767
60% LAR : 40% CIR	10%	£6,118,883	£3,245,679	£2,004,222	£1,967,264	£1,139,626	£311,989
60% LAR : 40% CIR	15%	£4,788,709	£2,052,314	£815,059	£778,228	£40,603	£-971,433
60% LAR : 40% CIR	20%	£3,444,962	£852,251	£-898,188	£-911,898	£-1,240,193	£-2,063,458
60% LAR : 40% CIR	25%	£2,094,485	£-854,414	£-1,584,352	£-1,620,991	£-2,440,949	£-3,268,621
60% LAR : 40% CIR	30%	£737,343	£-1,267,547	£-2,794,478	£-2,831,034	£-3,656,784	£-4,487,132
60% LAR : 40% CIR	35%	£-886,989	£-2,787,070	£-4,018,638	£-4,055,891	£-4,988,387	£-5,819,899
60% LAR : 40% CIR	40%	£-1,956,855	£-4,014,938	£-5,252,277	£-5,292,258	£-6,119,148	£-6,946,039
60% LAR : 40% CIR	45%	£-3,373,380	£-5,260,252	£-6,488,527	£-6,535,456	£-7,360,969	£-8,189,670
60% LAR : 40% CIR	50%	£-4,798,088	£-6,511,958	£-7,748,517	£-7,795,408	£-8,619,427	£-9,489,044

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution £20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£12,887,828	£8,833,717	£5,272,711	£5,235,480	£7,401,476	£6,587,412
60% LAR : 40% CIR	5%	£11,582,591	£8,343,831	£7,097,890	£7,060,891	£9,230,107	£8,389,412
60% LAR : 40% CIR	10%	£10,030,527	£7,157,323	£5,915,867	£5,878,909	£5,051,271	£4,223,634
60% LAR : 40% CIR	15%	£8,700,354	£5,963,959	£4,726,714	£4,689,872	£3,865,042	£3,040,211
60% LAR : 40% CIR	20%	£7,558,607	£4,763,608	£3,530,498	£3,493,764	£2,671,462	£1,849,221
60% LAR : 40% CIR	25%	£6,006,129	£3,557,230	£2,327,293	£2,290,654	£1,470,695	£642,824
60% LAR : 40% CIR	30%	£4,648,988	£2,343,998	£1,117,166	£1,080,610	£254,841	£-375,487
60% LAR : 40% CIR	35%	£3,285,253	£1,124,275	£-97,184	£-104,284	£-892,741	£-1,601,251
60% LAR : 40% CIR	40%	£1,914,989	£-93,295	£-1,343,632	£-1,380,611	£-2,207,503	£-3,034,384
60% LAR : 40% CIR	45%	£538,265	£-1,348,610	£-2,586,882	£-2,623,811	£-3,449,325	£-4,276,225
60% LAR : 40% CIR	50%	£-696,441	£-2,609,414	£-3,836,672	£-3,873,764	£-4,707,782	£-5,587,399

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone B - £1,250 psf
------------	---------------------

No Units	75
Site Area	0.2 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£18,376,708	£15,223,444	£13,972,438	£13,935,207	£13,101,203	£12,267,199
60% LAR : 40% CIR	5%	£16,981,228	£13,981,971	£12,715,930	£12,678,841	£11,848,187	£11,017,453
60% LAR : 40% CIR	10%	£15,576,920	£12,693,676	£11,452,220	£11,415,262	£10,587,624	£9,756,987
60% LAR : 40% CIR	15%	£14,165,848	£11,418,625	£10,181,380	£10,144,539	£9,319,708	£8,494,877
60% LAR : 40% CIR	20%	£12,748,081	£10,136,985	£8,903,477	£8,866,743	£8,044,471	£7,222,200
60% LAR : 40% CIR	25%	£11,317,532	£8,848,522	£7,618,585	£7,581,946	£6,761,987	£5,942,029
60% LAR : 40% CIR	30%	£9,877,177	£7,563,603	£6,326,771	£6,290,215	£5,472,328	£4,648,384
60% LAR : 40% CIR	35%	£8,430,426	£6,252,193	£5,028,107	£4,991,624	£4,168,404	£3,336,895
60% LAR : 40% CIR	40%	£6,977,149	£4,944,361	£3,714,810	£3,677,831	£2,850,940	£2,024,048
60% LAR : 40% CIR	45%	£5,517,411	£3,627,127	£2,388,856	£2,351,926	£1,526,412	£700,899
60% LAR : 40% CIR	50%	£4,051,280	£2,292,719	£1,056,160	£1,019,269	£194,896	£-839,081

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		-£994,121	-£9,049,385	-£5,300,391	-£5,337,622	-£6,171,626	-£7,005,630
60% LAR : 40% CIR	5%	£2,291,661	£5,310,898	£1,566,869	£1,583,966	£7,424,682	£8,258,378
60% LAR : 40% CIR	10%	£3,695,909	£6,579,153	£7,520,609	£7,557,567	£8,685,206	£9,512,842
60% LAR : 40% CIR	15%	£5,106,981	£7,854,204	£9,091,449	£9,128,290	£9,953,121	£10,777,951
60% LAR : 40% CIR	20%	£6,524,748	£9,139,944	£10,369,352	£10,406,086	£11,298,398	£12,050,629
60% LAR : 40% CIR	25%	£7,955,407	£10,424,307	£11,654,244	£11,690,983	£12,610,842	£13,320,830
60% LAR : 40% CIR	30%	£9,386,652	£11,710,226	£12,946,058	£12,982,814	£13,800,501	£14,624,463
60% LAR : 40% CIR	35%	£10,842,403	£13,020,839	£14,244,721	£14,281,205	£15,104,425	£15,939,934
60% LAR : 40% CIR	40%	£12,298,650	£14,359,468	£15,549,019	£15,584,966	£16,421,389	£17,248,781
60% LAR : 40% CIR	45%	£13,755,418	£15,645,702	£16,883,973	£16,920,303	£17,746,417	£18,571,930
60% LAR : 40% CIR	50%	£15,221,549	£16,980,110	£18,216,659	£18,253,559	£19,077,933	£19,911,910

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,091,997	£5,936,734	£2,685,728	£2,648,496	£1,814,493	£980,489
60% LAR : 40% CIR	5%	£5,684,518	£2,675,260	£1,429,219	£1,392,130	£561,436	£280,290
60% LAR : 40% CIR	10%	£4,290,210	£1,406,966	£1,165,509	£1,128,551	£698,087	£-1,526,724
60% LAR : 40% CIR	15%	£2,879,137	£131,914	£-110,331	£-114,721	£-1,987,093	£-2,791,833
60% LAR : 40% CIR	20%	£1,461,371	£-1,180,825	£-2,353,263	£-2,419,967	£-3,242,238	£-4,064,511
60% LAR : 40% CIR	25%	£3,622	£-2,438,188	£-3,688,126	£-3,704,765	£-4,524,723	£-5,344,682
60% LAR : 40% CIR	30%	£-1,409,533	£-3,733,108	£-4,959,939	£-4,996,495	£-5,814,383	£-6,638,346
60% LAR : 40% CIR	35%	£-2,856,284	£-5,034,518	£-6,298,603	£-6,295,087	£-7,118,307	£-7,946,815
60% LAR : 40% CIR	40%	£-4,309,652	£-6,342,349	£-7,617,901	£-7,608,680	£-8,433,711	£-9,262,663
60% LAR : 40% CIR	45%	£-5,769,300	£-7,659,584	£-8,937,855	£-8,934,785	£-9,760,298	£-10,585,812
60% LAR : 40% CIR	50%	£-7,236,430	£-8,993,992	£-10,250,851	£-10,249,441	£-11,081,814	£-11,925,292

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,401,076	£7,245,813	£5,994,807	£5,957,575	£5,123,572	£4,280,588
60% LAR : 40% CIR	5%	£9,093,597	£5,984,339	£4,738,298	£4,701,269	£3,870,515	£3,039,822
60% LAR : 40% CIR	10%	£7,599,288	£4,716,045	£3,474,588	£3,437,630	£2,609,992	£1,782,355
60% LAR : 40% CIR	15%	£6,188,216	£3,440,993	£2,203,748	£2,166,908	£1,342,076	£517,246
60% LAR : 40% CIR	20%	£4,770,450	£2,159,254	£929,846	£899,112	£66,840	£-85,823
60% LAR : 40% CIR	25%	£3,339,701	£870,891	£-359,047	£-366,658	£-1,215,644	£-2,035,003
60% LAR : 40% CIR	30%	£1,899,546	£-244,029	£-1,080,860	£-1,087,416	£-2,505,304	£-3,329,267
60% LAR : 40% CIR	35%	£452,795	£-1,126,839	£-2,340,624	£-2,386,085	£-3,690,278	£-4,531,736
60% LAR : 40% CIR	40%	£-1,000,483	£-2,353,270	£-3,622,522	£-3,629,501	£-4,925,684	£-5,851,486
60% LAR : 40% CIR	45%	£-2,460,221	£-3,580,505	£-4,888,776	£-4,895,706	£-6,451,219	£-7,276,733
60% LAR : 40% CIR	50%	£-3,926,391	£-4,894,913	£-6,192,472	£-6,199,362	£-7,882,735	£-8,616,713

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£14,312,721	£11,197,457	£9,906,892	£9,889,240	£8,039,216	£6,807,212
60% LAR : 40% CIR	5%	£12,915,241	£9,985,894	£8,649,945	£8,612,854	£7,152,160	£6,051,466
60% LAR : 40% CIR	10%	£11,510,933	£8,627,689	£7,386,233	£7,349,275	£6,521,637	£5,694,000
60% LAR : 40% CIR	15%	£10,099,961	£7,352,638	£6,115,393	£6,078,553	£5,293,721	£4,428,991
60% LAR : 40% CIR	20%	£8,682,095	£6,070,689	£4,857,490	£4,820,746	£4,076,465	£3,156,213
60% LAR : 40% CIR	25%	£7,251,345	£4,782,535	£3,592,598	£3,555,959	£2,896,000	£1,876,042
60% LAR : 40% CIR	30%	£5,811,191	£3,487,616	£2,360,784	£2,324,229	£1,406,341	£582,377
60% LAR : 40% CIR	35%	£4,364,439	£2,189,209	£1,162,121	£1,125,637	£102,417	£-26,892
60% LAR : 40% CIR	40%	£2,911,162	£878,374	£-531,177	£-538,158	£-1,215,047	£-2,041,939
60% LAR : 40% CIR	45%	£1,451,424	£-348,860	£-1,077,131	£-1,174,081	£-2,539,575	£-3,365,088
60% LAR : 40% CIR	50%	£-18,767	£-1,775,266	£-3,098,827	£-3,046,747	£-4,871,990	£-5,766,066

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone B - £1,300 psf
------------	---------------------

No Units	75
Site Area	0.2 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£20,023,603	£16,848,108	£15,006,179	£15,568,947	£14,734,943	£13,900,339
60% LAR : 40% CIR	5%	£18,543,879	£15,512,416	£14,267,983	£14,230,894	£13,400,230	£12,569,508
60% LAR : 40% CIR	10%	£17,057,325	£14,164,043	£12,922,586	£12,885,628	£12,057,990	£11,230,353
60% LAR : 40% CIR	15%	£15,564,009	£12,807,304	£11,570,059	£11,533,219	£10,708,387	£9,883,557
60% LAR : 40% CIR	20%	£14,083,996	£11,443,977	£10,210,469	£10,173,735	£9,351,464	£8,529,192
60% LAR : 40% CIR	25%	£12,557,353	£10,073,827	£8,843,890	£8,807,251	£7,987,292	£7,167,334
60% LAR : 40% CIR	30%	£11,039,379	£8,697,221	£7,470,389	£7,433,834	£6,615,946	£5,796,059
60% LAR : 40% CIR	35%	£9,509,614	£7,314,124	£6,090,039	£6,053,555	£5,237,498	£4,415,055
60% LAR : 40% CIR	40%	£7,973,321	£5,924,605	£4,702,908	£4,666,485	£3,843,394	£3,021,923
60% LAR : 40% CIR	45%	£6,430,570	£4,528,729	£3,296,606	£3,261,677	£2,438,162	£1,619,649
60% LAR : 40% CIR	50%	£4,881,425	£3,119,765	£1,883,206	£1,848,315	£1,021,943	£197,570

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£750,774	£2,424,721	£3,688,650	£3,703,882	£4,537,886	£5,371,889
60% LAR : 40% CIR	5%	£728,862	£2,160,413	£3,464,846	£3,441,695	£4,252,889	£5,103,323
60% LAR : 40% CIR	10%	£2,215,504	£5,188,196	£6,350,243	£6,357,201	£7,214,839	£8,042,478
60% LAR : 40% CIR	15%	£3,708,820	£6,465,525	£7,702,770	£7,739,610	£8,564,442	£9,389,272
60% LAR : 40% CIR	20%	£5,208,833	£7,829,592	£9,062,359	£9,099,093	£9,921,360	£10,743,637
60% LAR : 40% CIR	25%	£6,715,474	£9,189,002	£10,428,939	£10,465,578	£11,285,536	£12,105,408
60% LAR : 40% CIR	30%	£8,233,450	£10,575,603	£11,802,430	£11,838,995	£12,656,583	£13,474,770
60% LAR : 40% CIR	35%	£9,763,215	£11,958,705	£13,182,790	£13,219,274	£14,035,331	£14,857,774
60% LAR : 40% CIR	40%	£11,299,038	£13,345,224	£14,569,921	£14,606,444	£15,429,644	£16,256,328
60% LAR : 40% CIR	45%	£12,842,259	£14,744,100	£15,974,223	£16,011,152	£16,836,667	£17,662,160
60% LAR : 40% CIR	50%	£14,391,404	£16,153,848	£17,403,623	£17,440,514	£18,250,858	£19,075,258

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£8,736,892	£5,561,398	£4,319,468	£4,282,237	£3,448,233	£2,614,229
60% LAR : 40% CIR	5%	£7,257,169	£4,225,705	£3,021,272	£2,944,193	£2,113,490	£1,282,796
60% LAR : 40% CIR	10%	£5,770,614	£2,877,332	£1,635,876	£1,588,917	£771,280	£-36,357
60% LAR : 40% CIR	15%	£4,277,294	£1,520,994	£283,348	£246,406	£-578,323	£-1,403,154
60% LAR : 40% CIR	20%	£2,777,586	£15,167	£-106,841	£-112,895	£-335,347	£-727,619
60% LAR : 40% CIR	25%	£1,270,645	£-116,883	£-242,820	£-247,480	£-529,418	£-1,015,377
60% LAR : 40% CIR	30%	£-247,331	£-2,589,490	£-3,816,321	£-3,852,877	£-4,670,785	£-5,488,651
60% LAR : 40% CIR	35%	£-1,777,097	£-3,972,586	£-5,196,872	£-5,233,196	£-6,049,212	£-6,871,656
60% LAR : 40% CIR	40%	£-3,313,099	£-5,362,105	£-6,581,603	£-6,620,226	£-7,443,516	£-8,270,208
60% LAR : 40% CIR	45%	£-4,856,141	£-6,757,381	£-7,988,105	£-8,025,034	£-8,850,548	£-9,676,062
60% LAR : 40% CIR	50%	£-6,405,285	£-8,166,846	£-9,403,505	£-9,440,396	£-10,264,798	£-11,089,141

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£12,045,971	£8,870,477	£7,628,547	£7,591,316	£6,757,372	£5,923,308
60% LAR : 40% CIR	5%	£10,566,247	£7,534,794	£6,290,351	£6,253,262	£5,422,569	£4,591,875
60% LAR : 40% CIR	10%	£9,079,693	£6,186,411	£4,944,955	£4,907,996	£4,080,358	£3,252,722
60% LAR : 40% CIR	15%	£7,586,378	£4,829,673	£3,592,427	£3,555,587	£2,730,756	£1,905,925
60% LAR : 40% CIR	20%	£6,093,365	£3,486,246	£2,232,838	£2,196,104	£1,373,832	£551,560
60% LAR : 40% CIR	25%	£4,579,724	£2,096,196	£866,259	£829,619	£9,661	£-810,298
60% LAR : 40% CIR	30%	£3,061,748	£719,589	£-507,242	£-543,738	£-1,361,688	£-2,179,572
60% LAR : 40% CIR	35%	£1,531,382	£-1,838,986	£-3,167,963	£-3,194,897	£-4,036,347	£-4,876,577
60% LAR : 40% CIR	40%	£-1,001,922	£-3,253,026	£-4,574,724	£-4,531,147	£-5,334,237	£-6,181,125
60% LAR : 40% CIR	45%	£-1,547,062	£-4,648,020	£-5,974,026	£-5,915,955	£-6,741,469	£-7,586,383
60% LAR : 40% CIR	50%	£-2,096,207	£-6,037,887	£-7,369,428	£-7,311,317	£-8,055,689	£-8,901,062

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£15,897,916	£12,786,722	£11,590,792	£11,592,360	£10,688,387	£9,836,953
60% LAR : 40% CIR	5%	£14,477,892	£11,446,420	£10,201,686	£10,164,907	£9,336,213	£8,503,519
60% LAR : 40% CIR	10%	£12,991,338	£10,088,056	£8,856,599	£8,819,641	£7,992,003	£7,164,366
60% LAR : 40% CIR	15%	£11,498,023	£8,741,317	£7,504,072	£7,467,232	£6,642,400	£5,817,570
60% LAR : 40% CIR	20%	£9,998,010	£7,377,690	£6,144,483	£6,107,749	£5,285,477	£4,463,205
60% LAR : 40% CIR	25%	£8,491,369	£6,007,841	£4,777,903	£4,741,264	£3,921,306	£3,101,347
60% LAR : 40% CIR	30%	£6,973,392	£4,631,234	£3,404,403	£3,367,847	£2,549,959	£1,732,072
60% LAR : 40% CIR	35%	£5,443,627	£3,248,137	£2,024,052	£1,987,258	£1,171,511	£349,068
60% LAR : 40% CIR	40%	£3,907,334	£1,858,619	£636,921	£600,498	£-222,952	£-1,049,484
60% LAR : 40% CIR	45%	£2,364,583	£462,742	£-767,381	£-804,310	£-1,629,824	£-2,455,338
60% LAR : 40% CIR	50%	£846,222	£-1,627,281	£-3,166,781	£-3,218,672	£-4,044,044	£-4,868,417

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats	
---------------------	--

Value Area	Zone B - £900 psf
------------	-------------------

No Units	135
Site Area	1.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,226,094	£2,911,609	£603,390	£536,116	-£1,035,764	-£2,616,825
60% LAR : 40% CIR	5%	£5,830,753	£1,743,068	-£580,839	-£343,979	-£2,222,934	-£3,796,888
60% LAR : 40% CIR	10%	£5,407,643	£555,659	-£1,788,354	-£1,856,154	-£3,424,482	-£5,001,070
60% LAR : 40% CIR	15%	£3,971,607	-£664,756	-£3,009,517	-£3,077,100	-£4,645,979	-£6,233,005
60% LAR : 40% CIR	20%	£2,522,840	-£1,906,562	-£4,246,783	-£4,315,199	-£5,887,469	-£7,473,741
60% LAR : 40% CIR	25%	£1,061,465	-£3,161,155	-£5,516,918	-£5,585,158	-£7,163,146	-£8,741,134
60% LAR : 40% CIR	30%	-£432,988	-£4,439,354	-£6,800,613	-£6,868,696	-£8,442,870	-£10,017,042
60% LAR : 40% CIR	35%	-£1,963,105	-£5,741,502	-£8,097,732	-£8,165,683	-£9,736,502	-£11,307,323
60% LAR : 40% CIR	40%	-£3,507,522	-£7,056,295	-£9,408,144	-£9,475,982	-£11,043,008	-£12,611,834
60% LAR : 40% CIR	45%	-£5,089,347	-£8,383,486	-£10,731,715	-£10,799,461	-£12,364,947	-£13,930,433
60% LAR : 40% CIR	50%	-£6,683,725	-£9,723,070	-£12,068,313	-£12,135,988	-£13,696,483	-£15,262,977

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£93,178,837	£38,493,121	-£100,801,340	-£100,888,618	-£102,440,495	-£104,020,556
60% LAR : 40% CIR	5%	£94,979,938	£39,891,083	-£101,988,070	-£102,063,718	-£103,627,864	-£105,201,819
60% LAR : 40% CIR	10%	£95,907,098	£100,849,072	-£103,193,085	-£103,260,885	-£104,820,213	-£106,406,801
60% LAR : 40% CIR	15%	£97,433,124	£102,959,487	-£104,414,248	-£104,481,831	-£106,050,710	-£107,637,736
60% LAR : 40% CIR	20%	£98,881,890	£103,311,292	-£105,651,914	-£105,719,030	-£107,302,200	-£108,884,472
60% LAR : 40% CIR	25%	£100,343,296	£104,566,546	-£106,921,649	-£106,989,458	-£108,947,317	-£110,141,465
60% LAR : 40% CIR	30%	£101,837,719	£105,844,085	-£108,205,343	-£108,273,427	-£109,847,601	-£111,421,773
60% LAR : 40% CIR	35%	£103,397,636	£107,149,233	-£109,502,483	-£109,570,414	-£111,141,233	-£112,712,054
60% LAR : 40% CIR	40%	£104,912,263	£108,480,688	-£110,812,875	-£110,880,712	-£112,448,639	-£114,016,565
60% LAR : 40% CIR	45%	£106,454,078	£109,788,217	-£112,136,446	-£112,204,192	-£113,769,678	-£115,364,164
60% LAR : 40% CIR	50%	£108,058,455	£111,127,801	-£113,479,043	-£113,546,719	-£115,104,213	-£116,667,708

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£51,159,368	£58,473,852	£58,782,071	£58,849,343	£60,421,225	£62,001,286
60% LAR : 40% CIR	5%	£53,554,698	£51,042,933	£59,969,431	£60,034,445	£61,608,995	£63,191,289
60% LAR : 40% CIR	10%	£53,977,818	£58,829,803	£61,173,616	£61,241,618	£62,809,044	£64,386,531
60% LAR : 40% CIR	15%	£54,413,854	£60,059,218	£62,384,979	£62,462,562	£64,021,441	£65,616,466
60% LAR : 40% CIR	20%	£55,866,621	£61,290,025	£63,603,245	£63,706,869	£65,262,631	£66,866,292
60% LAR : 40% CIR	25%	£55,323,995	£62,546,617	£64,802,580	£64,970,619	£66,548,807	£68,126,596
60% LAR : 40% CIR	30%	£59,818,449	£63,824,818	£66,186,074	£66,254,158	£67,828,331	£69,402,504
60% LAR : 40% CIR	35%	£61,348,557	£65,126,963	£67,483,193	£67,551,145	£69,121,964	£70,692,784
60% LAR : 40% CIR	40%	£152,892,983	£66,441,717	£68,793,006	£68,861,443	£70,429,308	£71,997,286
60% LAR : 40% CIR	45%	£84,474,808	£67,768,948	£70,111,777	£70,184,922	£71,750,408	£73,315,894
60% LAR : 40% CIR	50%	£66,959,197	£69,108,532	£71,453,774	£71,521,450	£73,084,944	£74,648,438

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£32,748,521	£39,083,006	£41,371,225	£41,438,499	£43,010,379	£44,590,540
60% LAR : 40% CIR	5%	£35,554,698	£31,042,933	£42,569,431	£42,634,445	£44,108,995	£45,716,289
60% LAR : 40% CIR	10%	£38,568,972	£41,418,957	£43,762,969	£43,830,770	£45,399,088	£46,975,685
60% LAR : 40% CIR	15%	£39,093,098	£42,639,371	£44,984,132	£45,051,718	£46,620,995	£48,207,620
60% LAR : 40% CIR	20%	£39,451,775	£43,881,177	£46,211,398	£46,289,814	£47,872,085	£49,454,586
60% LAR : 40% CIR	25%	£40,913,150	£45,135,771	£47,491,634	£47,559,773	£49,137,761	£50,715,749
60% LAR : 40% CIR	30%	£42,407,603	£46,413,989	£48,775,228	£48,843,312	£50,417,485	£51,991,658
60% LAR : 40% CIR	35%	£43,937,721	£47,716,117	£50,092,347	£50,160,298	£51,711,618	£53,281,188
60% LAR : 40% CIR	40%	£45,482,137	£49,030,870	£51,382,760	£51,450,587	£53,018,523	£54,586,449
60% LAR : 40% CIR	45%	£47,043,962	£50,358,102	£52,706,331	£52,774,078	£54,339,562	£55,905,048
60% LAR : 40% CIR	50%	£48,628,340	£51,697,696	£54,042,928	£54,110,604	£55,674,088	£57,237,593

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£18,181,282	£8,881,791	£20,889,888	£20,957,162	£22,299,110	£23,640,255
60% LAR : 40% CIR	5%	£14,552,554	£10,650,278	£21,974,285	£22,042,323	£23,616,280	£25,190,225
60% LAR : 40% CIR	10%	£15,985,703	£20,837,888	£22,181,700	£22,249,501	£24,817,829	£26,394,416
60% LAR : 40% CIR	15%	£17,421,738	£22,058,102	£24,402,863	£24,470,447	£26,099,326	£27,826,351
60% LAR : 40% CIR	20%	£18,707,546	£23,296,938	£25,640,129	£25,708,243	£27,090,616	£29,130,867
60% LAR : 40% CIR	25%	£20,331,881	£24,554,502	£26,910,265	£26,978,504	£28,586,492	£30,134,480
60% LAR : 40% CIR	30%	£21,826,334	£25,832,700	£28,193,959	£28,262,643	£29,898,216	£31,410,388
60% LAR : 40% CIR	35%	£23,356,452	£27,134,848	£29,491,078	£29,559,029	£31,129,849	£32,700,689
60% LAR : 40% CIR	40%	£24,900,868	£28,443,601	£30,801,491	£30,869,328	£32,437,254	£34,005,180
60% LAR : 40% CIR	45%	£26,482,693	£29,778,833	£32,125,091	£32,192,807	£33,758,293	£35,323,779
60% LAR : 40% CIR	50%	£28,077,671	£31,116,416	£33,461,659	£33,529,334	£35,069,629	£36,666,303

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone B - £950 psf
------------	-------------------

No Units	135
Site Area	1.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,086,543	£5,763,221	£3,463,835	£3,397,572	£1,864,848	£317,601
60% LAR - 40% CIR	5%	£9,548,219	£4,452,101	£2,161,599	£2,095,589	£359,882	£1,005,330
60% LAR - 40% CIR	10%	£7,997,115	£3,128,210	£843,224	£776,443	£-780,037	£-2,348,365
60% LAR - 40% CIR	15%	£6,433,349	£1,791,672	£-511,986	£-579,570	£-2,142,744	£-3,705,919
60% LAR - 40% CIR	20%	£4,841,201	£437,383	£-1,893,881	£-1,981,088	£-3,510,559	£-5,089,988
60% LAR - 40% CIR	25%	£3,294,928	£-957,451	£-3,288,860	£-3,356,073	£-4,922,752	£-6,500,740
60% LAR - 40% CIR	30%	£1,616,370	£-2,371,622	£-4,709,578	£-4,777,662	£-6,351,835	£-7,926,008
60% LAR - 40% CIR	35%	£-22,193	£-3,799,827	£-6,156,058	£-6,224,008	£-7,794,828	£-9,365,648
60% LAR - 40% CIR	40%	£-174,229	£-5,263,940	£-7,615,809	£-7,683,667	£-9,251,593	£-10,819,519
60% LAR - 40% CIR	45%	£-319,693	£-6,740,531	£-9,088,760	£-9,156,506	£-10,721,992	£-12,287,478
60% LAR - 40% CIR	50%	£-5,165,858	£-8,229,474	£-10,574,717	£-10,642,391	£-12,205,887	£-13,769,381

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£-90,318,188	£-95,641,510	£-97,940,896	£-98,097,159	£-99,540,083	£-101,087,130
60% LAR - 40% CIR	5%	£91,658,811	£86,992,626	£89,343,131	£89,396,141	£90,844,846	£92,314,628
60% LAR - 40% CIR	10%	£93,407,615	£98,276,521	£100,581,506	£100,628,287	£102,184,768	£103,753,096
60% LAR - 40% CIR	15%	£94,971,382	£109,613,059	£110,916,717	£110,984,301	£112,547,475	£114,115,650
60% LAR - 40% CIR	20%	£96,563,530	£120,967,348	£120,298,411	£120,365,769	£121,924,290	£123,484,718
60% LAR - 40% CIR	25%	£98,189,822	£132,342,152	£129,693,090	£129,760,804	£131,317,482	£132,876,470
60% LAR - 40% CIR	30%	£99,856,561	£143,736,353	£138,114,309	£138,182,393	£139,726,565	£141,283,739
60% LAR - 40% CIR	35%	£101,428,924	£155,204,557	£146,560,789	£146,628,739	£148,079,589	£149,577,379
60% LAR - 40% CIR	40%	£103,115,959	£166,668,671	£155,020,660	£155,088,987	£156,536,222	£158,024,250
60% LAR - 40% CIR	45%	£104,824,424	£178,145,262	£163,493,491	£163,561,237	£164,982,200	£166,452,200
60% LAR - 40% CIR	50%	£106,570,569	£189,634,205	£171,976,448	£172,044,122	£173,461,618	£174,911,112

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£-48,398,818	£-53,622,240	£-55,921,626	£-56,987,890	£-57,920,813	£-59,077,860
60% LAR - 40% CIR	5%	£49,658,811	£45,992,626	£48,343,131	£48,396,141	£49,844,846	£51,314,628
60% LAR - 40% CIR	10%	£51,388,347	£56,276,521	£58,581,506	£58,628,287	£60,184,768	£61,753,096
60% LAR - 40% CIR	15%	£52,952,112	£67,613,059	£69,897,448	£69,950,031	£71,547,475	£73,115,650
60% LAR - 40% CIR	20%	£54,544,269	£78,967,348	£81,278,142	£81,345,769	£82,924,290	£84,494,718
60% LAR - 40% CIR	25%	£56,159,822	£90,342,152	£92,673,090	£92,740,804	£94,317,482	£95,886,470
60% LAR - 40% CIR	30%	£57,789,292	£101,736,353	£104,094,040	£104,162,124	£105,726,565	£107,293,739
60% LAR - 40% CIR	35%	£59,407,655	£113,204,557	£115,541,519	£115,609,469	£117,169,589	£118,737,379
60% LAR - 40% CIR	40%	£61,099,699	£124,668,671	£127,020,660	£127,088,987	£128,636,222	£130,184,250
60% LAR - 40% CIR	45%	£62,855,155	£136,145,262	£138,474,222	£138,542,068	£140,082,200	£141,630,200
60% LAR - 40% CIR	50%	£64,651,320	£147,634,205	£150,969,478	£151,037,152	£152,524,618	£154,011,112

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£-30,888,072	£-36,211,394	£-38,510,780	£-38,577,244	£-39,509,897	£-41,057,014
60% LAR - 40% CIR	5%	£32,426,396	£25,992,626	£28,343,131	£28,396,141	£29,844,846	£31,314,628
60% LAR - 40% CIR	10%	£33,977,501	£36,276,521	£38,581,506	£38,628,287	£40,184,768	£41,753,096
60% LAR - 40% CIR	15%	£35,541,266	£46,613,059	£48,897,448	£48,950,031	£50,547,475	£52,115,650
60% LAR - 40% CIR	20%	£37,133,414	£56,967,348	£59,278,142	£59,345,769	£60,924,290	£62,494,718
60% LAR - 40% CIR	25%	£38,739,687	£67,342,152	£69,673,090	£69,740,804	£71,317,482	£72,886,470
60% LAR - 40% CIR	30%	£40,358,446	£77,736,353	£80,094,040	£80,162,124	£81,726,565	£83,293,739
60% LAR - 40% CIR	35%	£41,998,839	£88,204,557	£90,541,519	£90,609,469	£92,169,589	£93,737,379
60% LAR - 40% CIR	40%	£43,688,844	£98,668,671	£101,020,660	£101,088,987	£102,636,222	£104,184,250
60% LAR - 40% CIR	45%	£45,394,308	£109,145,262	£111,503,491	£111,571,237	£113,082,200	£114,630,200
60% LAR - 40% CIR	50%	£47,140,474	£119,634,205	£122,989,478	£123,057,152	£124,524,618	£126,011,112

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£-10,388,868	£-10,889,128	£-11,392,174	£-11,458,714	£-11,888,886	£-12,409,746
60% LAR - 40% CIR	5%	£-11,845,127	£-10,941,246	£-10,231,747	£-10,297,527	£-10,833,464	£-11,358,876
60% LAR - 40% CIR	10%	£-13,396,231	£-18,265,136	£-20,560,122	£-20,616,903	£-21,173,383	£-21,741,711
60% LAR - 40% CIR	15%	£-14,959,997	£-25,601,674	£-27,865,333	£-27,922,114	£-28,536,090	£-29,099,265
60% LAR - 40% CIR	20%	£-16,535,145	£-32,955,063	£-35,227,027	£-35,283,808	£-35,912,985	£-36,483,334
60% LAR - 40% CIR	25%	£-18,158,418	£-40,320,797	£-42,682,208	£-42,739,020	£-43,378,098	£-43,944,088
60% LAR - 40% CIR	30%	£-19,777,176	£-47,764,969	£-50,102,925	£-50,159,706	£-50,818,181	£-51,384,354
60% LAR - 40% CIR	35%	£-21,415,539	£-55,280,173	£-57,549,404	£-57,606,185	£-58,274,844	£-58,840,263
60% LAR - 40% CIR	40%	£-23,077,675	£-62,867,396	£-65,009,176	£-65,065,957	£-65,734,532	£-66,300,200
60% LAR - 40% CIR	45%	£-24,813,039	£-70,494,878	£-72,482,106	£-72,538,887	£-73,217,462	£-73,782,200
60% LAR - 40% CIR	50%	£-26,599,356	£-78,162,621	£-80,168,693	£-80,225,474	£-80,904,059	£-81,469,728

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone B - £1,000 psf
------------	---------------------

No Units	135
Site Area	1.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£13,946,991	£8,604,445	£6,315,447	£6,249,185	£4,716,260	£3,183,335
60% LAR - 40% CIR	5%	£12,265,946	£7,161,132	£4,870,631	£4,804,621	£3,277,620	£1,750,919
60% LAR - 40% CIR	10%	£10,571,519	£5,694,662	£3,412,349	£3,346,572	£1,825,029	£291,630
60% LAR - 40% CIR	15%	£8,864,731	£4,215,542	£1,940,730	£1,876,163	£349,455	£-1,208,387
60% LAR - 40% CIR	20%	£7,145,484	£2,723,897	£450,070	£383,695	£-1,168,941	£-2,727,433
60% LAR - 40% CIR	25%	£5,438,392	£1,219,844	£-1,085,156	£-1,152,370	£-2,706,642	£-4,260,915
60% LAR - 40% CIR	30%	£3,644,735	£-314,832	£-2,640,604	£-2,707,665	£-4,260,800	£-5,834,973
60% LAR - 40% CIR	35%	£1,868,716	£-1,898,457	£-4,214,383	£-4,282,333	£-5,853,153	£-7,423,974
60% LAR - 40% CIR	40%	£79,219	£-3,474,697	£-5,823,913	£-5,891,351	£-7,459,278	£-9,027,294
60% LAR - 40% CIR	45%	£-1,776,445	£-5,097,575	£-7,445,804	£-7,513,550	£-9,079,036	£-10,644,522
60% LAR - 40% CIR	50%	£-3,647,992	£-6,735,879	£-9,081,121	£-9,148,795	£-10,712,291	£-12,275,785

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£87,457,739	£82,800,285	£85,089,284	£85,155,348	£86,686,471	£86,221,395
60% LAR - 40% CIR	5%	£89,139,895	£84,243,698	£86,554,100	£86,620,110	£88,127,111	£87,662,112
60% LAR - 40% CIR	10%	£90,833,212	£85,710,069	£87,992,382	£88,058,159	£89,579,701	£89,113,101
60% LAR - 40% CIR	15%	£92,540,000	£87,189,188	£89,464,001	£89,529,568	£91,052,276	£90,587,118
60% LAR - 40% CIR	20%	£94,259,327	£88,680,834	£90,954,681	£91,021,039	£92,579,572	£92,112,153
60% LAR - 40% CIR	25%	£95,998,339	£90,184,891	£92,460,887	£92,527,101	£94,111,413	£93,646,546
60% LAR - 40% CIR	30%	£97,759,955	£91,710,562	£94,004,335	£94,062,396	£95,665,531	£95,181,204
60% LAR - 40% CIR	35%	£99,539,015	£93,263,189	£95,561,113	£95,617,064	£97,237,884	£96,736,704
60% LAR - 40% CIR	40%	£101,338,511	£94,832,228	£97,138,244	£97,192,952	£98,844,068	£98,291,035
60% LAR - 40% CIR	45%	£103,151,176	£96,422,306	£98,724,533	£98,778,261	£100,484,767	£99,836,253
60% LAR - 40% CIR	50%	£105,052,729	£98,034,809	£100,336,852	£100,389,626	£102,117,022	£101,431,035

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£45,438,470	£50,781,916	£53,070,014	£53,136,277	£54,669,292	£55,202,126
60% LAR - 40% CIR	5%	£47,139,825	£52,243,698	£54,534,821	£54,601,041	£56,127,111	£56,662,112
60% LAR - 40% CIR	10%	£48,813,943	£53,690,800	£55,973,113	£56,038,890	£57,502,432	£58,037,832
60% LAR - 40% CIR	15%	£50,520,731	£55,169,919	£57,444,732	£57,510,299	£58,936,007	£59,391,849
60% LAR - 40% CIR	20%	£52,249,058	£56,680,568	£58,955,301	£59,021,766	£60,446,662	£60,917,288
60% LAR - 40% CIR	25%	£53,977,070	£58,232,618	£60,476,818	£60,527,832	£62,002,104	£62,467,376
60% LAR - 40% CIR	30%	£55,740,726	£59,790,293	£62,026,065	£62,083,126	£63,646,262	£64,092,434
60% LAR - 40% CIR	35%	£57,539,745	£61,373,919	£63,599,544	£63,657,794	£65,286,615	£65,707,435
60% LAR - 40% CIR	40%	£59,339,212	£62,989,975	£65,208,975	£65,276,813	£66,944,739	£67,351,066
60% LAR - 40% CIR	45%	£61,161,907	£64,633,037	£66,831,266	£66,899,012	£68,644,497	£69,042,983
60% LAR - 40% CIR	50%	£63,022,453	£66,312,340	£68,466,682	£68,534,297	£70,397,759	£70,781,247

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£28,027,624	£33,316,170	£35,660,768	£35,725,431	£37,256,355	£37,791,280
60% LAR - 40% CIR	5%	£29,719,816	£34,813,693	£37,163,985	£37,229,044	£38,766,985	£39,301,916
60% LAR - 40% CIR	10%	£31,403,097	£36,279,954	£38,562,267	£38,628,044	£40,149,586	£40,684,988
60% LAR - 40% CIR	15%	£33,109,885	£37,759,073	£40,033,886	£40,099,443	£41,635,161	£42,170,500
60% LAR - 40% CIR	20%	£34,829,212	£39,259,193	£41,544,545	£41,610,520	£43,143,566	£43,670,048
60% LAR - 40% CIR	25%	£36,566,224	£40,754,771	£43,089,772	£43,156,985	£44,681,258	£45,175,530
60% LAR - 40% CIR	30%	£38,329,880	£42,289,447	£44,615,219	£44,682,280	£46,235,416	£46,709,588
60% LAR - 40% CIR	35%	£40,116,899	£43,863,073	£46,189,989	£46,256,946	£47,807,769	£48,269,539
60% LAR - 40% CIR	40%	£41,938,396	£45,484,113	£47,798,129	£47,885,967	£49,433,593	£50,001,819
60% LAR - 40% CIR	45%	£43,791,601	£47,172,191	£49,420,420	£49,488,165	£51,053,651	£51,719,137
60% LAR - 40% CIR	50%	£45,682,607	£48,910,494	£51,068,736	£51,123,411	£52,686,906	£53,350,407

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,489,555	£8,891,891	£10,377,889	£10,414,162	£11,891,786	£12,001,001
60% LAR - 40% CIR	5%	£9,127,700	£10,232,214	£11,822,715	£11,858,126	£13,315,726	£13,427,727
60% LAR - 40% CIR	10%	£10,821,827	£11,638,685	£13,280,997	£13,316,774	£14,826,317	£14,941,718
60% LAR - 40% CIR	15%	£12,528,615	£13,117,894	£14,822,616	£14,858,184	£16,400,891	£16,517,733
60% LAR - 40% CIR	20%	£14,247,942	£14,689,449	£16,443,276	£16,479,611	£18,044,287	£18,162,779
60% LAR - 40% CIR	25%	£15,984,955	£16,352,502	£18,117,502	£18,153,502	£19,744,989	£19,863,261
60% LAR - 40% CIR	30%	£17,748,611	£18,017,178	£19,843,950	£19,879,911	£21,500,147	£21,619,319
60% LAR - 40% CIR	35%	£19,524,630	£19,781,803	£21,617,229	£21,653,679	£23,296,499	£23,415,238
60% LAR - 40% CIR	40%	£21,317,127	£21,607,843	£23,446,659	£23,482,608	£25,112,624	£25,231,550
60% LAR - 40% CIR	45%	£23,129,792	£23,499,922	£25,339,120	£25,375,069	£26,948,888	£27,068,868
60% LAR - 40% CIR	50%	£25,041,336	£25,459,226	£27,298,467	£27,334,142	£28,846,637	£28,966,132

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone B - £1,050 psf
------------	---------------------

No Units	135
Site Area	1.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£16,787,757	£11,419,155	£9,154,326	£9,089,059	£7,567,873	£6,034,948
60% LAR : 40% CIR	5%	£14,978,318	£9,859,781	£7,579,662	£7,513,653	£5,998,652	£4,459,662
60% LAR : 40% CIR	10%	£13,145,922	£8,247,831	£5,978,801	£5,913,023	£4,391,481	£2,869,939
60% LAR : 40% CIR	15%	£11,296,112	£6,639,413	£4,364,600	£4,299,033	£2,782,491	£1,265,949
60% LAR : 40% CIR	20%	£9,453,762	£5,005,187	£2,737,189	£2,671,611	£1,199,813	£-376,815
60% LAR : 40% CIR	25%	£7,588,993	£3,388,552	£1,096,695	£1,031,455	£-502,938	£-2,057,210
60% LAR : 40% CIR	30%	£5,671,926	£1,699,632	£-583,813	£-650,874	£-2,201,389	£-3,751,903
60% LAR : 40% CIR	35%	£3,752,384	£21,098	£-2,299,399	£-2,366,327	£-3,913,541	£-5,482,296
60% LAR : 40% CIR	40%	£1,819,227	£-1,711,634	£-4,031,198	£-4,099,106	£-5,669,963	£-7,294,889
60% LAR : 40% CIR	45%	£-134,135	£-3,456,779	£-5,802,848	£-5,870,594	£-7,436,080	£-9,001,566
60% LAR : 40% CIR	50%	£-2,149,628	£-5,242,283	£-7,587,525	£-7,655,200	£-9,218,694	£-10,782,190

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£84,616,973	£89,985,578	£92,250,405	£92,315,872	£93,836,858	£93,899,783
60% LAR : 40% CIR	5%	£86,428,473	£91,664,949	£93,825,069	£93,891,077	£95,418,076	£95,481,076
60% LAR : 40% CIR	10%	£88,239,809	£93,135,900	£95,449,930	£95,491,708	£97,013,249	£97,034,752
60% LAR : 40% CIR	15%	£90,108,619	£94,765,318	£97,040,131	£97,105,698	£98,622,240	£98,622,240
60% LAR : 40% CIR	20%	£91,970,668	£96,399,544	£98,667,542	£98,732,919	£100,244,918	£101,781,548
60% LAR : 40% CIR	25%	£93,845,736	£98,046,178	£100,308,036	£100,373,264	£101,907,469	£103,461,941
60% LAR : 40% CIR	30%	£95,732,805	£99,705,098	£101,968,544	£102,033,605	£103,606,120	£105,156,634
60% LAR : 40% CIR	35%	£97,652,546	£101,383,637	£103,704,130	£103,771,058	£105,318,272	£106,887,029
60% LAR : 40% CIR	40%	£99,605,604	£103,116,264	£105,455,629	£105,523,167	£107,107,693	£108,639,626
60% LAR : 40% CIR	45%	£101,588,866	£104,861,510	£107,207,579	£107,275,325	£108,940,811	£110,406,297
60% LAR : 40% CIR	50%	£103,554,359	£106,647,813	£108,992,258	£109,059,930	£110,823,425	£112,166,830

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£42,597,704	£47,966,908	£50,251,135	£50,296,402	£51,877,389	£53,350,513
60% LAR : 40% CIR	5%	£44,407,114	£49,645,890	£51,865,799	£51,871,650	£53,458,899	£54,935,810
60% LAR : 40% CIR	10%	£46,239,540	£51,137,631	£53,406,661	£53,472,438	£54,993,960	£56,512,522
60% LAR : 40% CIR	15%	£48,089,349	£52,746,049	£55,020,861	£55,086,429	£56,602,971	£58,119,513
60% LAR : 40% CIR	20%	£49,959,668	£54,380,273	£56,649,073	£56,713,660	£58,235,846	£59,762,276
60% LAR : 40% CIR	25%	£51,825,468	£56,026,908	£58,288,767	£58,353,976	£59,888,400	£61,442,672
60% LAR : 40% CIR	30%	£53,713,535	£57,685,629	£59,969,276	£60,036,336	£61,586,851	£63,137,365
60% LAR : 40% CIR	35%	£55,633,077	£59,364,363	£61,684,861	£61,751,769	£63,290,002	£64,867,760
60% LAR : 40% CIR	40%	£57,589,236	£61,068,065	£63,416,693	£63,484,498	£65,062,404	£66,620,336
60% LAR : 40% CIR	45%	£59,570,598	£62,842,241	£65,188,310	£65,256,056	£66,821,542	£68,387,027
60% LAR : 40% CIR	50%	£61,585,950	£64,647,744	£66,992,987	£67,060,681	£68,694,156	£70,167,651

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£25,186,658	£30,555,400	£32,800,289	£32,885,536	£34,406,743	£35,939,667
60% LAR : 40% CIR	5%	£26,996,917	£32,139,434	£34,389,953	£34,460,962	£35,987,863	£37,514,904
60% LAR : 40% CIR	10%	£28,828,693	£33,726,785	£35,965,815	£36,051,593	£37,583,134	£39,104,678
60% LAR : 40% CIR	15%	£30,678,503	£35,335,203	£37,610,015	£37,675,582	£39,192,124	£40,709,667
60% LAR : 40% CIR	20%	£32,540,853	£36,969,429	£39,257,426	£39,302,804	£40,814,860	£42,315,430
60% LAR : 40% CIR	25%	£34,415,622	£38,616,063	£40,877,921	£40,943,130	£42,477,553	£44,018,826
60% LAR : 40% CIR	30%	£36,302,689	£40,274,983	£42,568,429	£42,625,489	£44,176,005	£45,729,519
60% LAR : 40% CIR	35%	£38,222,231	£41,953,617	£44,274,014	£44,340,945	£45,988,156	£47,456,914
60% LAR : 40% CIR	40%	£40,155,585	£43,686,148	£46,005,814	£46,073,652	£47,841,578	£49,209,504
60% LAR : 40% CIR	45%	£42,108,750	£45,431,393	£47,777,464	£47,845,209	£49,610,895	£50,978,181
60% LAR : 40% CIR	50%	£44,124,344	£47,216,898	£49,592,140	£49,629,815	£51,193,309	£52,766,805

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£9,895,666	£9,895,666	£12,289,729	£12,289,729	£12,289,729	£12,289,729
60% LAR : 40% CIR	5%	£6,415,028	£11,553,365	£13,813,694	£13,879,693	£15,406,694	£16,933,695
60% LAR : 40% CIR	10%	£8,247,424	£13,145,513	£15,414,545	£15,480,324	£17,001,865	£18,523,407
60% LAR : 40% CIR	15%	£10,097,234	£14,753,933	£17,028,746	£17,094,213	£18,610,885	£20,127,397
60% LAR : 40% CIR	20%	£11,959,853	£16,388,160	£18,666,117	£18,731,528	£20,223,534	£21,710,161
60% LAR : 40% CIR	25%	£13,834,353	£18,034,794	£20,296,651	£20,361,861	£21,896,284	£23,450,557
60% LAR : 40% CIR	30%	£15,721,420	£19,693,714	£21,917,159	£22,044,220	£23,594,735	£25,145,250
60% LAR : 40% CIR	35%	£17,640,862	£21,372,248	£23,662,145	£23,759,014	£25,389,867	£26,875,645
60% LAR : 40% CIR	40%	£19,574,120	£23,104,880	£25,424,544	£25,492,383	£27,200,309	£28,628,235
60% LAR : 40% CIR	45%	£21,527,481	£24,850,125	£27,198,159	£27,263,940	£28,829,426	£30,394,912
60% LAR : 40% CIR	50%	£23,542,974	£26,635,629	£28,989,871	£29,046,646	£30,612,040	£32,175,536

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone B - £1,100 psf
------------	---------------------

No Units	135
Site Area	1.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£19,616,308	£14,233,865	£11,969,036	£11,903,769	£10,393,883	£9,883,996
60% LAR - 40% CIR	5%	£17,686,441	£12,513,756	£10,257,679	£10,192,660	£8,688,609	£7,168,883
60% LAR - 40% CIR	10%	£15,701,986	£10,781,069	£8,533,058	£8,468,268	£6,957,932	£5,436,390
60% LAR - 40% CIR	15%	£13,726,060	£9,035,925	£6,788,471	£6,722,903	£5,206,361	£3,689,819
60% LAR - 40% CIR	20%	£11,722,122	£7,279,443	£5,018,479	£4,953,101	£3,441,103	£1,929,105
60% LAR - 40% CIR	25%	£9,704,331	£5,497,262	£3,235,404	£3,170,195	£1,662,289	£144,292
60% LAR - 40% CIR	30%	£7,674,241	£3,695,761	£1,439,372	£1,374,311	£-144,568	£-1,695,113
60% LAR - 40% CIR	35%	£5,631,973	£1,882,096	£-389,522	£-456,451	£-2,003,664	£-3,550,876
60% LAR - 40% CIR	40%	£3,567,997	£90,656	£-2,265,113	£-2,331,892	£-3,879,293	£-5,442,373
60% LAR - 40% CIR	45%	£1,467,824	£-1,840,729	£-4,159,893	£-4,227,639	£-5,793,125	£-7,358,611
60% LAR - 40% CIR	50%	£-656,619	£-3,748,687	£-6,093,929	£-6,161,604	£-7,725,098	£-9,286,593

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£81,788,423	£87,170,865	£89,435,695	£89,590,962	£91,010,848	£92,520,738
60% LAR - 40% CIR	0%	£83,739,293	£89,899,975	£91,167,952	£91,212,071	£92,116,152	£93,236,046
60% LAR - 40% CIR	5%	£85,702,745	£90,623,961	£92,871,673	£92,938,452	£94,441,799	£95,665,341
60% LAR - 40% CIR	10%	£87,678,671	£92,368,308	£94,616,260	£94,681,827	£96,198,369	£97,714,912
60% LAR - 40% CIR	15%	£89,662,609	£94,126,298	£96,386,252	£96,451,529	£97,983,628	£99,475,626
60% LAR - 40% CIR	20%	£91,700,409	£95,907,409	£98,189,327	£98,254,538	£99,742,442	£101,260,439
60% LAR - 40% CIR	25%	£93,730,490	£97,708,960	£99,965,359	£100,030,420	£101,549,329	£102,999,843
60% LAR - 40% CIR	30%	£95,772,757	£99,522,835	£101,794,253	£101,861,182	£103,498,394	£104,955,607
60% LAR - 40% CIR	35%	£97,848,733	£101,354,074	£103,669,844	£103,736,962	£105,381,024	£106,847,394
60% LAR - 40% CIR	40%	£99,936,907	£103,245,460	£105,564,624	£105,632,370	£107,197,556	£108,763,342
60% LAR - 40% CIR	45%	£102,061,349	£105,153,418	£107,496,660	£107,566,334	£109,129,629	£110,693,324

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£39,769,154	£45,151,596	£47,416,425	£47,481,892	£48,991,579	£50,501,466
60% LAR - 40% CIR	0%	£41,720,025	£46,871,726	£49,127,935	£49,193,402	£50,665,852	£52,175,739
60% LAR - 40% CIR	5%	£43,683,476	£48,604,392	£50,852,404	£50,917,193	£52,427,529	£53,945,072
60% LAR - 40% CIR	10%	£45,650,402	£50,349,536	£52,586,991	£52,652,258	£54,179,100	£55,695,642
60% LAR - 40% CIR	15%	£47,623,340	£52,107,618	£54,366,983	£54,432,389	£55,941,566	£57,456,357
60% LAR - 40% CIR	20%	£49,601,131	£53,888,200	£56,169,057	£56,234,538	£57,729,172	£59,241,170
60% LAR - 40% CIR	25%	£51,711,221	£55,689,700	£57,946,090	£58,011,150	£59,530,060	£61,070,574
60% LAR - 40% CIR	30%	£53,783,485	£57,503,365	£59,774,983	£59,841,913	£61,389,125	£62,906,337
60% LAR - 40% CIR	35%	£55,827,464	£59,334,805	£61,660,675	£61,727,983	£63,261,745	£64,808,034
60% LAR - 40% CIR	40%	£57,917,638	£61,226,191	£63,545,355	£63,613,101	£65,178,587	£66,744,072
60% LAR - 40% CIR	45%	£60,042,980	£63,134,148	£65,479,281	£65,547,065	£67,110,660	£68,674,054

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£22,338,307	£27,740,790	£30,005,579	£30,070,846	£31,580,733	£33,090,619
60% LAR - 40% CIR	0%	£24,293,220	£29,607,095	£31,716,937	£31,782,204	£33,296,098	£34,806,984
60% LAR - 40% CIR	5%	£26,272,629	£31,193,540	£33,441,558	£33,506,347	£35,016,683	£36,526,225
60% LAR - 40% CIR	10%	£28,249,556	£32,938,990	£35,186,145	£35,251,712	£36,798,254	£38,294,796
60% LAR - 40% CIR	15%	£30,252,494	£34,696,173	£36,956,139	£37,021,514	£38,633,513	£40,045,511
60% LAR - 40% CIR	20%	£32,270,285	£36,477,354	£38,739,211	£38,804,421	£40,312,326	£41,830,324
60% LAR - 40% CIR	25%	£34,300,374	£38,278,854	£40,535,244	£40,609,304	£42,119,274	£43,669,728
60% LAR - 40% CIR	30%	£36,342,822	£40,099,220	£42,364,137	£42,451,687	£43,919,279	£45,555,681
60% LAR - 40% CIR	35%	£38,416,615	£41,923,959	£44,239,729	£44,336,547	£45,690,509	£47,477,188
60% LAR - 40% CIR	40%	£40,506,792	£43,815,345	£46,134,509	£46,202,254	£47,767,740	£49,333,226
60% LAR - 40% CIR	45%	£42,631,224	£45,723,392	£48,088,545	£48,156,219	£49,699,714	£51,263,208

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,777,558	£8,786,881	£9,826,310	£9,891,677	£10,961,296	£11,989,858
60% LAR - 40% CIR	0%	£5,722,905	£8,519,291	£11,136,668	£11,200,586	£12,704,727	£14,224,853
60% LAR - 40% CIR	5%	£5,891,360	£10,812,277	£12,860,288	£12,925,078	£14,435,414	£15,956,958
60% LAR - 40% CIR	10%	£7,067,286	£12,357,421	£14,604,876	£14,670,443	£16,186,985	£17,703,527
60% LAR - 40% CIR	15%	£7,677,225	£14,114,934	£16,374,667	£16,440,245	£17,962,244	£19,464,241
60% LAR - 40% CIR	20%	£11,680,018	£15,886,084	£18,157,942	£18,223,152	£19,731,057	£21,240,054
60% LAR - 40% CIR	25%	£13,719,105	£17,697,585	£19,963,975	£20,019,035	£21,537,945	£23,089,459
60% LAR - 40% CIR	30%	£15,761,374	£19,511,250	£21,782,868	£21,840,197	£23,397,010	£24,944,222
60% LAR - 40% CIR	35%	£17,835,343	£21,342,690	£23,668,459	£23,725,276	£25,269,639	£26,835,919
60% LAR - 40% CIR	40%	£19,925,522	£23,234,075	£25,563,240	£25,620,985	£27,186,471	£28,751,957
60% LAR - 40% CIR	45%	£22,049,956	£25,142,633	£27,487,275	£27,544,669	£29,118,444	£30,681,939

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone B - £1,150 psf
------------	---------------------

No Units	135
Site Area	1.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£22,444,859	£17,043,371	£14,783,746	£14,718,479	£13,208,593	£11,698,706
60% LAR : 40% CIR	5%	£20,352,565	£15,187,730	£12,831,653	£12,268,635	£11,362,583	£9,858,532
60% LAR : 40% CIR	10%	£18,247,681	£13,314,309	£11,066,297	£11,001,508	£9,502,833	£8,002,842
60% LAR : 40% CIR	15%	£16,130,327	£11,428,429	£9,187,804	£9,123,222	£7,629,472	£6,113,690
60% LAR : 40% CIR	20%	£14,000,623	£9,530,211	£7,296,288	£7,231,983	£5,722,392	£4,210,395
60% LAR : 40% CIR	25%	£11,849,667	£7,619,771	£5,374,113	£5,308,904	£3,804,999	£2,293,993
60% LAR : 40% CIR	30%	£9,676,555	£5,691,890	£3,435,500	£3,370,440	£1,868,181	£366,242
60% LAR : 40% CIR	35%	£7,491,266	£3,755,643	£1,484,059	£1,419,127	£33,786	£-1,640,999
60% LAR : 40% CIR	40%	£5,293,919	£1,787,392	£-502,150	£-568,969	£-2,113,331	£-3,657,893
60% LAR : 40% CIR	45%	£3,061,896	£-224,679	£-2,537,617	£-2,604,344	£-4,150,169	£-5,715,655
60% LAR : 40% CIR	50%	£814,630	£-2,275,918	£-4,600,332	£-4,668,008	£-6,231,502	£-7,794,997

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£78,959,872	£84,361,380	£86,820,985	£86,588,252	£86,198,138	£89,709,025
60% LAR : 40% CIR	0%	£81,054,165	£86,217,601	£88,673,078	£88,588,995	£88,242,146	£91,546,180
60% LAR : 40% CIR	5%	£83,157,050	£88,090,422	£90,538,433	£90,403,223	£90,001,898	£93,401,889
60% LAR : 40% CIR	10%	£85,274,403	£89,976,302	£92,216,927	£92,081,509	£91,775,259	£95,291,041
60% LAR : 40% CIR	15%	£87,404,108	£91,874,520	£93,768,432	£93,632,838	£93,314,336	£97,194,338
60% LAR : 40% CIR	20%	£89,555,054	£93,789,960	£95,120,618	£95,006,427	£94,663,742	£99,114,638
60% LAR : 40% CIR	25%	£91,728,178	£95,712,840	£96,369,230	£96,264,291	£95,934,291	£101,048,489
60% LAR : 40% CIR	30%	£93,913,465	£97,659,988	£97,520,072	£97,465,604	£97,198,517	£103,043,729
60% LAR : 40% CIR	35%	£96,110,812	£99,633,279	£98,366,861	£98,311,979	£98,015,062	£105,082,423
60% LAR : 40% CIR	40%	£98,343,035	£1,016,249,410	£1,032,942,348	£1,032,009,075	£1,030,554,500	£1,071,230,386
60% LAR : 40% CIR	45%	£100,595,101	£1,033,880,649	£1,050,005,083	£1,049,072,739	£1,047,636,233	£1,091,959,728

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£36,840,603	£42,342,991	£44,801,716	£44,696,982	£44,176,899	£47,689,756
60% LAR : 40% CIR	0%	£39,054,165	£44,217,601	£46,673,078	£46,588,995	£46,242,146	£49,546,180
60% LAR : 40% CIR	5%	£41,157,761	£46,071,153	£48,319,164	£48,233,854	£47,882,628	£51,382,620
60% LAR : 40% CIR	10%	£43,274,403	£47,957,033	£50,197,658	£50,112,240	£49,755,390	£53,271,772
60% LAR : 40% CIR	15%	£45,404,108	£49,874,520	£51,968,432	£51,883,838	£51,524,336	£55,175,007
60% LAR : 40% CIR	20%	£47,555,054	£51,789,960	£53,620,618	£53,535,427	£53,192,742	£57,084,638
60% LAR : 40% CIR	25%	£49,728,178	£53,692,840	£55,169,230	£55,084,291	£54,748,291	£58,993,489
60% LAR : 40% CIR	30%	£51,913,465	£55,633,279	£56,606,861	£56,521,979	£56,177,062	£60,902,423
60% LAR : 40% CIR	35%	£54,110,812	£57,633,279	£57,966,861	£57,881,979	£57,532,062	£62,811,374
60% LAR : 40% CIR	40%	£56,343,035	£59,679,410	£59,269,075	£59,184,193	£58,834,291	£64,720,325
60% LAR : 40% CIR	45%	£58,610,812	£61,769,988	£60,533,279	£60,448,396	£60,103,489	£66,630,276
60% LAR : 40% CIR	50%	£60,910,812	£63,910,153	£61,769,988	£61,684,511	£61,339,574	£68,540,227

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£19,529,757	£24,931,244	£27,380,989	£27,256,136	£26,766,023	£30,275,909
60% LAR : 40% CIR	0%	£21,622,051	£26,786,895	£29,242,863	£29,117,980	£28,627,867	£32,186,040
60% LAR : 40% CIR	5%	£23,726,934	£28,660,307	£30,908,318	£30,783,418	£30,293,305	£33,801,773
60% LAR : 40% CIR	10%	£25,844,289	£30,546,189	£32,786,812	£32,661,894	£32,171,782	£35,417,506
60% LAR : 40% CIR	15%	£27,974,935	£32,444,455	£34,778,306	£34,653,382	£34,163,270	£37,033,239
60% LAR : 40% CIR	20%	£30,124,948	£34,354,844	£36,880,750	£36,755,711	£36,265,600	£38,649,972
60% LAR : 40% CIR	25%	£32,298,061	£36,282,725	£39,093,115	£38,968,075	£38,477,964	£40,266,705
60% LAR : 40% CIR	30%	£34,493,353	£38,233,977	£41,395,558	£41,270,518	£40,787,853	£41,883,438
60% LAR : 40% CIR	35%	£36,713,812	£40,207,263	£43,787,065	£43,662,025	£43,171,912	£43,499,171
60% LAR : 40% CIR	40%	£38,964,519	£42,207,263	£46,259,611	£46,134,571	£45,681,867	£45,106,909
60% LAR : 40% CIR	45%	£41,241,757	£44,233,263	£48,812,157	£48,687,117	£48,197,012	£46,614,640
60% LAR : 40% CIR	50%	£43,549,985	£46,294,534	£51,452,703	£51,327,663	£50,796,907	£47,622,371

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,051,512	£1,266,815	£1,482,880	£1,471,287	£1,436,785	£1,651,894
60% LAR : 40% CIR	0%	£1,100,762	£1,286,616	£1,503,081	£1,491,488	£1,456,986	£1,672,003
60% LAR : 40% CIR	5%	£1,150,012	£1,306,417	£1,523,276	£1,511,683	£1,477,185	£1,692,112
60% LAR : 40% CIR	10%	£1,200,262	£1,326,218	£1,543,471	£1,531,878	£1,497,287	£1,712,221
60% LAR : 40% CIR	15%	£1,250,512	£1,346,019	£1,563,666	£1,552,073	£1,517,389	£1,732,330
60% LAR : 40% CIR	20%	£1,300,762	£1,365,820	£1,583,861	£1,572,268	£1,537,490	£1,752,439
60% LAR : 40% CIR	25%	£1,351,012	£1,385,621	£1,604,056	£1,592,463	£1,557,591	£1,772,548
60% LAR : 40% CIR	30%	£1,401,262	£1,405,422	£1,624,251	£1,612,658	£1,577,692	£1,792,657
60% LAR : 40% CIR	35%	£1,451,512	£1,425,223	£1,644,446	£1,632,853	£1,597,793	£1,812,766
60% LAR : 40% CIR	40%	£1,501,762	£1,445,024	£1,664,641	£1,653,048	£1,617,894	£1,832,875
60% LAR : 40% CIR	45%	£1,552,012	£1,464,825	£1,684,836	£1,673,243	£1,637,995	£1,852,984
60% LAR : 40% CIR	50%	£1,602,262	£1,484,626	£1,705,031	£1,693,438	£1,658,096	£1,873,093

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone B - £1,200 psf
------------	---------------------

No Units	135
Site Area	1.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£25,273,409	£19,826,693	£17,595,902	£17,531,615	£16,023,302	£14,513,416
60% LAR : 40% CIR	5%	£23,039,688	£17,841,268	£15,605,627	£15,540,610	£14,036,567	£12,522,508
60% LAR : 40% CIR	10%	£20,793,377	£15,843,455	£13,599,536	£13,534,746	£12,036,073	£10,527,398
60% LAR : 40% CIR	15%	£18,534,595	£13,820,933	£11,580,307	£11,515,726	£10,021,975	£8,528,225
60% LAR : 40% CIR	20%	£16,263,463	£11,781,979	£9,548,086	£9,483,671	£7,994,397	£6,491,686
60% LAR : 40% CIR	25%	£13,980,999	£9,730,803	£7,502,638	£7,438,710	£5,959,708	£4,431,903
60% LAR : 40% CIR	30%	£11,678,870	£7,667,528	£5,431,629	£5,366,569	£3,862,310	£2,386,049
60% LAR : 40% CIR	35%	£9,350,357	£5,589,192	£3,337,608	£3,272,675	£1,771,618	£284,837
60% LAR : 40% CIR	40%	£7,010,199	£3,478,319	£1,220,863	£1,166,059	£29,367	£-21,984,725
60% LAR : 40% CIR	45%	£4,655,569	£1,355,522	£-921,567	£-988,295	£-2,530,253	£-4,072,699
60% LAR : 40% CIR	50%	£2,263,605	£-806,782	£-3,116,778	£-3,183,436	£-4,737,906	£-6,301,401

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£76,131,822	£81,578,038	£83,908,829	£83,873,116	£85,381,428	£86,891,316
60% LAR : 40% CIR	5%	£76,388,043	£83,563,463	£85,789,104	£85,864,121	£87,388,173	£88,877,226
60% LAR : 40% CIR	10%	£80,611,354	£85,581,276	£87,809,195	£87,889,984	£89,368,658	£90,867,333
60% LAR : 40% CIR	15%	£82,870,138	£87,583,768	£89,824,423	£89,880,005	£91,287,755	£92,878,508
60% LAR : 40% CIR	20%	£85,141,268	£89,522,752	£91,826,664	£91,921,540	£93,140,334	£94,913,048
60% LAR : 40% CIR	25%	£87,424,037	£91,413,927	£93,801,793	£93,866,620	£94,463,623	£96,172,328
60% LAR : 40% CIR	30%	£89,725,861	£93,237,203	£95,973,101	£95,938,162	£97,542,421	£99,046,682
60% LAR : 40% CIR	35%	£92,054,174	£95,015,539	£98,087,723	£98,132,056	£99,633,113	£101,139,894
60% LAR : 40% CIR	40%	£94,394,542	£97,568,413	£100,173,648	£100,238,672	£101,765,098	£103,299,460
60% LAR : 40% CIR	45%	£96,749,162	£100,049,209	£102,326,298	£102,393,026	£103,934,584	£105,477,430
60% LAR : 40% CIR	50%	£99,141,128	£102,211,513	£104,521,509	£104,588,166	£106,192,637	£107,706,132

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£34,112,052	£39,558,769	£41,789,560	£41,853,846	£43,382,199	£44,872,046
60% LAR : 40% CIR	5%	£35,245,774	£41,544,193	£43,779,634	£43,844,652	£45,381,865	£46,855,955
60% LAR : 40% CIR	10%	£38,592,084	£43,542,096	£45,785,926	£45,850,715	£47,349,389	£48,848,064
60% LAR : 40% CIR	15%	£40,890,886	£45,564,529	£47,805,154	£47,869,738	£49,363,488	£50,857,238
60% LAR : 40% CIR	20%	£43,121,899	£47,603,463	£49,837,995	£49,897,181	£51,381,865	£52,853,777
60% LAR : 40% CIR	25%	£45,465,363	£49,658,658	£51,882,523	£51,946,151	£53,445,754	£54,953,659
60% LAR : 40% CIR	30%	£47,705,592	£51,717,934	£53,953,832	£54,018,892	£55,523,152	£57,027,413
60% LAR : 40% CIR	35%	£50,034,905	£53,786,210	£56,047,854	£56,112,787	£57,619,843	£59,120,625
60% LAR : 40% CIR	40%	£52,376,273	£55,807,142	£58,154,078	£58,219,603	£59,735,609	£61,266,191
60% LAR : 40% CIR	45%	£54,729,892	£58,029,930	£60,307,020	£60,373,757	£61,915,715	£63,458,161
60% LAR : 40% CIR	50%	£57,121,857	£60,192,244	£62,592,240	£62,658,697	£64,123,368	£65,898,803

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£18,701,206	£22,747,923	£24,378,714	£24,443,000	£25,981,313	£27,481,189
60% LAR : 40% CIR	5%	£19,934,927	£24,733,397	£26,369,085	£26,434,026	£27,938,095	£29,412,109
60% LAR : 40% CIR	10%	£21,181,238	£26,731,160	£28,375,080	£28,439,869	£29,938,543	£31,437,218
60% LAR : 40% CIR	15%	£23,440,020	£28,733,883	£30,394,308	£30,458,890	£31,992,840	£33,449,390
60% LAR : 40% CIR	20%	£25,711,152	£30,739,837	£32,426,649	£32,490,944	£33,980,219	£35,455,931
60% LAR : 40% CIR	25%	£27,994,516	£32,743,812	£34,471,677	£34,535,905	£36,034,907	£37,542,813
60% LAR : 40% CIR	30%	£30,295,748	£34,707,088	£36,542,986	£36,608,048	£38,112,305	£39,616,588
60% LAR : 40% CIR	35%	£32,624,958	£36,695,474	£38,637,080	£38,701,941	£40,202,897	£41,719,779
60% LAR : 40% CIR	40%	£34,984,427	£38,696,266	£40,743,732	£40,808,257	£42,324,883	£43,889,244
60% LAR : 40% CIR	45%	£37,379,048	£40,819,093	£42,866,182	£42,962,911	£44,504,869	£46,047,314
60% LAR : 40% CIR	50%	£39,711,010	£42,781,388	£44,991,384	£45,158,051	£46,712,522	£48,276,016

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,880,383	£4,886,894	£5,787,945	£5,811,731	£6,531,731	£7,188,880
60% LAR : 40% CIR	5%	£1,646,342	£2,552,078	£3,787,710	£3,822,736	£4,356,789	£4,860,840
60% LAR : 40% CIR	10%	£3,999,969	£5,549,891	£7,793,810	£7,858,690	£9,357,274	£10,855,948
60% LAR : 40% CIR	15%	£2,888,781	£7,572,413	£9,813,030	£9,877,821	£11,371,371	£12,865,121
60% LAR : 40% CIR	20%	£5,129,853	£9,611,368	£11,645,290	£11,709,605	£13,368,460	£14,911,652
60% LAR : 40% CIR	25%	£7,413,247	£11,862,543	£13,890,408	£13,954,636	£15,453,638	£16,961,544
60% LAR : 40% CIR	30%	£9,714,470	£13,725,818	£15,961,717	£16,026,777	£17,591,037	£19,039,297
60% LAR : 40% CIR	35%	£12,042,789	£15,804,158	£18,055,238	£18,120,672	£19,821,728	£21,128,598
60% LAR : 40% CIR	40%	£14,383,157	£17,915,027	£20,162,403	£20,227,288	£21,743,113	£23,288,075
60% LAR : 40% CIR	45%	£16,737,777	£20,037,824	£22,314,913	£22,381,842	£23,623,599	£25,469,403
60% LAR : 40% CIR	50%	£19,129,341	£22,089,128	£24,416,125	£24,476,792	£26,131,255	£27,694,747

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats	
No Units	135
Site Area	1.04 Ha

Value Area	Zone B - £1,250 psf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£28,082,904	£22,810,014	£20,379,223	£20,314,937	£18,827,743	£17,328,126
60% LAR : 40% CIR	10%	£25,722,443	£20,485,423	£18,283,262	£18,199,212	£16,710,533	£15,206,480
60% LAR : 40% CIR	15%	£23,330,072	£18,348,444	£16,132,775	£16,067,986	£14,569,311	£13,070,636
60% LAR : 40% CIR	20%	£20,938,864	£16,199,194	£13,972,811	£13,908,229	£12,414,479	£10,920,729
60% LAR : 40% CIR	25%	£18,526,304	£14,033,747	£11,799,834	£11,735,459	£10,246,165	£8,756,890
60% LAR : 40% CIR	30%	£16,101,512	£11,841,836	£9,613,970	£9,549,743	£8,064,499	£6,570,511
60% LAR : 40% CIR	35%	£13,684,607	£9,637,824	£7,415,346	£7,351,264	£5,858,437	£4,354,178
60% LAR : 40% CIR	40%	£11,209,949	£7,421,830	£5,191,155	£5,126,223	£3,625,167	£2,124,110
60% LAR : 40% CIR	45%	£8,728,459	£5,199,287	£2,941,851	£2,877,026	£1,370,736	£-131,765
60% LAR : 40% CIR	50%	£6,231,131	£2,923,910	£679,971	£615,234	£-914,203	£-2,456,162
60% LAR : 40% CIR	50%	£3,712,581	£646,728	£-1,647,642	£-1,714,299	£-3,254,297	£-4,807,805

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-£73,321,827	-£78,794,717	-£81,025,508	-£81,089,784	-£82,676,388	-£84,078,805
60% LAR : 40% CIR	5%	-£71,660,288	-£80,919,508	-£83,147,878	-£83,246,516	-£84,894,186	-£86,198,250
60% LAR : 40% CIR	10%	-£70,055,659	-£83,056,287	-£85,471,956	-£85,536,745	-£86,835,420	-£88,134,004
60% LAR : 40% CIR	15%	-£68,465,867	-£85,205,538	-£87,431,920	-£87,496,502	-£88,990,252	-£90,484,002
60% LAR : 40% CIR	20%	-£66,878,427	-£87,370,984	-£89,504,996	-£89,609,292	-£91,158,596	-£92,647,841
60% LAR : 40% CIR	25%	-£65,303,478	-£89,562,805	-£91,700,760	-£91,824,688	-£93,340,122	-£94,834,220
60% LAR : 40% CIR	30%	-£63,740,124	-£91,766,906	-£93,989,385	-£94,053,467	-£95,548,293	-£97,050,553
60% LAR : 40% CIR	35%	-£62,194,881	-£93,982,901	-£96,215,676	-£96,278,508	-£97,779,504	-£99,280,620
60% LAR : 40% CIR	40%	-£60,678,272	-£96,215,444	-£98,462,860	-£98,527,105	-£100,125,985	-£101,636,488
60% LAR : 40% CIR	45%	-£59,173,600	-£98,460,821	-£100,724,760	-£100,789,466	-£102,138,834	-£103,860,893
60% LAR : 40% CIR	50%	-£57,692,150	-£100,728,002	-£103,052,373	-£103,119,030	-£104,659,628	-£106,212,538

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-£31,302,657	-£36,775,447	-£39,006,238	-£39,070,525	-£40,557,719	-£42,057,358
60% LAR : 40% CIR	5%	-£29,860,288	-£38,909,038	-£41,122,309	-£41,186,596	-£42,614,989	-£44,118,981
60% LAR : 40% CIR	10%	-£28,446,388	-£41,037,017	-£43,252,696	-£43,317,476	-£44,816,180	-£46,314,825
60% LAR : 40% CIR	15%	-£27,058,488	-£43,186,267	-£45,412,650	-£45,477,232	-£46,970,382	-£48,464,733
60% LAR : 40% CIR	20%	-£25,698,158	-£45,351,716	-£47,585,627	-£47,650,603	-£48,180,287	-£50,628,578
60% LAR : 40% CIR	25%	-£24,363,949	-£47,543,926	-£49,771,491	-£49,836,119	-£51,320,963	-£52,814,951
60% LAR : 40% CIR	30%	-£23,052,855	-£49,747,637	-£51,970,116	-£52,034,198	-£53,527,024	-£55,011,284
60% LAR : 40% CIR	35%	-£21,769,881	-£51,963,832	-£54,184,306	-£54,259,239	-£55,780,259	-£57,281,351
60% LAR : 40% CIR	40%	-£20,509,034	-£54,198,174	-£56,443,610	-£56,468,438	-£58,088,726	-£59,517,227
60% LAR : 40% CIR	45%	-£19,269,331	-£56,451,552	-£58,705,491	-£58,727,227	-£60,299,665	-£61,841,624
60% LAR : 40% CIR	50%	-£18,042,855	-£58,726,733	-£61,033,194	-£61,054,781	-£62,628,758	-£64,193,207

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-£13,891,711	-£19,364,601	-£21,396,392	-£21,459,679	-£23,146,873	-£24,688,480
60% LAR : 40% CIR	5%	-£12,450,373	-£21,519,192	-£23,511,363	-£23,574,650	-£25,264,863	-£26,768,136
60% LAR : 40% CIR	10%	-£11,035,543	-£23,626,171	-£25,641,840	-£25,705,127	-£26,903,979	-£28,303,979
60% LAR : 40% CIR	15%	-£9,648,488	-£25,775,421	-£27,801,994	-£27,865,381	-£28,590,136	-£30,053,897
60% LAR : 40% CIR	20%	-£8,298,812	-£27,960,969	-£30,114,331	-£30,229,116	-£31,728,661	-£33,211,726
60% LAR : 40% CIR	25%	-£6,973,103	-£30,132,780	-£32,360,645	-£32,424,873	-£33,910,117	-£35,404,104
60% LAR : 40% CIR	30%	-£5,673,009	-£32,336,791	-£34,599,270	-£34,623,352	-£36,118,178	-£37,620,437
60% LAR : 40% CIR	35%	-£4,400,766	-£34,552,769	-£36,785,460	-£36,849,366	-£38,349,449	-£39,950,569
60% LAR : 40% CIR	40%	-£3,164,157	-£36,785,328	-£38,932,764	-£39,007,590	-£40,595,280	-£42,106,381
60% LAR : 40% CIR	45%	-£1,963,484	-£39,050,760	-£41,294,645	-£41,359,381	-£42,888,819	-£44,430,777
60% LAR : 40% CIR	50%	-£826,035	-£41,327,987	-£43,692,288	-£43,698,915	-£45,228,912	-£46,782,421

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,889,588	£12,105,888	£13,104,763	£13,104,763	£13,104,763	£13,104,763
60% LAR : 40% CIR	5%	£4,329,096	£9,507,592	£10,130,084	£10,130,084	£10,130,084	£10,130,084
60% LAR : 40% CIR	10%	£1,945,726	£7,044,902	£7,260,571	£7,260,571	£7,260,571	£7,260,571
60% LAR : 40% CIR	15%	-£854,882	£5,194,152	£4,720,556	£4,720,556	£4,720,556	£4,720,556
60% LAR : 40% CIR	20%	-£2,867,043	£2,769,603	£2,461,612	£2,461,612	£2,461,612	£2,461,612
60% LAR : 40% CIR	25%	-£5,291,834	£9,551,310	£11,779,376	£11,843,604	£11,328,847	£11,822,833
60% LAR : 40% CIR	30%	-£7,728,739	£11,755,922	£13,978,000	£14,042,083	£13,534,599	£13,939,168
60% LAR : 40% CIR	35%	-£10,183,497	£13,971,618	£16,252,191	£16,267,123	£15,768,179	£16,269,296
60% LAR : 40% CIR	40%	-£12,666,888	£16,204,050	£18,461,495	£18,456,321	£18,014,811	£18,525,112
60% LAR : 40% CIR	45%	-£15,162,219	£18,469,436	£20,713,375	£20,718,112	£20,297,549	£20,849,508
60% LAR : 40% CIR	50%	-£17,669,765	£20,746,618	£22,949,888	£22,954,646	£22,647,643	£23,201,151

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone B - £1,300 psf
------------	---------------------

No Units	135
Site Area	1.04 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£30,885,075	£25,393,336	£23,162,545	£23,098,258	£21,611,064	£20,123,870
60% LAR : 40% CIR	5%	£26,384,506	£23,120,570	£20,807,408	£20,843,367	£19,361,020	£17,869,455
60% LAR : 40% CIR	10%	£25,871,537	£20,853,434	£18,639,208	£18,575,392	£17,099,241	£15,603,876
60% LAR : 40% CIR	15%	£23,343,132	£18,565,019	£16,358,067	£16,294,456	£14,806,962	£13,313,232
60% LAR : 40% CIR	20%	£20,789,144	£16,294,448	£14,051,602	£13,987,207	£12,497,033	£11,008,058
60% LAR : 40% CIR	25%	£18,222,924	£13,951,842	£11,725,004	£11,660,775	£10,175,531	£8,690,288
60% LAR : 40% CIR	30%	£15,844,592	£11,608,122	£9,385,643	£9,321,560	£7,839,908	£6,350,307
60% LAR : 40% CIR	35%	£13,054,264	£9,251,392	£7,033,846	£6,969,689	£5,478,174	£3,977,659
60% LAR : 40% CIR	40%	£10,442,727	£6,862,798	£4,652,818	£4,587,663	£3,089,702	£1,591,411
60% LAR : 40% CIR	45%	£7,804,378	£4,492,296	£2,248,358	£2,183,621	£687,662	£-840,112
60% LAR : 40% CIR	50%	£5,154,214	£2,072,534	£-178,506	£-245,164	£-1,785,161	£-3,325,158

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£70,510,655	£76,911,395	£78,242,186	£78,308,472	£76,793,686	£81,289,860
60% LAR : 40% CIR	5%	£73,628,226	£79,074,153	£80,467,923	£80,564,964	£79,042,862	£83,542,716
60% LAR : 40% CIR	10%	£75,533,104	£80,551,297	£82,785,523	£82,820,339	£81,305,490	£85,600,856
60% LAR : 40% CIR	15%	£78,061,599	£82,839,712	£85,046,664	£85,110,275	£83,597,749	£88,091,499
60% LAR : 40% CIR	20%	£80,615,587	£85,140,292	£87,353,728	£87,417,524	£85,906,798	£90,596,073
60% LAR : 40% CIR	25%	£83,181,806	£87,452,899	£89,679,727	£89,743,666	£88,229,420	£95,174,443
60% LAR : 40% CIR	30%	£85,760,139	£89,766,609	£92,019,088	£92,083,171	£90,564,822	£99,842,424
60% LAR : 40% CIR	35%	£88,350,467	£92,153,339	£94,371,084	£94,435,041	£92,926,517	£104,427,072
60% LAR : 40% CIR	40%	£90,963,033	£94,521,933	£96,751,913	£96,815,737	£95,319,328	£109,813,319
60% LAR : 40% CIR	45%	£93,600,353	£96,912,435	£99,156,373	£99,221,110	£97,717,069	£115,244,843
60% LAR : 40% CIR	50%	£96,250,517	£99,332,197	£101,583,237	£101,648,895	£100,139,891	£120,729,893

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£28,500,889	£33,992,128	£36,222,917	£36,287,203	£37,774,397	£39,261,591
60% LAR : 40% CIR	5%	£27,628,226	£32,914,153	£34,678,923	£34,743,209	£36,230,541	£37,717,684
60% LAR : 40% CIR	10%	£33,513,925	£38,532,027	£40,746,254	£40,810,069	£42,286,220	£43,781,586
60% LAR : 40% CIR	15%	£36,042,330	£40,820,443	£43,027,394	£43,091,208	£44,678,480	£46,172,230
60% LAR : 40% CIR	20%	£38,615,587	£43,121,013	£45,353,859	£45,417,673	£46,807,586	£48,306,804
60% LAR : 40% CIR	25%	£41,182,637	£45,453,618	£47,680,458	£47,744,272	£48,209,931	£50,055,173
60% LAR : 40% CIR	30%	£43,740,870	£47,777,340	£49,999,818	£50,063,602	£51,545,553	£53,035,155
60% LAR : 40% CIR	35%	£46,331,197	£50,134,070	£52,351,815	£52,415,772	£53,926,747	£55,407,803
60% LAR : 40% CIR	40%	£48,942,734	£52,507,864	£54,732,644	£54,797,468	£55,298,769	£57,794,050
60% LAR : 40% CIR	45%	£51,581,083	£54,893,165	£57,137,103	£57,201,841	£56,697,800	£60,225,574
60% LAR : 40% CIR	50%	£54,251,248	£57,312,927	£59,563,967	£59,628,606	£61,178,622	£62,719,620

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£11,989,540	£16,581,279	£18,312,971	£18,376,307	£20,383,251	£21,880,745
60% LAR : 40% CIR	5%	£13,000,059	£18,465,037	£21,067,207	£21,131,248	£23,138,695	£24,646,181
60% LAR : 40% CIR	10%	£16,103,079	£21,121,181	£23,335,408	£23,399,223	£24,875,374	£26,370,740
60% LAR : 40% CIR	15%	£18,831,484	£23,409,597	£25,616,548	£25,680,160	£27,167,834	£28,661,384
60% LAR : 40% CIR	20%	£21,188,025	£25,710,167	£27,923,013	£27,986,408	£29,478,863	£30,985,958
60% LAR : 40% CIR	25%	£23,751,691	£28,022,773	£30,249,612	£30,313,841	£31,799,084	£33,284,327
60% LAR : 40% CIR	30%	£26,330,024	£30,366,494	£32,588,972	£32,653,055	£34,134,707	£35,624,309
60% LAR : 40% CIR	35%	£28,969,351	£32,723,224	£34,940,989	£35,004,805	£36,485,891	£37,988,057
60% LAR : 40% CIR	40%	£31,551,885	£35,091,818	£37,321,797	£37,386,622	£38,884,813	£40,383,204
60% LAR : 40% CIR	45%	£34,170,237	£37,482,319	£39,726,257	£39,790,995	£41,286,954	£42,814,727
60% LAR : 40% CIR	50%	£36,820,402	£39,892,081	£42,159,121	£42,219,779	£43,758,776	£45,289,774

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£9,491,729	£3,989,990	£1,788,199	£1,704,912	£2,717,718	£3,888,997
60% LAR : 40% CIR	5%	£9,891,160	£1,736,233	£-456,859	£-524,912	£2,031,456	£3,512,892
60% LAR : 40% CIR	10%	£4,478,191	£-939,912	£-2,754,138	£-2,817,954	£-4,294,105	£-5,789,470
60% LAR : 40% CIR	15%	£1,949,786	£-2,829,328	£-4,035,279	£-4,098,890	£-5,586,364	£-7,080,115
60% LAR : 40% CIR	20%	£-618,692	£-3,128,698	£-4,741,644	£-4,804,138	£-6,096,413	£-7,594,086
60% LAR : 40% CIR	25%	£-3,170,422	£-4,411,304	£-5,688,342	£-5,732,571	£-7,121,815	£-8,703,058
60% LAR : 40% CIR	30%	£-5,748,785	£-5,785,274	£-6,607,703	£-6,671,786	£-8,093,438	£-9,643,039
60% LAR : 40% CIR	35%	£-8,339,062	£-7,141,655	£-7,459,700	£-7,443,687	£-9,014,652	£-11,145,687
60% LAR : 40% CIR	40%	£-10,950,619	£-8,510,543	£-8,140,528	£-8,105,353	£-9,303,644	£-10,801,935
60% LAR : 40% CIR	45%	£-13,588,968	£-9,901,500	£-8,144,988	£-8,209,725	£-9,205,684	£-12,233,458
60% LAR : 40% CIR	50%	£-16,239,133	£-11,309,812	£-8,071,692	£-8,138,619	£-9,198,607	£-13,716,504

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone B - £900 psf
------------	-------------------

No Units	150
Site Area	0.27 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,919,405	£4,048,257	£2,292,651	£2,219,097	£463,491	£1,333,727
60% LAR : 40% CIR	5%	£8,385,189	£2,764,281	£1,015,288	£942,015	£352,644	£2,036,417
60% LAR : 40% CIR	10%	£6,836,871	£1,466,218	£285,025	£260,286	£2,156,792	£3,953,296
60% LAR : 40% CIR	15%	£5,274,581	£154,195	£1,630,637	£1,705,657	£3,496,437	£5,288,942
60% LAR : 40% CIR	20%	£3,683,876	£1,205,451	£2,391,043	£3,065,846	£4,851,438	£6,662,895
60% LAR : 40% CIR	25%	£2,075,375	£2,585,166	£4,366,104	£4,440,713	£5,244,722	£6,052,834
60% LAR : 40% CIR	30%	£463,886	£3,978,870	£5,775,186	£5,850,762	£7,654,685	£9,458,608
60% LAR : 40% CIR	35%	£1,213,829	£5,403,845	£7,204,110	£7,279,537	£9,079,801	£10,880,066
60% LAR : 40% CIR	40%	£2,912,987	£6,850,360	£8,647,492	£8,722,794	£10,519,026	£12,317,058
60% LAR : 40% CIR	45%	£4,637,918	£8,310,673	£10,105,193	£10,180,394	£11,974,913	£13,769,433
60% LAR : 40% CIR	50%	£6,394,511	£9,784,650	£11,577,073	£11,652,194	£13,444,617	£15,237,041

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£167,120,905	£22,583,289	£24,338,898	£24,412,448	£26,188,955	£27,965,272
60% LAR : 40% CIR	5%	£18,246,387	£23,897,266	£25,612,268	£25,686,811	£27,464,068	£29,240,385
60% LAR : 40% CIR	10%	£19,794,674	£25,165,328	£26,915,671	£26,990,214	£28,788,337	£30,594,842
60% LAR : 40% CIR	15%	£21,356,964	£26,477,351	£28,262,183	£28,337,203	£30,127,983	£31,924,481
60% LAR : 40% CIR	20%	£22,947,688	£27,838,998	£29,622,588	£29,697,592	£31,462,984	£33,294,481
60% LAR : 40% CIR	25%	£24,576,168	£29,216,711	£30,991,648	£31,072,258	£32,876,288	£34,684,380
60% LAR : 40% CIR	30%	£26,218,480	£30,610,418	£32,402,731	£32,482,507	£34,286,231	£36,090,154
60% LAR : 40% CIR	35%	£27,845,376	£32,035,391	£33,833,659	£33,911,983	£35,711,347	£37,511,611
60% LAR : 40% CIR	40%	£29,444,533	£33,481,056	£35,279,038	£35,354,240	£37,151,472	£38,948,694
60% LAR : 40% CIR	45%	£31,269,463	£34,942,219	£36,738,738	£36,811,939	£38,606,450	£40,400,978
60% LAR : 40% CIR	50%	£33,226,057	£36,416,165	£38,208,618	£38,283,739	£40,076,162	£41,868,568

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,676,777	£11,547,925	£13,903,531	£13,977,683	£15,132,691	£16,929,998
60% LAR : 40% CIR	5%	£7,210,959	£12,851,951	£14,590,994	£14,664,141	£15,628,625	£17,424,977
60% LAR : 40% CIR	10%	£5,750,311	£14,129,964	£15,881,207	£15,954,358	£17,072,574	£18,949,478
60% LAR : 40% CIR	15%	£4,321,600	£15,441,987	£17,226,819	£17,301,839	£18,092,619	£20,085,124
60% LAR : 40% CIR	20%	£3,016,308	£16,801,538	£18,581,228	£18,656,248	£19,447,620	£21,250,977
60% LAR : 40% CIR	25%	£1,820,904	£18,181,348	£19,965,286	£20,039,895	£21,840,904	£23,049,016
60% LAR : 40% CIR	30%	£814,096	£19,575,527	£21,371,368	£21,446,944	£23,250,867	£24,504,790
60% LAR : 40% CIR	35%	£1,810,011	£21,000,027	£22,800,292	£22,875,719	£24,675,983	£26,076,248
60% LAR : 40% CIR	40%	£3,544,533	£23,481,056	£35,279,038	£35,354,240	£37,151,472	£38,948,694
60% LAR : 40% CIR	45%	£5,234,100	£25,998,858	£46,701,375	£46,776,576	£47,511,095	£49,365,615
60% LAR : 40% CIR	50%	£7,000,693	£28,549,831	£57,173,264	£57,248,376	£58,040,790	£60,033,223

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,104,232	£3,975,580	£8,730,986	£8,804,539	£10,380,148	£12,357,393
60% LAR : 40% CIR	5%	£7,210,959	£12,851,951	£14,590,994	£14,664,141	£15,628,625	£17,424,977
60% LAR : 40% CIR	10%	£4,186,763	£13,557,419	£15,308,662	£15,381,923	£16,180,428	£17,976,933
60% LAR : 40% CIR	15%	£3,749,055	£14,889,442	£16,054,273	£16,127,294	£16,920,074	£18,731,578
60% LAR : 40% CIR	20%	£2,339,760	£16,229,097	£16,814,678	£16,887,483	£17,675,075	£19,486,532
60% LAR : 40% CIR	25%	£948,258	£17,608,802	£17,588,740	£17,661,350	£18,450,350	£19,976,471
60% LAR : 40% CIR	30%	£1,970,550	£19,002,507	£18,378,822	£18,451,398	£19,240,322	£20,482,245
60% LAR : 40% CIR	35%	£1,231,468	£20,427,468	£19,221,746	£19,303,173	£20,103,438	£21,663,793
60% LAR : 40% CIR	40%	£3,636,624	£21,873,956	£20,671,129	£20,752,431	£21,543,583	£23,049,016
60% LAR : 40% CIR	45%	£5,611,554	£23,344,310	£22,128,629	£22,209,030	£22,988,550	£24,793,069
60% LAR : 40% CIR	50%	£7,418,147	£24,869,288	£23,600,769	£23,676,830	£24,468,283	£26,260,677

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,390,590	£1,818,198	£3,389,888	£3,463,338	£4,888,986	£6,386,161
60% LAR : 40% CIR	5%	£2,766,734	£2,854,174	£4,003,167	£4,076,440	£4,851,098	£5,253,871
60% LAR : 40% CIR	10%	£1,218,417	£4,152,237	£5,003,480	£5,076,741	£5,775,246	£6,171,751
60% LAR : 40% CIR	15%	£343,873	£5,484,260	£5,740,092	£5,740,092	£6,114,892	£6,507,396
60% LAR : 40% CIR	20%	£1,034,476	£6,823,056	£6,476,497	£6,476,497	£6,819,893	£7,211,380
60% LAR : 40% CIR	25%	£3,543,077	£8,203,620	£6,984,550	£6,984,550	£7,388,177	£7,781,289
60% LAR : 40% CIR	30%	£5,189,389	£9,597,325	£7,393,640	£7,393,640	£7,788,140	£8,181,063
60% LAR : 40% CIR	35%	£6,832,264	£11,022,390	£7,822,984	£7,822,984	£8,227,992	£8,629,530
60% LAR : 40% CIR	40%	£8,511,442	£12,468,815	£8,265,947	£8,265,947	£8,671,249	£9,075,513
60% LAR : 40% CIR	45%	£10,258,372	£13,929,128	£8,723,647	£8,723,647	£9,123,368	£9,527,887
60% LAR : 40% CIR	50%	£12,012,998	£15,403,594	£9,184,927	£9,184,927	£9,537,648	£9,993,496

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats	
No Units	150
Site Area	0.27 Ha

Value Area	Zone B - £950 psf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£13,069,031	£7,181,318	£5,438,239	£5,364,685	£3,600,079	£1,853,473
60% LAR - 40% CIR	5%	£11,381,274	£5,752,590	£4,003,697	£3,930,324	£2,181,531	£432,338
60% LAR - 40% CIR	10%	£9,675,268	£4,297,247	£2,554,335	£2,481,320	£738,408	-£1,035,309
60% LAR - 40% CIR	15%	£7,955,289	£2,827,944	£1,090,587	£1,017,806	-£740,561	-£2,531,340
60% LAR - 40% CIR	20%	£6,221,467	£1,344,813	-£397,278	-£472,079	-£2,257,672	-£4,043,265
60% LAR - 40% CIR	25%	£4,472,906	-£154,311	-£1,934,448	-£2,009,057	-£3,789,696	-£5,580,343
60% LAR - 40% CIR	30%	£2,690,779	-£1,709,324	-£3,486,137	-£3,560,576	-£5,347,027	-£7,150,950
60% LAR - 40% CIR	35%	£884,990	-£3,278,996	-£5,061,284	-£5,136,711	-£6,936,976	-£8,737,240
60% LAR - 40% CIR	40%	-£338,051	-£4,872,397	-£6,603,499	-£6,744,801	-£8,541,933	-£10,339,065
60% LAR - 40% CIR	45%	-£2,813,766	-£6,497,513	-£8,292,033	-£8,367,233	-£10,161,753	-£11,956,273
60% LAR - 40% CIR	50%	-£4,719,398	-£8,136,322	-£9,928,745	-£10,003,866	-£11,796,290	-£13,588,713

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		-£13,562,514	-£19,450,227	-£21,193,306	-£21,288,861	-£23,022,466	-£24,778,072
60% LAR - 40% CIR	5%	-£15,250,271	-£20,879,658	-£22,627,949	-£22,767,222	-£24,450,215	-£26,198,298
60% LAR - 40% CIR	10%	-£16,956,271	-£22,534,299	-£24,077,211	-£24,190,286	-£25,993,138	-£27,666,854
60% LAR - 40% CIR	15%	-£18,676,256	-£23,803,601	-£25,540,959	-£25,613,740	-£27,772,106	-£29,162,888
60% LAR - 40% CIR	20%	-£20,410,079	-£25,286,733	-£27,039,522	-£27,103,624	-£28,889,217	-£30,674,810
60% LAR - 40% CIR	25%	-£22,159,649	-£26,162,898	-£28,465,993	-£28,460,603	-£30,421,142	-£32,211,899
60% LAR - 40% CIR	30%	-£23,940,767	-£28,340,870	-£30,117,682	-£30,182,122	-£31,978,572	-£33,782,495
60% LAR - 40% CIR	35%	-£25,739,555	-£29,910,542	-£31,892,830	-£31,788,296	-£33,598,522	-£35,369,798
60% LAR - 40% CIR	40%	-£27,567,498	-£31,903,912	-£33,911,944	-£33,776,347	-£35,123,479	-£36,870,611
60% LAR - 40% CIR	45%	-£29,445,311	-£33,129,059	-£34,923,578	-£34,998,776	-£36,793,299	-£38,587,818
60% LAR - 40% CIR	50%	-£31,350,943	-£34,787,867	-£36,589,290	-£36,635,412	-£38,427,636	-£40,220,259

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		-£2,527,151	-£8,414,863	-£10,157,943	-£10,231,497	-£11,997,192	-£13,742,709
60% LAR - 40% CIR	5%	-£3,814,907	-£9,843,992	-£11,662,954	-£11,665,668	-£13,441,961	-£15,169,544
60% LAR - 40% CIR	10%	-£5,500,914	-£11,298,935	-£13,041,847	-£13,114,862	-£14,853,774	-£16,631,490
60% LAR - 40% CIR	15%	-£7,140,892	-£12,768,238	-£14,505,595	-£14,578,376	-£16,336,743	-£18,127,522
60% LAR - 40% CIR	20%	-£8,874,715	-£14,261,668	-£15,965,468	-£16,038,261	-£17,853,664	-£19,639,447
60% LAR - 40% CIR	25%	-£11,123,276	-£15,750,563	-£17,530,630	-£17,588,259	-£19,386,178	-£21,178,325
60% LAR - 40% CIR	30%	-£12,905,403	-£17,305,508	-£19,082,319	-£19,156,758	-£20,943,209	-£22,747,131
60% LAR - 40% CIR	35%	-£14,701,191	-£18,975,178	-£20,557,468	-£20,732,893	-£22,539,198	-£24,333,422
60% LAR - 40% CIR	40%	-£16,532,233	-£20,469,549	-£22,265,611	-£22,340,983	-£24,138,115	-£25,939,247
60% LAR - 40% CIR	45%	-£18,409,347	-£22,093,695	-£23,888,215	-£23,963,415	-£25,757,935	-£27,552,455
60% LAR - 40% CIR	50%	-£20,316,979	-£23,732,904	-£25,524,927	-£25,600,048	-£27,392,472	-£29,184,895

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		-£2,045,395	-£8,842,318	-£9,585,397	-£9,658,952	-£11,414,557	-£13,170,163
60% LAR - 40% CIR	5%	-£3,814,907	-£9,843,992	-£10,601,940	-£10,675,313	-£12,462,906	-£14,219,299
60% LAR - 40% CIR	10%	-£5,500,914	-£11,298,935	-£11,869,302	-£11,942,317	-£13,825,229	-£15,558,943
60% LAR - 40% CIR	15%	-£7,140,892	-£12,768,238	-£13,093,050	-£13,166,831	-£14,704,197	-£16,554,977
60% LAR - 40% CIR	20%	-£8,874,715	-£14,261,668	-£14,501,613	-£14,574,115	-£15,621,398	-£17,609,977
60% LAR - 40% CIR	25%	-£10,550,731	-£15,777,977	-£15,968,084	-£16,040,604	-£16,813,633	-£18,603,980
60% LAR - 40% CIR	30%	-£12,332,858	-£17,332,961	-£17,509,773	-£17,582,213	-£18,376,683	-£19,774,588
60% LAR - 40% CIR	35%	-£14,128,646	-£18,902,633	-£19,084,921	-£19,157,347	-£19,860,612	-£20,769,977
60% LAR - 40% CIR	40%	-£15,959,687	-£20,469,549	-£20,683,135	-£20,755,437	-£20,955,570	-£21,962,702
60% LAR - 40% CIR	45%	-£17,837,402	-£21,521,150	-£21,915,669	-£21,987,869	-£21,185,390	-£22,979,909
60% LAR - 40% CIR	50%	-£19,743,034	-£23,159,958	-£23,992,381	-£24,027,502	-£22,819,926	-£24,012,950

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,490,977	£1,562,894	£1,892,711	£1,925,771	£2,398,397	£2,968,861
60% LAR - 40% CIR	5%	£5,762,820	£134,135	£1,814,858	£1,858,131	£3,437,124	£4,186,117
60% LAR - 40% CIR	10%	£4,056,813	-£1,321,208	£3,064,120	£3,137,135	£4,890,047	£5,653,733
60% LAR - 40% CIR	15%	£2,356,835	-£2,790,510	£4,527,888	£4,600,649	£6,359,016	£7,140,795
60% LAR - 40% CIR	20%	£693,012	-£4,213,642	£6,013,621	£6,086,127	£7,676,127	£8,681,129
60% LAR - 40% CIR	25%	-£1,145,949	-£5,772,795	£7,552,902	£7,627,512	£9,408,451	£11,198,798
60% LAR - 40% CIR	30%	-£2,927,676	-£7,327,779	£9,104,592	£9,179,031	£10,995,481	£12,789,404
60% LAR - 40% CIR	35%	-£4,723,464	-£8,897,451	£10,679,239	£10,753,165	£12,656,451	£14,355,095
60% LAR - 40% CIR	40%	-£6,554,505	-£10,490,621	£12,287,954	£12,363,256	£14,160,388	£15,957,520
60% LAR - 40% CIR	45%	-£8,432,220	-£12,115,968	£13,910,487	£13,985,687	£15,780,208	£17,574,727
60% LAR - 40% CIR	50%	-£10,357,852	-£13,764,776	£15,541,199	£15,622,921	£17,414,745	£19,307,168

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone B - £1,000 psf
------------	---------------------

No Units	150
Site Area	0.27 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£16,185,530	£10,284,663	£8,555,442	£8,482,993	£6,753,772	£4,999,062
60% LAR - 40% CIR	5%	£14,352,690	£8,704,215	£8,061,508	£8,300,335	£5,169,640	£3,400,947
60% LAR - 40% CIR	10%	£12,505,960	£7,109,890	£5,385,384	£5,312,349	£3,569,437	£1,826,525
60% LAR - 40% CIR	15%	£10,635,997	£5,501,695	£3,764,337	£3,691,555	£1,954,198	£216,840
60% LAR - 40% CIR	20%	£8,744,486	£3,861,283	£2,128,857	£2,056,386	£324,061	£-1,449,489
60% LAR - 40% CIR	25%	£6,839,260	£2,207,170	£479,360	£406,976	£-1,358,340	£-3,139,278
60% LAR - 40% CIR	30%	£4,920,449	£539,484	£-1,216,591	£-1,291,031	£-3,067,843	£-4,844,655
60% LAR - 40% CIR	35%	£2,972,848	£-1,171,361	£-2,944,770	£-3,019,063	£-4,794,150	£-5,594,414
60% LAR - 40% CIR	40%	£1,003,694	£-2,917,097	£-4,691,506	£-4,766,808	£-5,563,940	£-6,361,072
60% LAR - 40% CIR	45%	£-1,001,574	£-4,684,352	£-6,478,873	£-6,554,073	£-8,348,502	£-10,143,113
60% LAR - 40% CIR	50%	£-3,057,708	£-6,487,994	£-8,280,417	£-8,355,538	£-10,147,962	£-11,940,385

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£-10,446,016	£-16,346,882	£-18,076,104	£-18,148,352	£-18,877,773	£-21,632,484
60% LAR - 40% CIR	5%	£-12,274,856	£-17,927,230	£-19,650,038	£-19,722,210	£-20,456,542	£-23,210,698
60% LAR - 40% CIR	10%	£-14,125,585	£-19,521,955	£-21,246,182	£-21,319,197	£-22,052,109	£-24,805,021
60% LAR - 40% CIR	15%	£-15,995,548	£-21,129,851	£-22,842,208	£-22,915,990	£-22,739,990	£-26,414,708
60% LAR - 40% CIR	20%	£-17,887,060	£-22,739,262	£-24,438,588	£-24,512,150	£-24,307,484	£-28,021,044
60% LAR - 40% CIR	25%	£-19,792,295	£-24,349,376	£-26,034,185	£-26,107,515	£-25,902,888	£-29,627,824
60% LAR - 40% CIR	30%	£-21,711,006	£-25,962,061	£-27,628,137	£-27,701,577	£-27,496,988	£-31,234,200
60% LAR - 40% CIR	35%	£-23,659,697	£-27,583,160	£-29,222,315	£-29,295,809	£-29,091,495	£-32,840,960
60% LAR - 40% CIR	40%	£-25,627,851	£-29,204,912	£-30,816,091	£-30,889,585	£-30,685,185	£-34,448,618
60% LAR - 40% CIR	45%	£-27,613,119	£-30,826,996	£-32,410,418	£-32,483,618	£-32,279,338	£-36,056,384
60% LAR - 40% CIR	50%	£-29,625,254	£-32,449,539	£-34,004,862	£-34,077,984	£-33,874,508	£-37,664,140

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£58,348	£5,311,519	£7,040,740	£7,113,188	£9,842,410	£10,597,120
60% LAR - 40% CIR	5%	£-1,453,985	£3,891,967	£5,620,674	£5,693,122	£8,422,344	£9,177,056
60% LAR - 40% CIR	10%	£-3,090,222	£2,486,291	£4,215,818	£4,288,266	£7,017,488	£7,772,200
60% LAR - 40% CIR	15%	£-4,760,185	£1,084,487	£2,810,962	£2,883,410	£5,612,110	£6,366,822
60% LAR - 40% CIR	20%	£-6,461,658	£-314,668	£1,406,106	£1,478,554	£4,206,170	£4,960,882
60% LAR - 40% CIR	25%	£-8,195,021	£-1,920,012	£-15,116,622	£-15,189,070	£2,800,730	£3,555,442
60% LAR - 40% CIR	30%	£-10,075,733	£-3,550,698	£-31,812,773	£-31,885,221	£1,395,290	£2,140,802
60% LAR - 40% CIR	35%	£-12,003,334	£-5,187,743	£-48,508,922	£-48,581,370	£-1,010,332	£-1,255,842
60% LAR - 40% CIR	40%	£-14,079,498	£-6,832,289	£-65,205,071	£-65,277,519	£-2,604,882	£-2,860,394
60% LAR - 40% CIR	45%	£-16,307,556	£-8,487,834	£-81,909,220	£-81,981,668	£-4,209,422	£-4,464,944
60% LAR - 40% CIR	50%	£-18,683,890	£-10,254,380	£-98,620,369	£-98,692,817	£-5,813,962	£-6,069,496

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,161,264	£7,381,973	£9,488,194	£9,560,643	£14,289,884	£15,034,574
60% LAR - 40% CIR	5%	£3,329,053	£5,891,967	£7,993,188	£8,065,637	£12,794,874	£13,539,564
60% LAR - 40% CIR	10%	£1,482,324	£4,301,746	£6,038,273	£6,110,722	£10,609,804	£11,354,494
60% LAR - 40% CIR	15%	£-987,819	£2,691,942	£4,085,358	£4,157,807	£9,099,439	£9,844,129
60% LAR - 40% CIR	20%	£-2,910,150	£1,082,353	£2,130,443	£2,202,892	£8,099,575	£8,844,265
60% LAR - 40% CIR	25%	£-4,184,376	£-581,666	£-10,544,276	£-10,616,660	£7,099,707	£7,844,397
60% LAR - 40% CIR	30%	£-5,103,187	£-1,484,152	£-12,240,228	£-12,312,668	£6,099,839	£6,844,529
60% LAR - 40% CIR	35%	£-5,960,988	£-2,895,197	£-13,936,180	£-14,008,620	£5,099,975	£5,844,669
60% LAR - 40% CIR	40%	£-6,761,942	£-4,306,703	£-15,632,132	£-15,704,572	£4,099,111	£4,844,809
60% LAR - 40% CIR	45%	£-7,502,210	£-5,717,789	£-17,328,084	£-17,400,524	£3,099,247	£3,844,897
60% LAR - 40% CIR	50%	£-8,181,345	£-7,128,874	£-19,022,036	£-19,094,476	£2,099,383	£2,844,987

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£10,367,075	£18,086,269	£22,936,387	£22,969,339	£31,133,378	£31,166,330
60% LAR - 40% CIR	5%	£8,234,236	£15,085,761	£19,935,033	£19,967,985	£27,131,018	£27,163,970
60% LAR - 40% CIR	10%	£6,887,505	£13,491,436	£18,233,091	£18,265,043	£25,427,076	£25,459,028
60% LAR - 40% CIR	15%	£5,017,543	£11,760	£16,521,117	£16,553,069	£23,722,130	£23,754,082
60% LAR - 40% CIR	20%	£3,128,031	£-1,107,171	£14,809,407	£14,841,359	£22,017,184	£22,049,136
60% LAR - 40% CIR	25%	£1,220,306	£-3,411,285	£13,095,095	£13,127,047	£20,312,188	£20,344,140
60% LAR - 40% CIR	30%	£-998,005	£-5,078,070	£11,382,043	£11,413,995	£18,607,190	£18,639,142
60% LAR - 40% CIR	35%	£-2,645,606	£-7,010,015	£9,669,225	£9,701,177	£16,902,192	£16,934,144
60% LAR - 40% CIR	40%	£-4,414,760	£-9,135,521	£7,950,407	£7,982,359	£15,197,194	£15,229,146
60% LAR - 40% CIR	45%	£-6,202,026	£-10,302,307	£6,241,589	£6,273,541	£13,492,196	£13,524,148
60% LAR - 40% CIR	50%	£-8,016,163	£-11,469,448	£4,532,771	£4,564,723	£11,787,198	£11,819,150

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone B - £1,050 psf
------------	---------------------

No Units	150
Site Area	0.27 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£19,302,029	£13,388,008	£11,658,787	£11,586,338	£9,857,117	£8,127,897
60% LAR : 40% CIR	5%	£17,313,363	£11,652,392	£9,929,685	£9,857,512	£8,134,805	£6,408,956
60% LAR : 40% CIR	10%	£15,310,808	£9,902,900	£8,186,182	£8,114,264	£6,397,546	£4,657,554
60% LAR : 40% CIR	15%	£13,294,491	£8,139,658	£6,428,412	£6,356,724	£4,627,948	£2,890,590
60% LAR : 40% CIR	20%	£11,284,538	£6,382,795	£4,645,438	£4,572,857	£2,840,532	£1,108,207
60% LAR : 40% CIR	25%	£9,204,590	£4,566,361	£2,835,551	£2,765,168	£1,038,358	£(707,622)
60% LAR : 40% CIR	30%	£7,128,091	£2,741,396	£1,017,590	£945,370	£(798,297)	£(2,575,109)
60% LAR : 40% CIR	35%	£5,038,135	£902,989	£(837,334)	£(911,627)	£(2,684,837)	£(4,488,045)
60% LAR : 40% CIR	40%	£2,921,717	£(371,741)	£(2,741,865)	£(2,818,095)	£(4,588,158)	£(6,383,078)
60% LAR : 40% CIR	45%	£779,328	£(2,892,949)	£(4,665,712)	£(4,740,913)	£(6,535,432)	£(8,329,952)
60% LAR : 40% CIR	50%	£(1,410,261)	£(4,839,666)	£(6,632,090)	£(6,707,211)	£(8,499,634)	£(10,282,058)

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,329,517	£(13,243,538)	£(14,372,759)	£(15,045,207)	£(16,774,429)	£(18,503,648)
60% LAR : 40% CIR	5%	£9,319,192	£(14,979,154)	£(16,701,861)	£(16,714,883)	£(18,461,741)	£(20,222,546)
60% LAR : 40% CIR	10%	£(11,320,737)	£(16,728,645)	£(18,445,963)	£(18,517,282)	£(20,234,000)	£(21,975,902)
60% LAR : 40% CIR	15%	£(13,337,054)	£(18,491,687)	£(20,203,134)	£(20,274,821)	£(22,035,598)	£(23,740,955)
60% LAR : 40% CIR	20%	£(15,367,007)	£(20,268,750)	£(21,986,117)	£(22,058,689)	£(23,791,914)	£(25,523,338)
60% LAR : 40% CIR	25%	£(17,428,056)	£(22,065,185)	£(23,792,908)	£(23,862,378)	£(25,563,188)	£(27,338,198)
60% LAR : 40% CIR	30%	£(19,503,454)	£(23,890,149)	£(25,613,956)	£(25,686,175)	£(27,429,843)	£(29,206,654)
60% LAR : 40% CIR	35%	£(21,593,410)	£(25,738,558)	£(27,468,880)	£(27,543,173)	£(29,316,382)	£(31,089,591)
60% LAR : 40% CIR	40%	£(23,709,405)	£(27,603,287)	£(29,313,410)	£(29,347,480)	£(31,217,704)	£(33,014,634)
60% LAR : 40% CIR	45%	£(25,852,217)	£(29,504,494)	£(31,297,257)	£(31,372,458)	£(33,166,978)	£(34,961,497)
60% LAR : 40% CIR	50%	£(28,041,807)	£(31,471,212)	£(33,283,636)	£(33,338,757)	£(35,131,180)	£(36,923,603)

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,705,847	£(2,208,174)	£(3,937,395)	£(4,009,844)	£(5,739,095)	£(7,488,285)
60% LAR : 40% CIR	5%	£1,717,192	£(3,943,790)	£(5,666,497)	£(5,714,669)	£(7,461,157)	£(9,191,228)
60% LAR : 40% CIR	10%	£(285,374)	£(5,693,282)	£(7,409,999)	£(7,481,918)	£(9,198,636)	£(10,938,628)
60% LAR : 40% CIR	15%	£(4,301,890)	£(7,456,523)	£(9,167,770)	£(9,239,488)	£(10,968,234)	£(12,709,591)
60% LAR : 40% CIR	20%	£(6,331,644)	£(9,233,388)	£(10,960,754)	£(11,033,325)	£(12,785,860)	£(14,491,976)
60% LAR : 40% CIR	25%	£(8,391,591)	£(11,029,821)	£(12,757,631)	£(12,830,014)	£(14,557,824)	£(16,303,804)
60% LAR : 40% CIR	30%	£(10,469,090)	£(12,854,785)	£(14,578,592)	£(14,650,811)	£(16,394,479)	£(18,171,291)
60% LAR : 40% CIR	35%	£(12,558,046)	£(14,693,193)	£(16,433,516)	£(16,507,809)	£(18,281,019)	£(20,054,227)
60% LAR : 40% CIR	40%	£(14,709,405)	£(16,597,937)	£(18,338,047)	£(18,412,217)	£(20,167,340)	£(21,976,261)
60% LAR : 40% CIR	45%	£(16,916,854)	£(18,489,131)	£(20,261,894)	£(20,337,095)	£(22,131,614)	£(23,926,133)
60% LAR : 40% CIR	50%	£(19,206,443)	£(20,436,848)	£(22,228,272)	£(22,303,393)	£(24,098,816)	£(25,888,209)

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,278,392	£(2,364,272)	£(3,635,150)	£(3,662,702)	£(5,188,519)	£(6,895,740)
60% LAR : 40% CIR	5%	£5,289,727	£(3,923,745)	£(5,189,861)	£(5,168,194)	£(6,660,632)	£(8,314,091)
60% LAR : 40% CIR	10%	£4,287,172	£(5,126,736)	£(6,637,454)	£(6,609,373)	£(8,206,090)	£(9,866,083)
60% LAR : 40% CIR	15%	£2,270,855	£(6,283,978)	£(8,195,225)	£(8,166,912)	£(9,809,688)	£(11,333,046)
60% LAR : 40% CIR	20%	£293,902	£(7,460,891)	£(9,753,208)	£(9,720,780)	£(11,313,104)	£(12,915,425)
60% LAR : 40% CIR	25%	£(1,819,046)	£(8,657,275)	£(11,305,085)	£(11,271,469)	£(12,858,278)	£(14,517,259)
60% LAR : 40% CIR	30%	£(3,895,545)	£(9,862,240)	£(12,906,049)	£(12,870,268)	£(14,521,334)	£(16,199,745)
60% LAR : 40% CIR	35%	£(5,985,501)	£(11,072,647)	£(14,560,071)	£(14,521,284)	£(16,281,423)	£(17,941,691)
60% LAR : 40% CIR	40%	£(8,101,913)	£(12,295,378)	£(16,265,501)	£(16,223,671)	£(18,000,795)	£(19,746,715)
60% LAR : 40% CIR	45%	£(10,244,308)	£(13,536,583)	£(18,028,348)	£(17,984,549)	£(19,809,069)	£(21,593,588)
60% LAR : 40% CIR	50%	£(12,433,898)	£(14,803,948)	£(19,828,727)	£(19,739,848)	£(21,623,271)	£(23,515,694)

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£13,883,374	£7,789,853	£6,046,332	£5,391,284	£4,238,862	£2,889,442
60% LAR : 40% CIR	5%	£11,894,909	£6,033,937	£4,911,230	£4,239,058	£3,162,862	£2,090,501
60% LAR : 40% CIR	10%	£9,692,354	£4,284,446	£2,567,728	£2,495,809	£1,779,091	£(660,801)
60% LAR : 40% CIR	15%	£7,676,037	£2,521,204	£809,957	£738,270	£(990,507)	£(2,727,864)
60% LAR : 40% CIR	20%	£5,646,084	£744,341	£(879,627)	£(816,689)	£(2,777,542)	£(4,019,291)
60% LAR : 40% CIR	25%	£3,586,136	£(1,062,094)	£(2,779,904)	£(2,852,287)	£(4,580,097)	£(5,326,077)
60% LAR : 40% CIR	30%	£1,459,637	£(2,877,053)	£(4,800,865)	£(4,873,094)	£(6,416,792)	£(8,193,653)
60% LAR : 40% CIR	35%	£(680,919)	£(4,715,465)	£(6,655,189)	£(6,730,962)	£(8,502,291)	£(10,076,593)
60% LAR : 40% CIR	40%	£(2,696,737)	£(6,590,196)	£(8,360,319)	£(8,434,489)	£(10,204,613)	£(12,001,533)
60% LAR : 40% CIR	45%	£(4,539,127)	£(8,511,403)	£(10,284,166)	£(10,359,367)	£(12,153,887)	£(13,948,406)
60% LAR : 40% CIR	50%	£(6,609,216)	£(10,458,121)	£(12,289,645)	£(12,365,696)	£(14,118,069)	£(15,916,512)

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone B - £1,100 psf
------------	---------------------

No Units	150
Site Area	0.27 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£22,214,511	£16,462,640	£14,759,407	£14,688,048	£12,960,462	£11,231,240
60% LAR - 40% CIR	5%	£20,274,037	£14,588,410	£12,877,662	£12,805,690	£11,082,982	£9,360,274
60% LAR - 40% CIR	10%	£18,115,658	£12,695,910	£10,979,192	£10,907,274	£9,190,556	£7,473,838
60% LAR - 40% CIR	15%	£15,943,515	£10,777,502	£9,066,255	£8,994,567	£7,283,320	£5,564,340
60% LAR - 40% CIR	20%	£13,757,737	£8,845,470	£7,138,181	£7,067,700	£5,357,003	£3,624,678
60% LAR - 40% CIR	25%	£11,568,451	£6,899,945	£5,197,743	£5,126,359	£3,937,549	£1,869,740
60% LAR - 40% CIR	30%	£9,335,733	£4,941,050	£3,219,502	£3,147,283	£1,423,476	£-305,564
60% LAR - 40% CIR	35%	£7,088,088	£2,947,622	£1,227,311	£1,155,234	£-577,401	£-2,350,609
60% LAR - 40% CIR	40%	£4,827,195	£939,601	£-298,530	£-370,710	£-2,640,853	£-4,410,956
60% LAR - 40% CIR	45%	£2,537,515	£-1,109,733	£-2,877,284	£-2,951,354	£-4,722,272	£-6,516,792
60% LAR - 40% CIR	50%	£222,024	£-3,206,509	£-4,983,762	£-5,058,884	£-6,851,307	£-8,643,731

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£4,217,034	£-10,189,305	£-11,872,138	£-11,943,498	£-13,677,084	£-15,400,305
60% LAR - 40% CIR	5%	£3,367,669	£-12,943,435	£-13,653,683	£-13,724,865	£-15,465,860	£-17,217,271
60% LAR - 40% CIR	10%	£2,515,888	£-15,935,935	£-16,642,343	£-16,714,272	£-18,440,990	£-20,157,709
60% LAR - 40% CIR	15%	£-10,688,031	£-15,854,044	£-17,565,290	£-17,636,979	£-19,348,226	£-21,067,208
60% LAR - 40% CIR	20%	£-12,873,608	£-17,786,075	£-18,492,364	£-18,563,845	£-21,274,543	£-23,006,888
60% LAR - 40% CIR	25%	£-15,074,295	£-19,611,000	£-19,418,403	£-19,489,187	£-23,203,987	£-24,961,408
60% LAR - 40% CIR	30%	£-17,285,813	£-21,440,495	£-20,342,043	£-20,412,263	£-25,133,089	£-26,937,109
60% LAR - 40% CIR	35%	£-19,543,458	£-23,283,924	£-21,264,234	£-21,334,311	£-27,068,947	£-28,982,195
60% LAR - 40% CIR	40%	£-21,804,429	£-25,140,928	£-22,188,085	£-22,257,562	£-29,012,378	£-31,042,599
60% LAR - 40% CIR	45%	£-24,094,011	£-27,041,279	£-23,108,829	£-23,178,509	£-31,353,818	£-33,148,337
60% LAR - 40% CIR	50%	£-26,409,522	£-28,938,054	£-24,015,308	£-24,085,429	£-33,482,852	£-35,275,276

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,818,329	£866,458	£838,775	£808,134	£2,635,720	£4,368,641
60% LAR - 40% CIR	5%	£4,677,855	£-1,007,772	£-2,718,320	£-2,789,462	£-4,515,290	£-6,225,841
60% LAR - 40% CIR	10%	£2,519,476	£-2,900,272	£-4,616,990	£-4,688,908	£-6,405,626	£-8,122,344
60% LAR - 40% CIR	15%	£347,333	£-4,818,880	£-6,529,927	£-6,601,615	£-8,312,862	£-10,031,842
60% LAR - 40% CIR	20%	£-888,848	£-6,750,111	£-8,437,801	£-8,509,489	£-10,230,199	£-11,971,504
60% LAR - 40% CIR	25%	£-4,037,731	£-8,686,437	£-10,598,438	£-10,670,823	£-12,188,533	£-13,925,442
60% LAR - 40% CIR	30%	£-5,280,440	£-10,655,132	£-12,766,680	£-12,838,899	£-14,172,706	£-15,901,748
60% LAR - 40% CIR	35%	£-6,588,094	£-12,648,560	£-14,948,971	£-14,994,948	£-16,179,583	£-18,046,791
60% LAR - 40% CIR	40%	£-10,709,059	£-14,667,462	£-17,142,721	£-17,188,692	£-18,297,015	£-20,107,138
60% LAR - 40% CIR	45%	£-13,058,667	£-16,705,910	£-18,473,465	£-18,547,536	£-20,318,454	£-22,112,973
60% LAR - 40% CIR	50%	£-15,334,158	£-18,802,690	£-20,679,944	£-20,686,065	£-22,447,488	£-24,239,815

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£11,380,875	£3,439,004	£3,735,771	£3,664,412	£1,936,825	£207,604
60% LAR - 40% CIR	5%	£9,250,400	£1,364,774	£1,654,226	£1,582,053	£59,346	£-1,955,982
60% LAR - 40% CIR	10%	£7,092,021	£-1,672,274	£-444,444	£-116,363	£-1,833,081	£-3,540,768
60% LAR - 40% CIR	15%	£4,919,878	£-4,446,134	£-6,997,381	£-7,079,070	£-9,740,317	£-12,459,296
60% LAR - 40% CIR	20%	£2,734,101	£-6,318,165	£-8,864,465	£-8,946,154	£-11,690,634	£-14,398,895
60% LAR - 40% CIR	25%	£534,814	£-8,123,691	£-10,735,904	£-10,817,276	£-13,541,088	£-16,483,897
60% LAR - 40% CIR	30%	£-1,887,904	£-9,982,588	£-12,804,134	£-12,885,354	£-15,600,160	£-18,729,200
60% LAR - 40% CIR	35%	£-3,935,549	£-11,815,015	£-15,000,325	£-15,081,462	£-17,801,037	£-20,934,246
60% LAR - 40% CIR	40%	£-6,196,520	£-13,615,016	£-17,150,176	£-17,231,347	£-19,994,469	£-23,154,593
60% LAR - 40% CIR	45%	£-8,486,121	£-15,337,370	£-19,300,920	£-19,381,970	£-22,245,909	£-25,440,428
60% LAR - 40% CIR	50%	£-10,801,813	£-17,028,145	£-21,450,288	£-21,531,320	£-24,547,943	£-27,887,367

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£16,196,057	£10,844,165	£8,740,385	£8,668,583	£7,362,007	£5,912,766
60% LAR - 40% CIR	5%	£14,655,582	£8,989,856	£7,259,408	£7,187,235	£5,484,526	£3,741,520
60% LAR - 40% CIR	10%	£12,497,203	£7,077,456	£5,360,738	£5,288,819	£3,572,101	£1,855,383
60% LAR - 40% CIR	15%	£10,325,060	£5,199,047	£3,447,891	£3,375,112	£1,664,865	£-84,116
60% LAR - 40% CIR	20%	£8,139,253	£3,227,018	£1,520,727	£1,448,246	£-829,147	£-1,903,177
60% LAR - 40% CIR	25%	£5,939,996	£1,281,491	£-493,096	£-560,712	£-2,220,906	£-3,948,715
60% LAR - 40% CIR	30%	£3,717,278	£-777,494	£-1,398,982	£-1,471,172	£-3,194,978	£-5,024,019
60% LAR - 40% CIR	35%	£1,469,633	£-2,870,833	£-4,901,143	£-4,973,221	£-6,195,858	£-7,869,084
60% LAR - 40% CIR	40%	£-791,338	£-4,579,835	£-6,414,994	£-6,487,165	£-8,259,287	£-10,029,411
60% LAR - 40% CIR	45%	£-2,080,340	£-6,228,188	£-8,495,738	£-8,567,898	£-10,340,727	£-12,135,248
60% LAR - 40% CIR	50%	£-3,996,431	£-8,824,665	£-10,602,217	£-10,674,338	£-12,469,761	£-14,362,168

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone B - £1,150 psf
------------	---------------------

No Units	150
Site Area	0.27 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£25,499,305	£19,529,305	£17,826,073	£17,754,713	£16,051,481	£14,334,585
60% LAR : 40% CIR	5%	£23,215,237	£17,501,742	£15,804,325	£15,733,838	£14,031,159	£12,308,452
60% LAR : 40% CIR	10%	£20,917,488	£15,460,511	£13,789,593	£13,698,756	£11,983,567	£10,266,849
60% LAR : 40% CIR	15%	£18,592,539	£13,405,736	£11,704,097	£11,632,409	£9,921,162	£8,209,915
60% LAR : 40% CIR	20%	£16,250,838	£11,329,146	£9,621,866	£9,550,375	£7,844,086	£6,137,795
60% LAR : 40% CIR	25%	£13,895,825	£9,227,453	£7,525,610	£7,454,314	£5,752,472	£4,026,931
60% LAR : 40% CIR	30%	£11,527,332	£7,113,391	£5,415,492	£5,344,358	£3,625,388	£1,901,582
60% LAR : 40% CIR	35%	£9,138,041	£4,986,089	£3,271,944	£3,199,865	£1,479,556	£-244,428
60% LAR : 40% CIR	40%	£6,719,391	£2,855,973	£1,108,668	£1,036,688	£-695,509	£-2,465,931
60% LAR : 40% CIR	45%	£4,287,522	£646,507	£-1,094,069	£-1,168,139	£-2,935,690	£-4,703,632
60% LAR : 40% CIR	50%	£1,820,375	£-1,585,404	£-3,350,890	£-3,424,882	£-5,202,979	£-6,995,403

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,182,240	£7,102,240	£8,895,473	£8,876,832	£10,580,205	£12,299,960
60% LAR : 40% CIR	5%	£2,616,648	£0,129,893	£10,856,621	£10,807,707	£12,580,386	£14,323,074
60% LAR : 40% CIR	10%	£5,714,057	£-11,371,035	£-12,861,952	£-12,832,790	£-14,547,079	£-16,354,697
60% LAR : 40% CIR	15%	£8,039,007	£-13,225,803	£-14,927,448	£-14,990,136	£-16,710,383	£-18,421,630
60% LAR : 40% CIR	20%	£10,380,610	£-15,303,399	£-17,009,989	£-17,081,170	£-18,787,490	£-20,493,750
60% LAR : 40% CIR	25%	£12,735,221	£-17,404,093	£-19,109,935	£-19,177,233	£-20,879,073	£-22,602,018
60% LAR : 40% CIR	30%	£15,104,214	£-19,518,154	£-21,216,054	£-21,287,187	£-23,008,157	£-24,729,964
60% LAR : 40% CIR	35%	£17,493,504	£-21,645,457	£-23,359,002	£-23,431,880	£-24,159,190	£-26,879,974
60% LAR : 40% CIR	40%	£19,912,155	£-23,805,573	£-25,522,889	£-25,594,947	£-27,327,054	£-29,097,176
60% LAR : 40% CIR	45%	£22,344,024	£-25,995,038	£-27,725,615	£-27,799,685	£-29,557,235	£-31,335,177
60% LAR : 40% CIR	50%	£24,811,170	£-28,216,950	£-29,982,435	£-30,056,427	£-31,834,524	£-33,626,948

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,603,123	£3,933,124	£2,229,891	£2,158,532	£455,299	£-1,861,697
60% LAR : 40% CIR	5%	£7,619,055	£1,905,563	£208,743	£137,655	£-1,566,252	£-3,350,730
60% LAR : 40% CIR	10%	£5,321,307	£-135,971	£-1,826,588	£-1,897,436	£-3,612,615	£-5,329,333
60% LAR : 40% CIR	15%	£2,996,357	£-2,190,446	£-3,892,084	£-3,963,773	£-5,675,020	£-7,386,267
60% LAR : 40% CIR	20%	£54,754	£-4,268,035	£-6,974,326	£-7,045,807	£-7,750,086	£-8,458,368
60% LAR : 40% CIR	25%	£-1,700,367	£-6,369,129	£-8,070,571	£-8,141,567	£-9,843,710	£-11,567,251
60% LAR : 40% CIR	30%	£-4,068,850	£-8,482,791	£-10,180,690	£-10,251,824	£-11,970,794	£-13,694,600
60% LAR : 40% CIR	35%	£-6,458,141	£-10,610,993	£-12,324,238	£-12,396,316	£-14,116,826	£-16,040,010
60% LAR : 40% CIR	40%	£-8,876,801	£-12,770,209	£-14,487,526	£-14,560,483	£-16,201,680	£-18,061,813
60% LAR : 40% CIR	45%	£-11,308,660	£-14,949,673	£-16,690,251	£-16,764,321	£-18,531,871	£-20,299,813
60% LAR : 40% CIR	50%	£-13,775,806	£-17,181,586	£-18,947,072	£-19,021,084	£-20,799,181	£-22,591,688

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£14,475,689	£8,505,689	£6,802,436	£6,731,077	£5,027,844	£3,310,949
60% LAR : 40% CIR	5%	£12,619,051	£6,478,106	£4,781,288	£4,710,292	£3,001,523	£1,284,815
60% LAR : 40% CIR	10%	£9,893,852	£4,436,874	£2,745,957	£2,675,119	£959,930	£-766,788
60% LAR : 40% CIR	15%	£7,668,903	£2,392,100	£690,461	£608,773	£-1,109,474	£-2,813,721
60% LAR : 40% CIR	20%	£5,227,299	£304,510	£-1,601,980	£-1,673,261	£-3,170,551	£-4,865,841
60% LAR : 40% CIR	25%	£2,872,188	£-1,796,194	£-3,498,026	£-3,569,322	£-5,271,164	£-6,994,706
60% LAR : 40% CIR	30%	£503,695	£-3,910,245	£-5,698,145	£-5,770,278	£-7,398,248	£-9,122,055
60% LAR : 40% CIR	35%	£-788,898	£-6,037,549	£-7,761,660	£-7,833,715	£-9,544,080	£-11,295,064
60% LAR : 40% CIR	40%	£-1,004,252	£-8,197,694	£-9,914,980	£-9,986,538	£-11,719,145	£-13,489,267
60% LAR : 40% CIR	45%	£-1,236,115	£-10,377,129	£-12,117,706	£-12,191,776	£-13,959,326	£-15,727,268
60% LAR : 40% CIR	50%	£-1,503,281	£-12,589,041	£-14,374,626	£-14,448,518	£-16,226,815	£-18,019,039

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£19,880,851	£13,810,851	£12,207,916	£12,136,289	£10,433,026	£8,716,751
60% LAR : 40% CIR	5%	£17,596,783	£11,583,287	£10,186,470	£10,115,394	£8,412,705	£6,880,397
60% LAR : 40% CIR	10%	£15,299,034	£9,842,056	£8,151,139	£8,080,301	£6,365,112	£4,648,394
60% LAR : 40% CIR	15%	£12,974,084	£7,787,282	£6,085,643	£6,013,954	£4,302,708	£2,591,461
60% LAR : 40% CIR	20%	£10,632,481	£5,703,692	£4,003,402	£3,931,921	£2,226,631	£519,341
60% LAR : 40% CIR	25%	£8,277,370	£3,608,968	£1,907,156	£1,835,860	£134,018	£-1,589,524
60% LAR : 40% CIR	30%	£5,908,877	£1,494,037	£-202,963	£-274,097	£-1,093,068	£-3,710,873
60% LAR : 40% CIR	35%	£3,519,587	£-682,886	£-2,346,611	£-2,418,969	£-4,136,899	£-5,862,851
60% LAR : 40% CIR	40%	£1,100,926	£-2,792,452	£-4,509,798	£-4,581,756	£-6,313,963	£-8,084,085
60% LAR : 40% CIR	45%	£-1,300,933	£-4,971,947	£-6,712,524	£-6,786,594	£-8,534,144	£-10,322,086
60% LAR : 40% CIR	50%	£-3,098,078	£-7,269,469	£-9,966,344	£-10,043,296	£-10,821,435	£-12,613,857

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone B - £1,200 psf
------------	---------------------

No Units	150
Site Area	0.27 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£28,584,098	£22,595,971	£20,892,738	£20,821,379	£16,118,146	£17,414,913
60% LAR : 40% CIR	5%	£26,145,791	£20,415,074	£18,718,287	£18,647,170	£16,060,383	£15,263,335
60% LAR : 40% CIR	10%	£23,693,803	£18,220,510	£16,529,592	£16,458,755	£14,767,837	£13,059,859
60% LAR : 40% CIR	15%	£21,228,259	£16,012,402	£14,326,873	£14,256,263	£12,559,006	£10,847,759
60% LAR : 40% CIR	20%	£18,744,134	£13,790,977	£12,104,532	£12,033,051	£10,326,781	£8,620,471
60% LAR : 40% CIR	25%	£16,233,199	£11,554,961	£9,853,119	£9,781,823	£8,079,981	£6,376,137
60% LAR : 40% CIR	30%	£13,706,880	£9,285,732	£7,587,833	£7,516,699	£5,818,800	£4,103,493
60% LAR : 40% CIR	35%	£11,171,509	£7,003,262	£5,306,807	£5,237,813	£4,524,187	£1,803,878
60% LAR : 40% CIR	40%	£8,611,645	£4,707,619	£2,995,009	£2,924,051	£1,295,735	£-520,306
60% LAR : 40% CIR	45%	£6,022,097	£2,376,580	£661,760	£589,900	£-1,152,475	£-2,920,025
60% LAR : 40% CIR	50%	£3,418,727	£26,779	£-1,729,785	£-1,803,778	£-3,569,263	£-5,347,075

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,852,553	£4,035,975	£5,738,307	£5,810,167	£7,513,400	£9,216,632
60% LAR : 40% CIR	5%	£489,184	£6,016,472	£7,453,289	£7,484,396	£9,681,193	£11,378,010
60% LAR : 40% CIR	10%	£2,937,742	£8,411,036	£10,101,954	£10,172,791	£11,953,709	£13,671,687
60% LAR : 40% CIR	15%	£5,403,287	£10,619,144	£12,304,072	£12,375,283	£14,072,540	£15,783,787
60% LAR : 40% CIR	20%	£7,867,411	£12,840,668	£14,527,913	£14,598,494	£16,304,786	£18,011,074
60% LAR : 40% CIR	25%	£10,338,331	£15,076,284	£16,749,427	£16,820,222	£18,531,146	£20,233,408
60% LAR : 40% CIR	30%	£12,822,665	£17,345,813	£19,043,713	£19,114,846	£20,812,746	£22,528,053
60% LAR : 40% CIR	35%	£15,460,239	£19,628,283	£21,327,739	£21,399,733	£22,910,398	£24,627,668
60% LAR : 40% CIR	40%	£18,191,800	£21,933,867	£23,655,937	£23,727,494	£25,454,811	£27,151,852
60% LAR : 40% CIR	45%	£20,809,448	£24,254,965	£25,969,786	£26,041,646	£27,784,021	£29,551,571
60% LAR : 40% CIR	50%	£23,212,818	£26,604,768	£28,361,430	£28,433,323	£30,200,809	£31,978,620

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£12,987,917	£6,999,789	£5,296,556	£5,225,197	£3,521,964	£1,818,731
60% LAR : 40% CIR	5%	£10,549,809	£4,618,692	£3,122,975	£3,050,989	£1,954,171	£2,246,846
60% LAR : 40% CIR	10%	£8,097,621	£2,624,328	£933,410	£862,573	£828,345	£2,536,323
60% LAR : 40% CIR	15%	£5,632,077	£416,220	£-1,289,308	£-1,339,919	£-3,037,176	£-4,748,423
60% LAR : 40% CIR	20%	£3,147,563	£-806,985	£-3,461,680	£-3,583,761	£-5,380,421	£-7,075,710
60% LAR : 40% CIR	25%	£637,017	£-4,041,221	£-5,743,065	£-5,814,388	£-7,516,201	£-9,216,044
60% LAR : 40% CIR	30%	£-1,887,301	£-6,310,449	£-8,008,349	£-8,079,483	£-9,777,382	£-11,492,889
60% LAR : 40% CIR	35%	£-4,424,873	£-8,592,919	£-10,287,975	£-10,358,369	£-12,071,394	£-13,792,304
60% LAR : 40% CIR	40%	£-6,984,036	£-10,868,053	£-12,602,173	£-12,672,131	£-14,388,447	£-16,116,498
60% LAR : 40% CIR	45%	£-9,574,085	£-13,219,602	£-14,934,422	£-15,006,282	£-16,748,657	£-18,516,207
60% LAR : 40% CIR	50%	£-12,177,454	£-15,589,403	£-17,326,967	£-17,399,980	£-19,168,445	£-20,943,857

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£17,560,462	£11,372,334	£9,888,102	£9,797,742	£8,094,510	£6,391,277
60% LAR : 40% CIR	5%	£15,549,809	£4,618,692	£2,694,600	£2,623,533	£1,929,716	£4,220,899
60% LAR : 40% CIR	10%	£12,670,167	£1,196,873	£5,505,955	£5,435,118	£3,744,200	£2,036,222
60% LAR : 40% CIR	15%	£10,204,622	£4,988,765	£3,303,237	£3,232,627	£1,535,369	£-175,878
60% LAR : 40% CIR	20%	£7,720,489	£2,772,241	£1,090,896	£1,020,415	£898,878	£-45,055,165
60% LAR : 40% CIR	25%	£5,209,562	£531,325	£-1,170,517	£-1,241,913	£-2,943,656	£-4,645,499
60% LAR : 40% CIR	30%	£2,685,244	£-1,737,904	£-3,435,803	£-3,506,937	£-5,204,837	£-6,920,143
60% LAR : 40% CIR	35%	£1,671,673	£-4,060,371	£-5,714,882	£-5,785,825	£-7,494,449	£-9,219,758
60% LAR : 40% CIR	40%	£-811,981	£-6,315,058	£-8,027,627	£-8,098,588	£-9,816,502	£-11,543,943
60% LAR : 40% CIR	45%	£-1,001,539	£-8,647,056	£-10,361,877	£-10,433,737	£-12,176,112	£-13,943,662
60% LAR : 40% CIR	50%	£-1,694,909	£-10,996,987	£-12,739,421	£-12,827,414	£-14,592,900	£-16,370,711

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£22,985,844	£16,977,516	£12,774,285	£12,692,384	£13,489,681	£11,796,169
60% LAR : 40% CIR	5%	£20,527,336	£14,756,919	£13,069,602	£13,008,715	£13,833,898	£12,133,081
60% LAR : 40% CIR	10%	£18,075,349	£12,602,055	£10,911,137	£10,840,300	£9,149,382	£7,441,404
60% LAR : 40% CIR	15%	£15,609,804	£10,393,947	£8,708,419	£8,637,808	£6,940,551	£5,229,304
60% LAR : 40% CIR	20%	£13,125,680	£8,172,423	£6,488,078	£6,417,607	£4,708,306	£3,002,017
60% LAR : 40% CIR	25%	£10,614,744	£5,936,507	£4,234,684	£4,163,368	£2,461,526	£759,683
60% LAR : 40% CIR	30%	£8,090,426	£3,667,278	£1,969,378	£1,898,245	£200,345	£-1,818,962
60% LAR : 40% CIR	35%	£5,552,854	£1,394,808	£-609,648	£-688,042	£-994,267	£-1,814,577
60% LAR : 40% CIR	40%	£2,993,191	£-919,776	£-2,622,446	£-2,694,409	£-4,411,720	£-6,138,761
60% LAR : 40% CIR	45%	£403,643	£-3,241,874	£-4,996,695	£-5,028,555	£-6,770,930	£-8,538,480
60% LAR : 40% CIR	50%	£-989,727	£-5,581,675	£-7,348,239	£-7,423,232	£-9,187,718	£-10,968,539

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone B - £1,250 psf
------------	---------------------

No Units	150
Site Area	0.27 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£31,666,891	£25,649,213	£23,959,403	£23,888,044	£22,184,811	£20,481,579
60% LAR : 40% CIR	5%	£20,076,345	£23,328,408	£21,631,589	£21,560,502	£19,863,684	£18,166,867
60% LAR : 40% CIR	10%	£26,470,117	£20,980,508	£19,289,591	£19,218,763	£17,527,836	£15,836,919
60% LAR : 40% CIR	15%	£23,850,333	£18,619,067	£16,933,539	£16,862,928	£15,177,399	£13,485,601
60% LAR : 40% CIR	20%	£21,217,118	£16,244,209	£14,583,562	£14,483,166	£12,809,437	£11,103,146
60% LAR : 40% CIR	25%	£18,570,973	£13,856,058	£12,179,793	£12,109,332	£10,407,488	£8,705,646
60% LAR : 40% CIR	30%	£15,890,429	£11,454,740	£9,760,174	£9,689,040	£7,991,141	£6,293,241
60% LAR : 40% CIR	35%	£13,197,033	£9,020,437	£7,325,980	£7,254,987	£5,560,531	£3,848,509
60% LAR : 40% CIR	40%	£10,490,510	£6,569,698	£4,878,178	£4,807,202	£3,094,987	£1,376,771
60% LAR : 40% CIR	45%	£7,756,673	£4,105,947	£2,391,834	£2,319,974	£605,152	£-1,136,811
60% LAR : 40% CIR	50%	£4,996,368	£1,599,574	£-114,972	£-187,852	£-1,948,159	£-3,713,644

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£5,037,346	£982,232	£2,672,142	£2,743,591	£4,446,734	£6,140,967
60% LAR : 40% CIR	5%	£2,444,789	£3,363,140	£4,969,866	£5,011,844	£6,761,881	£8,464,678
60% LAR : 40% CIR	10%	£-1,811,499	£5,651,038	£7,341,966	£7,412,793	£9,103,710	£10,794,627
60% LAR : 40% CIR	15%	£-2,781,213	£8,012,478	£9,698,007	£9,788,617	£11,445,146	£13,136,063
60% LAR : 40% CIR	20%	£-3,414,427	£10,387,337	£12,067,983	£12,138,390	£13,822,109	£15,528,399
60% LAR : 40% CIR	25%	£-3,900,974	£12,775,467	£14,451,752	£14,562,214	£16,204,067	£17,926,098
60% LAR : 40% CIR	30%	£-4,341,118	£15,176,800	£16,871,371	£16,942,505	£18,640,405	£20,338,304
60% LAR : 40% CIR	35%	£-4,744,513	£17,611,103	£19,305,965	£19,376,559	£21,071,015	£22,783,036
60% LAR : 40% CIR	40%	£-5,141,038	£20,091,863	£21,765,968	£21,824,443	£23,537,466	£25,244,776
60% LAR : 40% CIR	45%	£-5,574,673	£22,526,598	£24,239,712	£24,311,572	£26,026,303	£27,768,357
60% LAR : 40% CIR	50%	£-6,035,177	£25,031,972	£26,746,818	£26,819,397	£28,579,705	£30,345,188

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£16,072,710	£10,053,031	£8,365,222	£8,291,862	£6,588,630	£4,885,397
60% LAR : 40% CIR	5%	£13,480,163	£7,732,224	£6,035,807	£5,964,230	£4,267,503	£2,570,885
60% LAR : 40% CIR	10%	£10,873,835	£5,384,326	£3,693,409	£3,622,571	£1,931,654	£240,737
60% LAR : 40% CIR	15%	£8,254,151	£3,022,885	£1,337,357	£1,266,746	£-418,783	£-2,110,581
60% LAR : 40% CIR	20%	£5,620,326	£646,027	£-982,886	£-103,988	£-786,745	£-1,468,058
60% LAR : 40% CIR	25%	£2,974,391	£-140,124	£-3,416,380	£-3,458,850	£-5,188,694	£-6,890,636
60% LAR : 40% CIR	30%	£294,247	£-4,141,442	£-8,836,008	£-8,907,142	£-10,605,041	£-12,302,941
60% LAR : 40% CIR	35%	£-2,989,740	£-8,575,745	£-16,270,201	£-16,341,195	£-18,036,851	£-19,747,672
60% LAR : 40% CIR	40%	£-5,105,072	£-12,008,498	£-21,118,004	£-21,188,004	£-22,922,092	£-24,679,411
60% LAR : 40% CIR	45%	£-7,839,500	£-14,430,235	£-23,204,348	£-23,276,208	£-24,991,030	£-26,732,903
60% LAR : 40% CIR	50%	£-10,599,813	£-18,996,808	£-26,711,154	£-26,784,034	£-27,544,341	£-29,309,625

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£20,645,255	£14,625,577	£12,935,767	£12,864,408	£11,161,178	£9,457,942
60% LAR : 40% CIR	5%	£18,052,709	£12,304,769	£10,607,963	£10,536,865	£8,840,048	£7,143,251
60% LAR : 40% CIR	10%	£15,446,481	£9,956,871	£8,265,954	£8,195,116	£6,504,199	£4,813,282
60% LAR : 40% CIR	15%	£12,826,696	£7,595,431	£5,909,902	£5,839,292	£4,153,763	£2,461,965
60% LAR : 40% CIR	20%	£10,193,482	£5,232,572	£3,539,028	£3,468,519	£1,765,800	£179,510
60% LAR : 40% CIR	25%	£7,546,936	£2,832,422	£1,156,157	£1,085,695	£-16,148	£-2,317,990
60% LAR : 40% CIR	30%	£4,866,793	£431,103	£-1,283,462	£-1,334,596	£-3,032,496	£-4,730,395
60% LAR : 40% CIR	35%	£2,173,399	£-2,063,199	£-4,867,666	£-4,938,660	£-6,463,498	£-8,115,127
60% LAR : 40% CIR	40%	£-5,105,072	£-4,643,860	£-9,145,469	£-9,216,334	£-10,725,549	£-12,246,855
60% LAR : 40% CIR	45%	£-8,266,964	£-6,917,689	£-11,631,803	£-11,703,663	£-13,148,484	£-14,660,447
60% LAR : 40% CIR	50%	£-12,027,288	£-9,424,663	£-13,138,609	£-13,211,488	£-14,671,796	£-16,173,280

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£26,380,437	£20,330,759	£18,380,849	£18,289,940	£16,366,387	£14,865,124
60% LAR : 40% CIR	5%	£23,457,890	£17,709,951	£16,013,135	£15,942,047	£14,245,230	£12,548,513
60% LAR : 40% CIR	10%	£20,851,662	£15,362,053	£13,671,136	£13,600,298	£11,909,381	£10,218,464
60% LAR : 40% CIR	15%	£18,231,878	£13,000,612	£11,315,084	£11,244,474	£9,558,944	£7,867,147
60% LAR : 40% CIR	20%	£15,608,664	£10,625,734	£8,945,108	£8,874,701	£7,190,962	£5,484,692
60% LAR : 40% CIR	25%	£12,952,118	£8,237,604	£6,561,338	£6,490,877	£4,789,034	£3,087,191
60% LAR : 40% CIR	30%	£10,271,975	£5,836,285	£4,141,720	£4,070,586	£2,372,686	£674,767
60% LAR : 40% CIR	35%	£7,578,578	£3,401,983	£1,707,526	£1,636,532	£69,804	£-1,068,845
60% LAR : 40% CIR	40%	£4,872,055	£951,231	£-740,277	£-811,152	£-2,524,367	£-4,241,684
60% LAR : 40% CIR	45%	£2,138,218	£-2,312,307	£-4,226,621	£-4,296,481	£-5,913,302	£-7,556,266
60% LAR : 40% CIR	50%	£-6,026,086	£-4,018,481	£-7,733,427	£-7,806,307	£-9,566,614	£-11,332,096

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone B - £1,300 psf
------------	---------------------

No Units	150
Site Area	0.27 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£34,753,685	£28,684,680	£27,007,045	£26,936,758	£25,251,477	£23,548,244
60% LAR : 40% CIR	5%	£32,006,899	£26,214,237	£24,542,922	£24,472,803	£22,777,017	£21,080,200
60% LAR : 40% CIR	10%	£29,246,431	£23,730,332	£22,049,590	£21,978,752	£20,287,835	£18,596,917
60% LAR : 40% CIR	15%	£26,472,407	£21,225,732	£19,540,204	£19,469,594	£17,784,064	£16,098,636
60% LAR : 40% CIR	20%	£23,684,952	£18,697,542	£17,016,895	£16,946,480	£15,263,942	£13,585,195
60% LAR : 40% CIR	25%	£20,884,193	£16,156,057	£14,479,792	£14,409,567	£12,738,301	£11,033,155
60% LAR : 40% CIR	30%	£18,070,253	£13,601,406	£11,929,024	£11,858,959	£10,163,482	£8,465,582
60% LAR : 40% CIR	35%	£15,222,757	£11,033,712	£9,343,155	£9,272,160	£7,577,704	£5,883,249
60% LAR : 40% CIR	40%	£12,360,408	£8,451,602	£6,740,185	£6,669,209	£4,977,802	£3,284,124
60% LAR : 40% CIR	45%	£9,485,061	£5,812,787	£4,121,907	£4,050,047	£2,355,226	£620,405
60% LAR : 40% CIR	50%	£6,573,255	£3,172,368	£1,459,550	£1,387,766	£-330,012	£-2,092,540

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£8,122,139	£2,053,134	£375,500	£305,212	£-380,089	£3,083,901
60% LAR : 40% CIR	5%	£5,310,353	£417,368	£2,988,825	£2,918,185	£-1,564,838	£-5,351,346
60% LAR : 40% CIR	10%	£2,614,085	£-2,901,213	£-4,581,966	£-4,552,794	£-6,343,711	£-8,034,629
60% LAR : 40% CIR	15%	£-159,138	£-5,405,813	£-7,091,341	£-7,161,952	£-8,847,481	£-10,533,009
60% LAR : 40% CIR	20%	£-2,948,593	£-7,594,004	£-9,614,651	£-9,685,057	£-11,385,708	£-13,048,350
60% LAR : 40% CIR	25%	£-5,747,352	£-9,475,498	£-12,151,953	£-12,221,678	£-13,946,244	£-15,598,391
60% LAR : 40% CIR	30%	£-8,361,292	£-11,030,139	£-14,702,521	£-14,772,586	£-16,468,064	£-18,165,963
60% LAR : 40% CIR	35%	£-11,408,789	£-12,597,833	£-17,289,390	£-17,359,385	£-19,053,841	£-20,749,297
60% LAR : 40% CIR	40%	£-14,271,136	£-14,199,853	£-19,891,360	£-19,962,237	£-21,653,744	£-23,387,422
60% LAR : 40% CIR	45%	£-17,146,485	£-15,816,759	£-22,509,630	£-22,581,496	£-24,296,319	£-26,011,141
60% LAR : 40% CIR	50%	£-20,058,280	£-17,456,178	£-25,171,955	£-25,243,780	£-26,961,557	£-28,724,085

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£19,157,503	£13,088,498	£11,410,864	£11,340,576	£9,655,295	£7,952,062
60% LAR : 40% CIR	5%	£16,410,717	£10,619,056	£9,846,740	£9,776,271	£7,100,835	£5,446,018
60% LAR : 40% CIR	10%	£13,650,249	£8,134,150	£6,453,408	£6,382,570	£4,691,653	£3,000,735
60% LAR : 40% CIR	15%	£10,876,226	£5,629,551	£3,944,022	£3,873,412	£2,187,883	£502,354
60% LAR : 40% CIR	20%	£8,088,771	£3,161,360	£1,420,713	£1,350,397	£-389,848	£-2,018,887
60% LAR : 40% CIR	25%	£5,288,012	£69,879	£-1,110,390	£-1,189,335	£-2,862,880	£-4,563,027
60% LAR : 40% CIR	30%	£2,474,072	£-1,994,776	£-3,687,158	£-3,737,223	£-5,432,700	£-7,130,599
60% LAR : 40% CIR	35%	£-373,424	£-4,562,469	£-6,253,027	£-6,324,022	£-8,018,477	£-9,712,933
60% LAR : 40% CIR	40%	£-1,412,136	£-6,199,853	£-8,865,907	£-8,936,903	£-10,616,380	£-12,332,056
60% LAR : 40% CIR	45%	£-3,111,121	£-7,783,355	£-11,474,275	£-11,546,135	£-13,260,956	£-15,075,777
60% LAR : 40% CIR	50%	£-4,922,927	£-9,293,814	£-14,136,632	£-14,208,416	£-16,098,194	£-17,898,221

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£23,730,048	£17,661,044	£15,983,409	£15,913,122	£14,227,840	£12,524,608
60% LAR : 40% CIR	5%	£20,983,292	£15,190,601	£13,519,296	£13,449,266	£11,763,381	£10,060,563
60% LAR : 40% CIR	10%	£18,222,794	£12,706,696	£11,025,953	£10,955,115	£9,264,198	£7,573,280
60% LAR : 40% CIR	15%	£15,448,771	£10,202,096	£8,516,568	£8,445,957	£6,760,428	£5,074,900
60% LAR : 40% CIR	20%	£12,661,316	£7,673,905	£5,953,258	£5,882,852	£4,242,205	£2,561,559
60% LAR : 40% CIR	25%	£9,860,557	£5,132,421	£3,456,196	£3,385,930	£1,709,665	£9,518
60% LAR : 40% CIR	30%	£7,046,617	£2,577,770	£935,388	£835,323	£-880,155	£-2,558,054
60% LAR : 40% CIR	35%	£4,189,121	£10,076	£-1,600,891	£-1,704,486	£-3,445,092	£-5,146,398
60% LAR : 40% CIR	40%	£1,336,773	£-2,591,944	£-4,283,451	£-4,354,328	£-6,045,835	£-7,759,613
60% LAR : 40% CIR	45%	£-1,538,575	£-5,210,849	£-6,901,729	£-6,973,590	£-8,688,410	£-10,403,232
60% LAR : 40% CIR	50%	£-4,490,381	£-7,851,288	£-9,584,098	£-9,656,871	£-11,353,648	£-13,116,578

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£26,138,230	£23,089,225	£21,388,287	£21,318,363	£19,633,022	£17,969,765
60% LAR : 40% CIR	5%	£26,388,444	£20,595,783	£18,204,488	£18,134,448	£17,158,863	£15,481,745
60% LAR : 40% CIR	10%	£23,627,976	£18,111,878	£16,431,135	£16,360,297	£14,669,380	£12,978,462
60% LAR : 40% CIR	15%	£20,853,953	£15,607,278	£13,921,750	£13,851,139	£12,165,610	£10,480,082
60% LAR : 40% CIR	20%	£18,066,498	£13,079,087	£11,398,440	£11,328,034	£9,641,387	£7,966,741
60% LAR : 40% CIR	25%	£15,265,739	£10,537,603	£8,861,337	£8,791,112	£7,114,847	£5,414,700
60% LAR : 40% CIR	30%	£12,451,799	£7,992,952	£6,310,570	£6,240,505	£4,545,027	£2,847,128
60% LAR : 40% CIR	35%	£9,604,303	£5,415,258	£3,724,700	£3,653,706	£1,959,250	£284,704
60% LAR : 40% CIR	40%	£6,741,955	£2,813,238	£1,121,730	£1,050,854	£-664,053	£-2,354,331
60% LAR : 40% CIR	45%	£3,866,606	£194,332	£-1,498,548	£-1,568,408	£-3,293,228	£-4,998,500
60% LAR : 40% CIR	50%	£954,801	£-2,496,987	£-4,158,405	£-4,230,569	£-5,948,467	£-7,719,954

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone B - £900 psf
------------	-------------------

No Units	200
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,917,752	-£780,407	-£3,272,313	-£3,370,666	-£5,894,334	-£8,424,263
60% LAR : 40% CIR	5%	£5,027,541	-£2,367,552	-£4,868,571	-£4,966,943	-£7,488,802	-£10,028,138
60% LAR : 40% CIR	10%	£3,117,623	-£3,981,111	-£5,493,648	-£5,592,770	-£9,115,762	-£11,666,636
60% LAR : 40% CIR	15%	£1,188,169	-£5,634,617	-£6,141,180	-£6,241,491	-£10,784,697	-£13,327,902
60% LAR : 40% CIR	20%	£79,540	-£7,308,065	-£6,839,117	-£6,939,138	-£12,475,439	-£15,011,740
60% LAR : 40% CIR	25%	£-2,825,642	-£9,027,727	-£7,557,880	-£7,657,642	-£14,167,796	-£16,717,849
60% LAR : 40% CIR	30%	£-4,897,831	-£10,772,528	-£8,297,285	-£8,396,821	-£15,921,577	-£18,446,333
60% LAR : 40% CIR	35%	£-7,002,010	-£12,537,042	-£9,057,146	-£9,156,486	-£17,676,590	-£20,196,684
60% LAR : 40% CIR	40%	£-9,158,297	-£14,321,002	-£9,837,280	-£9,936,455	-£19,452,643	-£21,989,891
60% LAR : 40% CIR	45%	£-11,334,177	-£16,124,499	-£10,637,502	-£10,736,543	-£21,249,546	-£23,762,549
60% LAR : 40% CIR	50%	£-13,529,588	-£17,947,087	-£11,457,627	-£11,556,565	-£23,067,106	-£25,577,647

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£29,981,982	-£28,689,121	-£31,172,028	-£31,270,380	-£33,784,049	-£38,323,977
60% LAR : 40% CIR	5%	£22,976,173	-£30,297,287	-£32,768,289	-£32,867,731	-£35,388,607	-£40,287,862
60% LAR : 40% CIR	10%	£24,750,091	-£31,889,825	-£34,393,362	-£34,492,484	-£37,015,476	-£42,556,330
60% LAR : 40% CIR	15%	£28,711,545	-£33,534,331	-£36,040,894	-£36,140,205	-£38,648,412	-£44,227,617
60% LAR : 40% CIR	20%	£28,699,254	-£35,207,779	-£37,739,632	-£37,838,693	-£40,275,153	-£45,911,454
60% LAR : 40% CIR	25%	£30,726,336	-£36,927,441	-£39,487,504	-£39,587,357	-£42,067,010	-£47,617,663
60% LAR : 40% CIR	30%	£32,797,345	-£38,672,243	-£41,296,999	-£41,396,535	-£43,921,291	-£49,346,048
60% LAR : 40% CIR	35%	£34,901,724	-£40,439,758	-£43,166,880	-£43,266,311	-£45,876,304	-£51,096,408
60% LAR : 40% CIR	40%	£37,052,972	-£42,229,806	-£45,086,944	-£45,186,170	-£47,932,357	-£52,869,545
60% LAR : 40% CIR	45%	£39,233,881	-£44,042,213	-£47,057,216	-£47,156,257	-£49,149,260	-£54,662,263
60% LAR : 40% CIR	50%	£41,429,302	-£45,846,801	-£49,087,341	-£49,186,279	-£50,998,820	-£56,477,362

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,421,055	-£17,119,264	-£19,611,170	-£19,709,523	-£22,233,191	-£24,763,120
60% LAR : 40% CIR	5%	£11,611,616	-£18,706,429	-£21,207,428	-£21,305,903	-£23,827,748	-£26,386,886
60% LAR : 40% CIR	10%	£13,221,234	-£20,319,968	-£22,832,505	-£22,931,627	-£25,454,610	-£28,005,403
60% LAR : 40% CIR	15%	£15,150,688	-£21,973,474	-£24,480,037	-£24,580,348	-£27,123,354	-£29,666,780
60% LAR : 40% CIR	20%	£15,136,397	-£23,668,022	-£26,177,974	-£26,277,686	-£28,811,296	-£31,380,397
60% LAR : 40% CIR	25%	£15,164,499	-£25,395,554	-£27,896,737	-£27,996,503	-£30,526,653	-£33,056,906
60% LAR : 40% CIR	30%	£21,236,488	-£27,111,389	-£29,636,142	-£29,735,673	-£32,260,434	-£34,785,190
60% LAR : 40% CIR	35%	£23,340,897	-£28,875,899	-£31,396,003	-£31,495,343	-£34,015,447	-£36,535,581
60% LAR : 40% CIR	40%	£25,497,115	-£30,669,949	-£33,176,137	-£33,275,313	-£35,791,600	-£38,307,686
60% LAR : 40% CIR	45%	£27,673,034	-£32,463,358	-£34,976,359	-£35,075,400	-£37,588,403	-£40,101,406
60% LAR : 40% CIR	50%	£29,869,445	-£34,289,944	-£36,799,484	-£36,898,422	-£39,405,963	-£41,916,504

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,630,819	-£12,328,079	-£14,820,885	-£14,919,237	-£17,242,906	-£19,672,934
60% LAR : 40% CIR	5%	£6,131,616	-£13,706,429	-£16,207,428	-£16,305,903	-£18,627,748	-£21,056,789
60% LAR : 40% CIR	10%	£8,430,948	-£15,129,682	-£17,642,219	-£17,741,341	-£20,164,334	-£23,215,207
60% LAR : 40% CIR	15%	£10,399,402	-£17,183,188	-£19,689,751	-£19,789,062	-£22,333,369	-£24,876,474
60% LAR : 40% CIR	20%	£12,346,111	-£18,856,637	-£21,381,989	-£21,481,710	-£24,034,011	-£26,603,311
60% LAR : 40% CIR	25%	£14,374,213	-£20,576,268	-£23,106,451	-£23,206,214	-£25,736,368	-£28,266,520
60% LAR : 40% CIR	30%	£16,448,202	-£22,321,100	-£24,843,656	-£24,943,382	-£27,470,149	-£29,994,905
60% LAR : 40% CIR	35%	£18,550,592	-£24,088,614	-£26,596,717	-£26,696,568	-£29,225,161	-£31,745,285
60% LAR : 40% CIR	40%	£20,706,829	-£25,889,655	-£28,365,857	-£28,465,027	-£31,001,214	-£33,517,403
60% LAR : 40% CIR	45%	£22,882,748	-£27,673,070	-£30,186,073	-£30,285,115	-£32,798,117	-£35,311,120
60% LAR : 40% CIR	50%	£25,078,159	-£29,486,698	-£32,006,189	-£32,105,139	-£34,615,677	-£37,128,219

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,031,752	-£3,988,939	-£4,887,939	-£4,986,939	-£5,787,538	-£6,588,538
60% LAR : 40% CIR	5%	£188,469	-£3,263,652	-£4,074,971	-£4,174,013	-£4,974,612	-£5,774,892
60% LAR : 40% CIR	10%	£2,768,377	-£3,867,111	-£4,270,648	-£4,370,770	-£5,170,770	-£5,966,636
60% LAR : 40% CIR	15%	£4,697,831	-£4,520,017	-£4,467,180	-£4,567,491	-£5,370,897	-£6,166,902
60% LAR : 40% CIR	20%	£6,665,340	-£5,194,066	-£4,672,117	-£4,772,239	-£5,576,439	-£6,372,602
60% LAR : 40% CIR	25%	£8,711,642	-£5,913,727	-£4,913,880	-£5,013,642	-£5,842,642	-£6,603,949
60% LAR : 40% CIR	30%	£10,793,631	-£6,659,528	-£5,183,289	-£5,283,621	-£6,187,677	-£6,932,333
60% LAR : 40% CIR	35%	£12,898,010	-£7,423,042	-£5,483,146	-£5,583,138	-£6,942,690	-£7,692,684
60% LAR : 40% CIR	40%	£15,044,257	-£8,207,002	-£5,723,280	-£5,823,455	-£7,538,643	-£8,344,831
60% LAR : 40% CIR	45%	£17,220,177	-£9,019,499	-£6,023,502	-£6,123,543	-£8,135,546	-£8,848,549
60% LAR : 40% CIR	50%	£19,445,598	-£9,833,987	-£6,343,627	-£6,443,565	-£8,745,096	-£9,463,567

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone B - £950 psf
------------	-------------------

No Units	200
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,882,639	£3,220,250	£780,130	£892,256	£1,789,088	£4,285,419
60% LAR - 40% CIR	5%	£8,816,259	£1,473,680	£380,706	£1,078,683	£3,561,646	£3,077,841
60% LAR - 40% CIR	10%	£6,730,468	£308,549	£2,783,326	£2,880,957	£5,380,347	£7,892,884
60% LAR - 40% CIR	15%	£4,603,081	£2,139,170	£4,624,583	£4,720,387	£7,225,371	£9,749,587
60% LAR - 40% CIR	20%	£2,453,383	£3,986,990	£5,485,172	£5,583,691	£9,107,612	£11,643,913
60% LAR - 40% CIR	25%	£274,522	£5,897,147	£6,400,542	£6,500,305	£11,030,459	£13,560,612
60% LAR - 40% CIR	30%	£1,973,580	£7,825,680	£7,350,436	£7,449,972	£12,974,728	£15,499,485
60% LAR - 40% CIR	35%	£4,262,087	£9,800,683	£8,320,786	£8,420,126	£14,940,230	£17,480,334
60% LAR - 40% CIR	40%	£5,891,342	£11,795,222	£9,311,410	£9,410,585	£16,928,773	£19,442,961
60% LAR - 40% CIR	45%	£8,981,171	£13,809,119	£10,322,121	£10,421,162	£18,934,165	£21,447,167
60% LAR - 40% CIR	50%	£11,390,491	£15,842,195	£11,352,736	£11,451,673	£20,962,214	£23,472,756

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£17,077,075	£24,679,464	£27,110,384	£27,207,458	£28,688,892	£32,185,134
60% LAR - 40% CIR	5%	£10,668,455	£26,420,054	£28,861,820	£28,957,897	£31,461,361	£35,077,558
60% LAR - 40% CIR	10%	£21,169,246	£28,208,263	£30,683,040	£30,780,671	£33,280,061	£36,792,599
60% LAR - 40% CIR	15%	£22,296,634	£30,038,883	£32,521,297	£32,620,101	£35,125,085	£37,649,301
60% LAR - 40% CIR	20%	£25,446,331	£31,998,704	£34,384,367	£34,483,405	£37,007,336	£39,543,627
60% LAR - 40% CIR	25%	£27,624,793	£33,106,852	£36,300,257	£36,400,019	£38,930,173	£41,460,236
60% LAR - 40% CIR	30%	£29,873,255	£35,125,394	£38,280,150	£38,380,686	£40,874,443	£43,395,199
60% LAR - 40% CIR	35%	£32,161,802	£37,100,398	£40,220,900	£40,319,841	£42,839,944	£45,360,048
60% LAR - 40% CIR	40%	£34,491,656	£39,099,698	£42,111,124	£42,210,303	£44,826,467	£47,342,676
60% LAR - 40% CIR	45%	£36,860,685	£41,108,833	£44,221,836	£44,320,876	£46,833,879	£49,346,882
60% LAR - 40% CIR	50%	£39,290,205	£43,141,009	£46,252,450	£46,351,388	£48,861,928	£51,372,470

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,456,218	£13,118,897	£15,549,727	£15,646,601	£16,127,945	£20,624,277
60% LAR - 40% CIR	5%	£10,668,455	£14,859,177	£17,610,963	£17,711,640	£18,200,546	£22,162,658
60% LAR - 40% CIR	10%	£9,608,389	£16,647,406	£19,122,183	£19,219,814	£19,719,204	£24,231,741
60% LAR - 40% CIR	15%	£11,735,777	£18,478,028	£20,960,440	£21,059,244	£22,564,228	£26,088,444
60% LAR - 40% CIR	20%	£13,868,474	£20,335,647	£22,854,000	£22,952,546	£23,446,469	£27,962,770
60% LAR - 40% CIR	25%	£16,063,935	£22,226,005	£24,739,398	£24,839,162	£25,369,316	£29,899,459
60% LAR - 40% CIR	30%	£18,312,437	£24,164,537	£26,689,293	£26,788,829	£27,313,586	£31,838,342
60% LAR - 40% CIR	35%	£20,600,944	£26,159,540	£28,659,943	£28,758,584	£29,270,987	£33,799,191
60% LAR - 40% CIR	40%	£22,930,199	£28,134,078	£30,650,267	£30,749,442	£31,263,630	£35,791,816
60% LAR - 40% CIR	45%	£25,302,028	£30,147,976	£32,660,979	£32,760,019	£33,275,022	£37,786,024
60% LAR - 40% CIR	50%	£27,720,348	£32,181,052	£34,691,688	£34,790,531	£35,301,074	£39,811,619

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£985,512	£8,328,321	£10,769,441	£10,866,315	£11,337,859	£15,833,991
60% LAR - 40% CIR	5%	£7,522,598	£10,669,091	£12,629,276	£12,727,254	£13,192,214	£17,626,412
60% LAR - 40% CIR	10%	£4,818,104	£11,857,120	£14,331,897	£14,429,528	£14,928,918	£19,441,456
60% LAR - 40% CIR	15%	£6,945,491	£13,087,742	£16,170,185	£16,268,959	£16,773,942	£21,298,158
60% LAR - 40% CIR	20%	£9,065,189	£14,365,961	£18,043,144	£18,142,262	£18,654,963	£23,192,684
60% LAR - 40% CIR	25%	£11,273,650	£15,695,710	£19,945,114	£20,044,876	£20,559,030	£25,104,183
60% LAR - 40% CIR	30%	£13,522,152	£17,074,251	£21,889,007	£21,988,544	£22,523,300	£27,048,058
60% LAR - 40% CIR	35%	£15,810,659	£18,500,255	£23,869,358	£23,968,686	£24,488,862	£29,008,955
60% LAR - 40% CIR	40%	£18,139,914	£20,343,793	£25,889,981	£25,989,167	£26,475,344	£30,991,533
60% LAR - 40% CIR	45%	£20,529,742	£22,357,690	£27,970,693	£27,969,733	£28,482,736	£32,995,739
60% LAR - 40% CIR	50%	£22,930,063	£24,380,766	£29,991,307	£29,990,245	£30,510,786	£35,021,327

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,989,839	£2,869,810	£3,868,810	£3,868,810	£3,868,810	£4,868,810
60% LAR - 40% CIR	5%	£2,330,290	£4,406,420	£6,868,706	£6,964,583	£7,447,646	£11,963,841
60% LAR - 40% CIR	10%	£844,468	£6,194,549	£8,669,326	£8,765,957	£11,266,347	£13,778,884
60% LAR - 40% CIR	15%	£1,262,919	£8,025,170	£10,507,583	£10,603,267	£13,111,371	£15,635,587
60% LAR - 40% CIR	20%	£3,432,617	£9,862,969	£12,461,172	£12,557,611	£15,060,612	£17,529,613
60% LAR - 40% CIR	25%	£5,811,078	£11,783,147	£14,480,542	£14,586,305	£16,916,459	£19,446,612
60% LAR - 40% CIR	30%	£7,859,580	£13,711,680	£16,526,436	£16,632,972	£18,890,728	£21,885,485
60% LAR - 40% CIR	35%	£10,148,081	£15,689,693	£18,596,766	£18,703,126	£20,890,290	£23,346,334
60% LAR - 40% CIR	40%	£12,477,342	£17,681,222	£20,197,410	£20,296,585	£22,812,773	£25,328,963
60% LAR - 40% CIR	45%	£14,867,171	£19,695,110	£22,208,121	£22,307,162	£24,820,165	£27,333,167
60% LAR - 40% CIR	50%	£17,276,491	£21,729,486	£24,238,796	£24,337,679	£26,848,214	£29,356,756

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone B - £1,000 psf
------------	---------------------

No Units	200
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£14,830,516	£7,173,553	£4,755,985	£4,960,567	£2,242,999	£207,509
60% LAR - 40% CIR	5%	£12,581,149	£5,238,106	£2,827,213	£2,732,160	£303,532	£2,174,851
60% LAR - 40% CIR	10%	£10,297,206	£3,279,267	£869,543	£773,378	£1,689,568	£4,167,925
60% LAR - 40% CIR	15%	£7,994,020	£1,303,204	£-1,144,046	£-1,241,364	£-3,708,701	£6,212,338
60% LAR - 40% CIR	20%	£5,667,417	£-30,847	£-3,191,285	£-3,288,332	£-5,780,789	£8,278,982
60% LAR - 40% CIR	25%	£3,297,646	£-2,804,056	£-5,255,143	£-5,383,406	£-7,875,534	£10,403,274
60% LAR - 40% CIR	30%	£908,849	£-4,919,706	£-7,406,519	£-7,504,559	£-10,027,880	£12,552,636
60% LAR - 40% CIR	35%	£-1,454,522	£-7,065,815	£-9,584,427	£-9,683,768	£-12,203,871	£14,723,975
60% LAR - 40% CIR	40%	£-4,096,709	£-9,269,352	£-11,785,540	£-11,884,715	£-14,400,903	£16,917,091
60% LAR - 40% CIR	45%	£-6,628,165	£-11,493,737	£-14,006,740	£-14,105,781	£-16,618,784	£19,131,787
60% LAR - 40% CIR	50%	£-9,251,396	£-13,737,303	£-16,247,844	£-16,346,781	£-18,887,323	£21,367,863

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£-13,989,198	£-20,726,162	£-23,143,730	£-23,239,147	£-25,656,715	£-28,107,224
60% LAR - 40% CIR	5%	£-15,518,666	£-22,663,608	£-25,072,601	£-25,167,985	£-27,586,162	£-30,074,516
60% LAR - 40% CIR	10%	£-17,602,508	£-24,620,448	£-27,500,171	£-27,596,336	£-29,589,313	£-32,067,839
60% LAR - 40% CIR	15%	£-19,905,694	£-26,596,510	£-29,943,760	£-29,141,079	£-31,608,416	£-34,112,052
60% LAR - 40% CIR	20%	£-22,232,297	£-28,590,362	£-31,090,969	£-31,188,037	£-33,680,513	£-36,178,086
60% LAR - 40% CIR	25%	£-24,602,058	£-30,610,770	£-31,184,657	£-31,281,120	£-35,715,248	£-38,263,369
60% LAR - 40% CIR	30%	£-26,990,865	£-32,619,420	£-33,306,233	£-33,494,273	£-37,927,594	£-40,452,350
60% LAR - 40% CIR	35%	£-29,454,636	£-34,665,529	£-37,484,142	£-37,583,482	£-40,103,596	£-42,623,689
60% LAR - 40% CIR	40%	£-31,969,423	£-37,049,068	£-39,695,254	£-39,794,530	£-42,300,817	£-44,816,058
60% LAR - 40% CIR	45%	£-34,527,879	£-39,393,452	£-41,906,554	£-42,005,496	£-44,518,498	£-47,031,501
60% LAR - 40% CIR	50%	£-37,151,110	£-41,637,018	£-44,117,558	£-44,216,495	£-46,757,037	£-49,267,577

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£-1,508,341	£-3,165,304	£-4,182,872	£-4,178,290	£-4,098,858	£-4,056,366
60% LAR - 40% CIR	5%	£-3,167,029	£-4,811,644	£-6,071,601	£-6,066,698	£-5,986,326	£-5,943,658
60% LAR - 40% CIR	10%	£-4,841,651	£-6,459,591	£-8,069,314	£-8,064,411	£-7,984,039	£-7,941,371
60% LAR - 40% CIR	15%	£-6,544,837	£-8,105,653	£-10,067,027	£-10,062,124	£-9,981,752	£-9,939,084
60% LAR - 40% CIR	20%	£-8,267,446	£-9,750,244	£-12,064,740	£-12,059,837	£-11,979,465	£-11,936,797
60% LAR - 40% CIR	25%	£-10,014,211	£-11,394,835	£-14,062,453	£-14,057,550	£-13,977,183	£-13,934,515
60% LAR - 40% CIR	30%	£-11,793,008	£-13,039,426	£-16,060,166	£-16,055,263	£-15,974,896	£-15,932,228
60% LAR - 40% CIR	35%	£-13,607,779	£-14,684,017	£-18,057,879	£-18,052,976	£-17,972,608	£-17,930,040
60% LAR - 40% CIR	40%	£-15,454,266	£-16,328,608	£-20,055,592	£-20,050,689	£-19,970,321	£-19,927,753
60% LAR - 40% CIR	45%	£-17,331,027	£-17,973,200	£-22,053,305	£-22,048,402	£-21,968,034	£-21,925,466
60% LAR - 40% CIR	50%	£-19,243,253	£-19,607,791	£-24,051,018	£-24,046,115	£-23,965,747	£-23,923,179

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£3,281,345	£4,375,019	£6,792,587	£6,888,034	£9,305,572	£11,756,081
60% LAR - 40% CIR	5%	£1,632,577	£3,141,466	£4,871,869	£4,967,316	£6,584,854	£8,135,363
60% LAR - 40% CIR	10%	£-1,251,365	£-1,269,305	£-10,679,029	£-10,775,193	£-13,238,170	£-15,716,408
60% LAR - 40% CIR	15%	£-3,554,551	£-3,245,367	£-12,892,617	£-12,789,936	£-15,257,273	£-17,760,909
60% LAR - 40% CIR	20%	£-5,861,155	£-5,122,219	£-14,739,865	£-14,636,894	£-17,330,370	£-19,824,553
60% LAR - 40% CIR	25%	£-8,250,925	£-7,432,627	£-16,633,714	£-16,530,743	£-19,424,105	£-21,951,846
60% LAR - 40% CIR	30%	£-10,630,722	£-9,488,278	£-18,565,090	£-18,462,120	£-21,576,451	£-24,101,207
60% LAR - 40% CIR	35%	£-13,003,493	£-11,514,846	£-20,536,889	£-20,433,918	£-23,782,463	£-26,278,547
60% LAR - 40% CIR	40%	£-15,376,264	£-13,541,419	£-22,548,688	£-22,445,717	£-25,988,475	£-28,464,852
60% LAR - 40% CIR	45%	£-17,749,035	£-15,568,000	£-24,560,487	£-24,457,516	£-28,194,482	£-30,651,159
60% LAR - 40% CIR	50%	£-20,121,806	£-17,594,581	£-26,572,286	£-26,469,315	£-30,400,489	£-32,827,466

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£8,943,516	£1,297,353	£-1,000,019	£-1,228,443	£-1,685,599	£-2,188,539
60% LAR - 40% CIR	5%	£6,495,149	£-49,324	£-3,038,787	£-3,134,950	£-4,582,458	£-6,080,801
60% LAR - 40% CIR	10%	£4,411,206	£-2,606,733	£-5,016,467	£-5,112,622	£-6,575,598	£-8,053,925
60% LAR - 40% CIR	15%	£2,108,020	£-4,582,796	£-7,030,046	£-7,126,201	£-8,594,701	£-10,098,338
60% LAR - 40% CIR	20%	£-218,963	£-6,616,647	£-9,077,285	£-9,173,440	£-10,666,788	£-12,184,952
60% LAR - 40% CIR	25%	£-428,354	£-8,690,058	£-11,171,143	£-11,267,298	£-12,781,534	£-13,882,274
60% LAR - 40% CIR	30%	£-637,745	£-10,805,709	£-13,292,519	£-13,388,674	£-14,913,880	£-16,038,436
60% LAR - 40% CIR	35%	£-847,136	£-12,951,815	£-15,470,427	£-15,566,582	£-16,609,768	£-17,690,076
60% LAR - 40% CIR	40%	£-1,056,527	£-15,155,362	£-17,671,540	£-17,767,695	£-18,286,903	£-18,303,091
60% LAR - 40% CIR	45%	£-1,265,918	£-17,379,737	£-19,892,744	£-19,988,899	£-20,504,784	£-20,517,787
60% LAR - 40% CIR	50%	£-1,475,309	£-19,603,493	£-22,133,844	£-22,229,999	£-21,743,265	£-21,355,863

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone B - £1,050 psf
------------	---------------------

No Units	200
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£18,744,396	£11,081,102	£8,699,867	£8,605,883	£6,196,301	£3,776,733
60% LAR : 40% CIR	5%	£16,306,671	£3,970,888	£5,562,640	£5,467,796	£4,073,904	£1,869,535
60% LAR : 40% CIR	10%	£13,849,829	£6,537,239	£4,436,289	£4,341,570	£1,940,621	£-498,239
60% LAR : 40% CIR	15%	£11,362,607	£4,663,511	£2,269,780	£2,175,363	£-246,239	£-2,713,576
60% LAR : 40% CIR	20%	£8,842,192	£2,470,727	£96,488	£-29,535	£-2,490,174	£-4,967,807
60% LAR : 40% CIR	25%	£6,302,673	£247,295	£-2,203,616	£-2,300,403	£-4,771,402	£-7,263,529
60% LAR : 40% CIR	30%	£3,721,129	£-2,045,322	£-4,509,328	£-4,607,388	£-7,084,181	£-9,605,788
60% LAR : 40% CIR	35%	£1,112,589	£-4,375,367	£-8,857,796	£-8,955,644	£-9,467,572	£-11,887,615
60% LAR : 40% CIR	40%	£-1,869,492	£-6,747,890	£-9,269,670	£-9,368,845	£-11,875,033	£-14,391,221
60% LAR : 40% CIR	45%	£-4,311,316	£-9,178,356	£-11,691,359	£-11,790,400	£-14,303,403	£-16,816,406
60% LAR : 40% CIR	50%	£-7,112,299	£-11,632,411	£-14,142,952	£-14,241,889	£-16,752,431	£-19,262,972

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,155,318	£-18,618,612	£-19,189,847	£-18,293,831	£-21,763,474	£-24,120,982
60% LAR : 40% CIR	5%	£11,693,043	£-18,929,626	£-19,165,865	£-18,411,616	£-22,820,810	£-24,236,178
60% LAR : 40% CIR	10%	£-4,949,686	£-21,062,475	£-23,463,425	£-23,588,144	£-25,959,093	£-28,597,858
60% LAR : 40% CIR	15%	£-16,537,108	£-23,236,203	£-25,629,934	£-25,724,351	£-28,145,954	£-30,613,291
60% LAR : 40% CIR	20%	£-19,957,621	£-25,428,988	£-27,833,226	£-27,929,249	£-30,389,888	£-32,867,622
60% LAR : 40% CIR	25%	£-21,598,941	£-27,652,430	£-30,103,331	£-30,201,117	£-32,647,116	£-35,163,244
60% LAR : 40% CIR	30%	£-24,178,585	£-29,945,037	£-32,409,042	£-32,507,083	£-34,993,895	£-37,505,503
60% LAR : 40% CIR	35%	£-26,787,119	£-32,275,282	£-34,757,511	£-34,855,358	£-37,397,226	£-39,887,330
60% LAR : 40% CIR	40%	£-29,469,207	£-34,647,574	£-37,189,384	£-37,286,449	£-39,743,747	£-42,292,035
60% LAR : 40% CIR	45%	£-32,211,030	£-37,076,070	£-39,591,073	£-39,690,114	£-42,203,117	£-44,716,120
60% LAR : 40% CIR	50%	£-35,012,015	£-39,532,125	£-42,042,667	£-42,141,604	£-44,652,145	£-47,162,686

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,405,539	£5,257,755	£7,638,980	£7,732,974	£-10,142,587	£-12,560,125
60% LAR : 40% CIR	5%	£1,693,043	£7,367,969	£9,848,191	£9,848,191	£-12,289,963	£-14,669,322
60% LAR : 40% CIR	10%	£-2,489,029	£-9,501,618	£-11,902,568	£-11,997,287	£-14,598,236	£-16,837,096
60% LAR : 40% CIR	15%	£-4,976,251	£-11,675,348	£-14,069,077	£-14,163,484	£-16,595,397	£-18,052,434
60% LAR : 40% CIR	20%	£-7,469,664	£-13,868,138	£-16,272,369	£-16,366,369	£-18,329,661	£-19,308,764
60% LAR : 40% CIR	25%	£-10,035,684	£-16,091,974	£-18,542,474	£-18,639,290	£-21,110,269	£-22,602,387
60% LAR : 40% CIR	30%	£-12,617,728	£-18,384,180	£-20,848,185	£-20,946,225	£-23,433,038	£-25,044,648
60% LAR : 40% CIR	35%	£-15,226,258	£-20,714,425	£-23,196,654	£-23,294,501	£-25,806,369	£-28,026,472
60% LAR : 40% CIR	40%	£-17,898,349	£-23,046,717	£-25,568,527	£-25,667,702	£-28,211,680	£-30,726,076
60% LAR : 40% CIR	45%	£-20,650,173	£-25,371,213	£-28,000,216	£-28,100,257	£-30,642,260	£-33,155,263
60% LAR : 40% CIR	50%	£-23,451,156	£-27,691,268	£-30,481,810	£-30,580,748	£-33,091,288	£-35,601,629

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,195,524	£8,877,470	£-12,848,704	£-12,942,888	£-35,352,271	£-37,769,639
60% LAR : 40% CIR	5%	£4,758,100	£7,977,685	£-4,965,722	£-5,060,775	£-2,460,667	£-3,976,057
60% LAR : 40% CIR	10%	£2,301,257	£-4,711,332	£-12,122,282	£-12,207,091	£-29,607,950	£-31,046,810
60% LAR : 40% CIR	15%	£-185,965	£-6,885,060	£-19,278,791	£-19,373,208	£-11,794,811	£-14,269,148
60% LAR : 40% CIR	20%	£-2,306,379	£-9,071,845	£-26,432,084	£-26,526,107	£-14,039,345	£-16,516,479
60% LAR : 40% CIR	25%	£-4,245,698	£-11,301,287	£-33,752,188	£-33,846,974	£-16,319,973	£-18,812,101
60% LAR : 40% CIR	30%	£-7,327,442	£-13,593,894	£-41,057,900	£-41,152,940	£-18,642,752	£-21,154,360
60% LAR : 40% CIR	35%	£-10,435,973	£-15,941,138	£-48,406,368	£-48,504,915	£-21,066,989	£-23,536,187
60% LAR : 40% CIR	40%	£-13,118,064	£-18,296,431	£-55,808,241	£-55,907,417	£-23,423,604	£-25,959,792
60% LAR : 40% CIR	45%	£-15,859,888	£-20,726,628	£-63,239,930	£-63,338,972	£-25,851,974	£-28,364,977
60% LAR : 40% CIR	50%	£-18,680,870	£-23,180,982	£-70,691,524	£-70,790,461	£-28,301,002	£-30,811,943

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£12,888,396	£5,185,102	£2,813,897	£2,779,583	£-310,501	£-2,107,697
60% LAR : 40% CIR	5%	£10,420,971	£3,984,688	£2,698,849	£2,671,786	£-1,806,096	£-4,216,465
60% LAR : 40% CIR	10%	£7,963,629	£1,951,239	£-1,449,711	£-1,544,430	£-3,945,379	£-5,384,239
60% LAR : 40% CIR	15%	£5,476,607	£-1,222,489	£-3,618,220	£-3,710,939	£-6,132,239	£-8,599,676
60% LAR : 40% CIR	20%	£2,966,193	£-3,415,273	£-6,819,612	£-6,915,538	£-8,701,714	£-11,653,907
60% LAR : 40% CIR	25%	£416,873	£-5,638,715	£-10,080,616	£-10,186,493	£-10,657,402	£-13,149,529
60% LAR : 40% CIR	30%	£-2,164,871	£-7,891,322	£-13,395,328	£-13,493,388	£-12,980,181	£-15,491,788
60% LAR : 40% CIR	35%	£-4,473,401	£-10,261,267	£-16,743,796	£-16,841,644	£-15,963,542	£-17,876,616
60% LAR : 40% CIR	40%	£-7,455,492	£-12,633,960	£-20,145,670	£-20,244,545	£-17,781,033	£-20,277,221
60% LAR : 40% CIR	45%	£-10,197,318	£-15,064,358	£-23,577,359	£-23,676,400	£-20,190,403	£-22,702,408
60% LAR : 40% CIR	50%	£-12,998,359	£-17,476,414	£-27,029,692	£-27,129,699	£-22,638,491	£-25,146,972

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone B - £1,100 psf
------------	---------------------

No Units	200
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£22,645,911	£14,860,716	£12,599,839	£12,505,555	£10,124,322	£7,732,035
60% LAR - 40% CIR	5%	£20,024,857	£12,615,577	£10,302,887	£10,209,283	£7,830,540	£5,425,948
60% LAR - 40% CIR	10%	£17,372,320	£10,351,280	£7,865,414	£7,865,119	£5,498,503	£3,097,644
60% LAR - 40% CIR	15%	£14,700,829	£8,008,048	£5,630,086	£5,535,671	£3,141,940	£737,630
60% LAR - 40% CIR	20%	£12,010,540	£5,633,369	£3,246,136	£3,151,993	£757,063	£-1,692,024
60% LAR - 40% CIR	25%	£9,275,155	£3,224,030	£88,700	£743,365	£-1,699,964	£-4,159,367
60% LAR - 40% CIR	30%	£6,518,942	£794,002	£-1,643,322	£-1,739,888	£-4,196,990	£-6,863,803
60% LAR - 40% CIR	35%	£3,724,002	£-1,713,064	£-4,167,548	£-4,265,395	£-6,747,624	£-9,251,257
60% LAR - 40% CIR	40%	£895,908	£-4,294,553	£-8,742,908	£-9,840,611	£-9,340,162	£-11,895,351
60% LAR - 40% CIR	45%	£-2,017,116	£-6,862,976	£-9,375,978	£-9,475,020	£-11,988,022	£-14,501,024
60% LAR - 40% CIR	50%	£-4,995,732	£-9,527,519	£-12,038,061	£-12,136,998	£-14,647,538	£-17,158,080

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£5,283,803	£-12,918,998	£-15,300,175	£-15,394,169	£-17,775,393	£-20,167,679
60% LAR - 40% CIR	5%	£7,874,857	£-10,224,138	£-17,586,827	£-17,680,465	£-20,114,174	£-22,474,067
60% LAR - 40% CIR	10%	£10,527,304	£-7,548,434	£-19,913,300	£-20,000,596	£-22,401,122	£-24,802,073
60% LAR - 40% CIR	15%	£13,188,886	£-4,891,666	£-22,269,628	£-22,364,043	£-24,757,775	£-27,162,084
60% LAR - 40% CIR	20%	£15,860,164	£-2,266,345	£-24,653,578	£-24,747,721	£-27,142,681	£-29,591,738
60% LAR - 40% CIR	25%	£18,524,560	£3,317,084	£-27,061,015	£-27,156,347	£-29,569,678	£-32,056,111
60% LAR - 40% CIR	30%	£21,180,773	£6,705,713	£-29,543,036	£-29,639,602	£-32,036,705	£-34,583,517
60% LAR - 40% CIR	35%	£23,815,712	£10,012,778	£-32,067,262	£-32,165,110	£-34,647,339	£-37,150,971
60% LAR - 40% CIR	40%	£27,003,806	£13,264,267	£-34,642,940	£-34,760,325	£-37,248,971	£-39,765,055
60% LAR - 40% CIR	45%	£29,916,830	£16,462,690	£-37,275,693	£-37,374,734	£-39,887,736	£-42,400,739
60% LAR - 40% CIR	50%	£32,895,447	£19,627,234	£-39,937,175	£-40,036,712	£-42,547,253	£-45,057,758

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£6,307,054	£-1,388,141	£-3,793,318	£-3,833,392	£-9,214,535	£-9,806,822
60% LAR - 40% CIR	5%	£3,686,000	£-3,863,901	£-6,865,300	£-6,924,694	£-9,593,917	£-10,181,216
60% LAR - 40% CIR	10%	£1,033,463	£-5,987,577	£-8,352,443	£-8,445,739	£-10,840,265	£-11,241,213
60% LAR - 40% CIR	15%	£-1,638,029	£-8,330,809	£-10,708,771	£-10,803,188	£-13,196,918	£-15,601,227
60% LAR - 40% CIR	20%	£-4,325,467	£-10,705,468	£-13,062,721	£-13,166,865	£-15,581,794	£-18,038,681
60% LAR - 40% CIR	25%	£-7,063,703	£-13,114,827	£-15,500,188	£-15,595,489	£-18,038,521	£-20,498,254
60% LAR - 40% CIR	30%	£-9,819,915	£-15,544,858	£-17,982,179	£-18,078,745	£-20,535,947	£-22,922,660
60% LAR - 40% CIR	35%	£-12,614,855	£-18,051,921	£-20,506,405	£-20,694,252	£-23,081,481	£-25,500,114
60% LAR - 40% CIR	40%	£-15,442,919	£-20,603,410	£-23,061,763	£-23,179,468	£-25,668,000	£-28,044,208
60% LAR - 40% CIR	45%	£-18,355,973	£-23,201,833	£-25,714,838	£-25,813,877	£-28,326,679	£-30,639,881
60% LAR - 40% CIR	50%	£-21,334,889	£-25,866,316	£-28,376,919	£-28,475,858	£-30,988,396	£-33,296,937

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£11,097,340	£3,432,144	£1,050,968	£956,084	£-1,424,250	£-3,816,536
60% LAR - 40% CIR	5%	£3,476,296	£1,127,005	£-1,295,664	£-1,335,964	£-3,744,031	£-5,122,304
60% LAR - 40% CIR	10%	£5,823,749	£-1,197,292	£-3,562,167	£-3,655,433	£-6,049,979	£-8,450,928
60% LAR - 40% CIR	15%	£3,152,257	£-3,540,523	£-6,918,485	£-7,012,991	£-9,409,632	£-10,810,941
60% LAR - 40% CIR	20%	£491,979	£-5,915,202	£-9,302,436	£-9,396,579	£-10,791,568	£-13,240,595
60% LAR - 40% CIR	25%	£-2,273,417	£-8,324,542	£-10,709,672	£-10,806,204	£-13,248,535	£-15,707,968
60% LAR - 40% CIR	30%	£-5,029,630	£-10,754,570	£-13,181,893	£-13,288,460	£-15,745,562	£-18,232,374
60% LAR - 40% CIR	35%	£-7,824,569	£-13,261,635	£-15,716,119	£-15,813,987	£-18,286,196	£-20,799,628
60% LAR - 40% CIR	40%	£-10,652,663	£-15,813,123	£-18,261,487	£-18,369,182	£-20,897,734	£-23,413,922
60% LAR - 40% CIR	45%	£-13,565,687	£-18,411,547	£-20,924,550	£-21,023,591	£-23,536,593	£-26,049,586
60% LAR - 40% CIR	50%	£-16,544,304	£-21,076,091	£-23,586,632	£-23,688,589	£-26,196,718	£-28,706,657

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£16,198,911	£3,084,716	£5,713,539	£6,813,265	£4,288,322	£1,846,035
60% LAR - 40% CIR	5%	£14,138,857	£6,789,577	£4,418,897	£4,322,653	£1,948,540	£-460,352
60% LAR - 40% CIR	10%	£11,486,320	£4,465,280	£2,100,414	£2,007,119	£-387,407	£-2,788,355
60% LAR - 40% CIR	15%	£8,814,829	£2,122,048	£-255,914	£-350,329	£-744,080	£-1,548,570
60% LAR - 40% CIR	20%	£6,124,550	£-22,616,864	£-42,609,007	£-42,734,007	£-45,129,917	£-47,678,024
60% LAR - 40% CIR	25%	£3,389,155	£-42,661,970	£-85,047,300	£-85,142,632	£-87,585,964	£-90,045,307
60% LAR - 40% CIR	30%	£632,942	£-65,091,998	£-127,529,322	£-127,625,888	£-130,092,990	£-132,569,803
60% LAR - 40% CIR	35%	£-2,161,998	£-87,599,064	£-160,053,948	£-160,151,395	£-162,633,684	£-165,137,257
60% LAR - 40% CIR	40%	£-4,900,092	£-110,150,553	£-192,628,928	£-192,736,611	£-195,235,162	£-197,751,351
60% LAR - 40% CIR	45%	£-7,903,116	£-132,748,976	£-225,261,978	£-225,381,020	£-227,874,022	£-230,387,024
60% LAR - 40% CIR	50%	£-10,981,732	£-155,413,619	£-257,924,061	£-258,053,598	£-260,533,598	£-263,044,080

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 200 Flats

Value Area	Zone B - £1,150 psf
------------	---------------------

No Units	200
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£26,515,887	£18,832,013	£16,486,565	£16,393,994	£14,023,994	£11,642,750
60% LAR : 40% CIR	10%	£23,711,005	£16,356,524	£14,007,576	£13,913,952	£11,541,282	£9,168,972
60% LAR : 40% CIR	15%	£20,887,291	£13,860,985	£11,496,120	£11,402,824	£9,037,958	£6,555,615
60% LAR : 40% CIR	20%	£18,027,627	£11,322,770	£8,965,014	£8,872,016	£6,502,246	£4,108,515
60% LAR : 40% CIR	25%	£15,141,653	£8,765,194	£6,408,778	£6,314,638	£4,927,403	£1,540,170
60% LAR : 40% CIR	30%	£12,257,067	£6,189,007	£3,807,560	£3,713,651	£1,352,215	£1,099,524
60% LAR : 40% CIR	35%	£9,293,072	£3,563,281	£1,186,915	£1,093,229	£-1,337,888	£-3,787,326
60% LAR : 40% CIR	40%	£6,320,133	£919,001	£-1,510,222	£-1,606,589	£-4,087,376	£-6,539,605
60% LAR : 40% CIR	45%	£3,306,455	£-1,807,105	£-4,259,619	£-4,287,204	£-9,835,677	£-9,339,481
60% LAR : 40% CIR	50%	£2,897,616	£-7,422,628	£-9,933,168	£-10,032,106	£-19,672,641	£-12,185,644
						£-12,542,647	£-15,053,188

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,383,827	£9,067,702	£11,413,749	£11,505,720	£13,875,720	£16,259,955
60% LAR : 40% CIR	5%	£4,088,718	£11,643,099	£13,988,138	£13,985,765	£16,348,462	£18,731,148
60% LAR : 40% CIR	10%	£7,012,423	£14,038,729	£16,403,595	£16,498,890	£18,981,756	£21,424,000
60% LAR : 40% CIR	15%	£9,872,087	£16,576,944	£18,934,701	£19,027,698	£21,397,468	£23,791,200
60% LAR : 40% CIR	20%	£12,738,061	£19,133,930	£21,480,938	£21,585,079	£23,972,312	£26,359,544
60% LAR : 40% CIR	25%	£15,602,657	£21,710,107	£24,062,134	£24,169,663	£26,547,488	£28,906,238
60% LAR : 40% CIR	30%	£18,466,643	£24,306,433	£26,712,800	£26,826,485	£29,122,602	£31,687,040
60% LAR : 40% CIR	35%	£21,379,581	£26,980,713	£29,409,937	£29,526,313	£31,997,090	£34,439,318
60% LAR : 40% CIR	40%	£24,293,289	£29,716,819	£32,189,234	£32,317,011	£34,975,391	£37,238,198
60% LAR : 40% CIR	45%	£27,243,909	£32,496,205	£34,961,440	£35,099,353	£37,972,356	£40,085,358
60% LAR : 40% CIR	50%	£30,197,330	£35,322,342	£37,832,883	£37,931,820	£40,442,361	£42,952,903

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£10,177,030	£2,493,156	£147,708	£55,137	£2,314,883	£4,898,098
60% LAR : 40% CIR	5%	£7,372,147	£1,765	£2,847,881	£2,848,985	£4,701,385	£7,170,285
60% LAR : 40% CIR	10%	£4,548,434	£2,477,872	£4,842,738	£4,936,033	£7,300,889	£9,683,242
60% LAR : 40% CIR	15%	£1,688,770	£5,018,087	£7,373,844	£7,466,841	£9,838,611	£12,230,342
60% LAR : 40% CIR	20%	£1,897,824	£7,573,013	£9,908,970	£10,004,271	£12,441,665	£14,798,687
60% LAR : 40% CIR	25%	£4,101,800	£10,149,860	£12,512,297	£12,609,196	£15,056,642	£17,438,381
60% LAR : 40% CIR	30%	£7,045,788	£12,775,576	£15,151,942	£15,245,628	£17,676,745	£20,126,183
60% LAR : 40% CIR	35%	£10,018,724	£15,419,868	£17,849,080	£17,945,456	£20,396,233	£22,878,482
60% LAR : 40% CIR	40%	£13,032,423	£18,145,862	£20,588,476	£20,688,182	£23,174,504	£25,676,338
60% LAR : 40% CIR	45%	£16,083,052	£20,925,348	£23,400,583	£23,498,496	£26,011,498	£28,524,501
60% LAR : 40% CIR	50%	£19,236,473	£23,781,485	£26,272,026	£26,370,983	£28,881,504	£31,392,048

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£14,967,316	£7,283,241	£4,937,994	£4,845,423	£2,475,422	£94,188
60% LAR : 40% CIR	5%	£7,372,147	£1,765	£2,459,065	£2,365,980	£7,308	£1,371,916
60% LAR : 40% CIR	10%	£9,338,720	£2,312,414	£52,452	£145,744	£2,510,613	£4,892,956
60% LAR : 40% CIR	15%	£6,479,056	£2,852,892	£2,583,568	£2,676,595	£5,049,325	£7,440,057
60% LAR : 40% CIR	20%	£3,583,082	£2,132,385	£8,189,793	£8,283,996	£7,631,189	£10,008,401
60% LAR : 40% CIR	25%	£6,688,486	£5,359,564	£7,741,011	£7,834,911	£10,216,356	£12,648,096
60% LAR : 40% CIR	30%	£2,255,500	£7,885,290	£10,361,657	£10,455,342	£12,886,459	£15,339,898
60% LAR : 40% CIR	35%	£5,229,438	£10,629,570	£13,088,794	£13,185,170	£15,095,947	£18,008,176
60% LAR : 40% CIR	40%	£8,242,137	£13,355,676	£15,808,191	£15,906,676	£18,384,249	£20,888,052
60% LAR : 40% CIR	45%	£11,292,767	£16,130,622	£18,610,297	£18,708,210	£21,221,213	£23,734,215
60% LAR : 40% CIR	50%	£14,446,188	£18,971,199	£21,481,740	£21,580,678	£24,051,218	£26,601,769

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£20,629,887	£12,380,313	£10,680,366	£10,587,984	£8,137,988	£5,786,759
60% LAR : 40% CIR	5%	£17,825,005	£10,470,524	£8,121,576	£8,027,952	£5,655,262	£3,282,572
60% LAR : 40% CIR	10%	£15,001,291	£7,974,985	£5,610,120	£5,516,824	£3,151,958	£769,615
60% LAR : 40% CIR	15%	£12,141,627	£5,436,770	£3,079,014	£2,985,016	£1,616,248	£-1,777,485
60% LAR : 40% CIR	20%	£9,255,653	£2,919,784	£52,778	£42,678	£-1,668,697	£-4,051,430
60% LAR : 40% CIR	25%	£6,351,057	£303,007	£-2,078,440	£-2,172,339	£-4,553,785	£-6,985,524
60% LAR : 40% CIR	30%	£3,407,072	£-2,322,719	£-4,999,085	£-4,792,771	£-7,223,898	£-9,873,326
60% LAR : 40% CIR	35%	£434,133	£-4,965,999	£-7,996,222	£-7,492,589	£-9,943,376	£-12,425,605
60% LAR : 40% CIR	40%	£-2,579,565	£-7,693,105	£-10,145,619	£-10,243,304	£-12,721,677	£-15,225,481
60% LAR : 40% CIR	45%	£-5,630,190	£-10,472,491	£-12,947,726	£-13,045,639	£-15,598,641	£-18,071,644
60% LAR : 40% CIR	50%	£-8,783,616	£-13,306,628	£-15,619,168	£-15,616,106	£-18,428,647	£-20,938,968

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone B - £1,200 psf
------------	---------------------

No Units	200
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£30,385,862	£22,883,309	£20,337,861	£20,245,290	£17,899,843	£15,542,432
60% LAR : 40% CIR	5%	£27,387,480	£20,015,256	£17,678,226	£17,586,008	£15,245,051	£12,873,261
60% LAR : 40% CIR	10%	£24,370,268	£17,328,391	£14,999,067	£14,907,173	£12,547,664	£10,182,798
60% LAR : 40% CIR	15%	£21,334,387	£14,622,875	£12,279,736	£12,186,739	£9,828,983	£7,488,822
60% LAR : 40% CIR	20%	£18,272,758	£11,885,522	£9,534,167	£9,441,440	£7,080,045	£4,702,812
60% LAR : 40% CIR	25%	£15,172,466	£9,114,848	£6,759,292	£6,676,803	£4,297,191	£1,915,745
60% LAR : 40% CIR	30%	£12,053,717	£6,325,932	£3,954,226	£3,860,541	£1,484,174	£-935,886
60% LAR : 40% CIR	35%	£8,896,112	£3,488,647	£1,116,661	£1,023,159	£-1,403,758	£-3,849,357
60% LAR : 40% CIR	40%	£5,706,016	£627,413	£-180,140	£-1,900,366	£-4,352,271	£-8,330,743
60% LAR : 40% CIR	45%	£2,488,597	£-2,327,275	£-4,785,361	£-4,882,915	£-7,358,149	£-9,870,263
60% LAR : 40% CIR	50%	£-827,776	£-5,341,204	£-7,828,277	£-7,927,215	£-10,437,755	£-12,948,297

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,486,147	£5,216,406	£7,981,853	£7,654,424	£9,999,871	£12,357,282
60% LAR : 40% CIR	0%	£12,894	£7,884,459	£10,214,609	£10,133,768	£12,483,764	£14,028,416
60% LAR : 40% CIR	10%	£3,529,446	£10,571,323	£12,900,647	£12,822,542	£15,352,051	£17,116,016
60% LAR : 40% CIR	15%	£6,565,327	£13,276,830	£15,619,978	£15,542,975	£18,070,732	£20,430,892
60% LAR : 40% CIR	20%	£9,626,957	£16,014,192	£18,365,547	£18,288,274	£20,809,689	£23,196,903
60% LAR : 40% CIR	25%	£12,727,248	£18,784,197	£21,130,423	£21,052,411	£23,602,563	£25,963,969
60% LAR : 40% CIR	30%	£15,845,997	£21,573,782	£23,945,488	£23,867,174	£26,415,540	£28,835,600
60% LAR : 40% CIR	35%	£19,003,603	£24,411,967	£26,783,054	£26,704,555	£29,303,473	£31,749,072
60% LAR : 40% CIR	40%	£22,193,098	£27,272,203	£29,733,854	£29,654,070	£32,282,985	£34,739,458
60% LAR : 40% CIR	45%	£25,431,117	£30,226,899	£32,685,076	£32,602,629	£35,257,863	£37,769,977
60% LAR : 40% CIR	50%	£28,727,491	£33,240,918	£35,727,991	£35,645,929	£38,317,470	£40,848,011

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£14,047,004	£6,344,451	£3,999,004	£3,906,433	£1,560,986	£-796,425
60% LAR : 40% CIR	0%	£11,048,623	£3,616,389	£1,593,389	£1,247,751	£-808,867	£-1,358,586
60% LAR : 40% CIR	10%	£8,031,411	£899,534	£-1,539,790	£-1,431,694	£-3,791,194	£-6,150,059
60% LAR : 40% CIR	15%	£4,995,530	£-1,715,982	£-4,059,121	£-4,152,118	£-6,509,875	£-8,870,036
60% LAR : 40% CIR	20%	£1,933,900	£-4,863,335	£-6,964,680	£-6,987,417	£-9,248,812	£-11,638,046
60% LAR : 40% CIR	25%	£-1,186,391	£-7,263,309	£-9,589,566	£-9,692,054	£-12,041,668	£-14,423,112
60% LAR : 40% CIR	30%	£-4,285,140	£-10,012,923	£-12,384,631	£-12,478,317	£-14,884,683	£-17,274,743
60% LAR : 40% CIR	35%	£-7,442,745	£-12,890,210	£-15,222,198	£-15,315,696	£-17,742,616	£-20,188,214
60% LAR : 40% CIR	40%	£-10,632,211	£-15,711,445	£-18,142,997	£-18,240,213	£-20,661,228	£-23,168,031
60% LAR : 40% CIR	45%	£-13,870,260	£-18,666,132	£-21,124,214	£-21,221,772	£-23,697,006	£-26,209,120
60% LAR : 40% CIR	50%	£-17,168,634	£-21,680,961	£-24,167,434	£-24,266,072	£-26,778,612	£-29,287,154

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£18,837,290	£11,134,737	£8,786,260	£8,696,719	£6,357,271	£3,993,861
60% LAR : 40% CIR	0%	£11,048,623	£3,616,389	£1,593,389	£1,247,751	£-808,867	£-1,358,586
60% LAR : 40% CIR	10%	£12,821,697	£5,779,820	£3,450,496	£3,358,601	£999,062	£1,365,773
60% LAR : 40% CIR	15%	£9,785,816	£3,074,304	£731,165	£638,167	£-1,719,589	£-4,079,749
60% LAR : 40% CIR	20%	£8,234,186	£336,951	£-2,744,804	£-2,707,181	£-4,458,537	£-6,845,761
60% LAR : 40% CIR	25%	£3,623,895	£-2,433,624	£-4,779,280	£-4,871,768	£-7,251,380	£-9,632,626
60% LAR : 40% CIR	30%	£505,146	£-5,222,639	£-7,594,345	£-7,688,031	£-10,064,397	£-12,484,458
60% LAR : 40% CIR	35%	£-822,660	£-8,069,924	£-10,431,911	£-10,525,415	£-12,982,380	£-15,397,599
60% LAR : 40% CIR	40%	£-1,541,955	£-10,921,159	£-13,352,711	£-13,448,527	£-15,500,342	£-18,379,315
60% LAR : 40% CIR	45%	£-2,279,074	£-13,875,848	£-16,333,933	£-16,431,486	£-18,906,721	£-21,418,834
60% LAR : 40% CIR	50%	£-3,036,348	£-16,889,775	£-19,376,848	£-19,476,798	£-21,968,327	£-24,496,868

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£24,489,862	£16,197,359	£14,451,261	£14,359,260	£12,013,983	£9,886,152
60% LAR : 40% CIR	0%	£21,501,480	£14,120,266	£11,762,226	£11,700,008	£9,359,851	£8,287,281
60% LAR : 40% CIR	10%	£18,484,268	£11,442,391	£9,113,067	£9,021,173	£6,661,664	£4,296,798
60% LAR : 40% CIR	15%	£15,448,587	£8,736,875	£6,393,736	£6,300,739	£3,942,983	£1,582,622
60% LAR : 40% CIR	20%	£12,396,758	£6,069,522	£3,648,167	£3,555,440	£1,204,045	£-118,198
60% LAR : 40% CIR	25%	£9,286,466	£3,228,948	£883,292	£790,803	£-1,888,809	£-3,070,255
60% LAR : 40% CIR	30%	£6,167,717	£39,932	£-1,931,774	£-2,025,499	£-4,401,826	£-6,821,889
60% LAR : 40% CIR	35%	£3,010,112	£-2,897,853	£-4,769,339	£-4,862,841	£-7,280,758	£-9,735,257
60% LAR : 40% CIR	40%	£-179,384	£-5,258,587	£-7,690,140	£-7,786,356	£-10,238,371	£-12,716,743
60% LAR : 40% CIR	45%	£-417,403	£-8,213,275	£-10,671,361	£-10,768,915	£-13,244,149	£-15,756,263
60% LAR : 40% CIR	50%	£-673,976	£-11,227,294	£-13,714,277	£-13,813,215	£-16,303,755	£-18,834,297

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 200 Flats

Value Area	Zone B - £1,250 psf
------------	---------------------

No Units	200
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£34,226,901	£26,502,770	£24,189,157	£24,096,586	£21,751,139	£19,405,691
60% LAR : 40% CIR	5%	£31,057,564	£23,665,681	£21,338,936	£21,244,730	£18,907,738	£16,570,678
60% LAR : 40% CIR	10%	£27,853,245	£20,794,558	£18,485,233	£18,373,339	£16,044,015	£13,692,503
60% LAR : 40% CIR	15%	£24,623,866	£17,896,476	£15,574,155	£15,462,555	£13,143,704	£10,785,948
60% LAR : 40% CIR	20%	£21,375,980	£14,979,938	£12,653,906	£12,561,177	£10,209,692	£7,858,467
60% LAR : 40% CIR	25%	£18,107,676	£12,039,702	£9,694,046	£9,601,558	£7,255,902	£4,880,722
60% LAR : 40% CIR	30%	£14,793,433	£9,055,703	£6,715,051	£6,622,773	£4,251,485	£1,875,119
60% LAR : 40% CIR	35%	£11,460,696	£6,053,429	£3,686,307	£3,592,805	£1,220,818	£-1,200,917
60% LAR : 40% CIR	40%	£8,094,442	£3,000,202	£630,334	£535,263	£-1,897,281	£-2,347,437
60% LAR : 40% CIR	45%	£4,678,246	£-86,859	£-2,524,893	£-2,620,980	£-5,081,786	£-7,557,020
60% LAR : 40% CIR	50%	£1,210,659	£-273,401	£-5,744,593	£-5,842,044	£-8,332,864	£-10,843,404

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£8,327,187	£1,386,945	£-3,710,257	£-3,893,128	£-6,148,576	£-8,404,023
60% LAR : 40% CIR	5%	£3,157,850	£-4,294,033	£-6,662,786	£-6,664,675	£-9,092,086	£-11,325,037
60% LAR : 40% CIR	10%	£-4,649,099	£-7,105,137	£-9,434,462	£-9,528,375	£-11,855,699	£-14,207,211
60% LAR : 40% CIR	15%	£-3,275,848	£-10,000,238	£-12,325,559	£-12,417,159	£-14,786,010	£-17,113,767
60% LAR : 40% CIR	20%	£-6,523,735	£-12,919,808	£-15,245,908	£-15,338,537	£-17,989,892	£-20,041,247
60% LAR : 40% CIR	25%	£-9,917,639	£-15,860,012	£-18,225,668	£-18,298,136	£-20,643,612	£-22,018,938
60% LAR : 40% CIR	30%	£-13,106,281	£-18,844,011	£-21,184,683	£-21,276,942	£-23,648,229	£-26,024,598
60% LAR : 40% CIR	35%	£-16,439,619	£-21,846,283	£-24,213,407	£-24,305,909	£-26,678,897	£-29,100,631
60% LAR : 40% CIR	40%	£-19,815,272	£-24,869,418	£-27,280,281	£-27,364,151	£-29,701,905	£-32,241,151
60% LAR : 40% CIR	45%	£-23,241,468	£-27,906,573	£-30,420,607	£-30,500,694	£-32,581,500	£-35,456,734
60% LAR : 40% CIR	50%	£-26,689,055	£-31,173,115	£-33,684,307	£-33,761,758	£-36,232,578	£-38,743,818

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£17,888,044	£10,163,913	£7,890,300	£7,757,729	£5,412,282	£3,066,834
60% LAR : 40% CIR	5%	£14,718,707	£7,326,824	£4,989,099	£4,905,882	£2,569,851	£1,321,621
60% LAR : 40% CIR	10%	£11,514,388	£4,455,701	£2,126,376	£2,034,482	£-294,842	£-2,646,554
60% LAR : 40% CIR	15%	£8,285,009	£1,557,619	£-784,702	£-886,302	£-3,195,153	£-5,592,890
60% LAR : 40% CIR	20%	£5,037,123	£-1,380,949	£-3,864,861	£-3,717,660	£-6,120,035	£-8,468,389
60% LAR : 40% CIR	25%	£1,789,019	£-4,289,155	£-6,644,811	£-6,577,299	£-9,082,955	£-11,458,135
60% LAR : 40% CIR	30%	£-1,545,424	£-7,283,154	£-9,623,806	£-9,716,085	£-12,087,372	£-14,463,739
60% LAR : 40% CIR	35%	£-4,978,161	£-10,285,428	£-12,650,550	£-12,746,002	£-15,118,039	£-17,539,774
60% LAR : 40% CIR	40%	£-8,524,415	£-13,289,693	£-15,708,524	£-15,803,298	£-18,236,248	£-20,686,294
60% LAR : 40% CIR	45%	£-11,660,611	£-16,425,716	£-18,863,750	£-18,969,837	£-21,420,643	£-23,895,877
60% LAR : 40% CIR	50%	£-15,128,198	£-19,612,268	£-22,083,450	£-22,189,601	£-24,671,724	£-27,182,801

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£22,678,330	£14,954,198	£12,640,386	£12,548,015	£10,202,567	£7,857,120
60% LAR : 40% CIR	5%	£19,508,963	£12,117,110	£9,788,385	£9,696,168	£7,359,137	£5,022,106
60% LAR : 40% CIR	10%	£16,304,674	£9,245,986	£6,916,681	£6,824,768	£4,495,444	£2,143,932
60% LAR : 40% CIR	15%	£13,075,294	£6,347,905	£4,025,584	£3,933,964	£1,595,133	£-62,624
60% LAR : 40% CIR	20%	£9,827,408	£3,431,537	£1,135,334	£1,012,695	£-1,288,748	£-3,890,158
60% LAR : 40% CIR	25%	£6,559,304	£491,131	£-1,894,825	£-1,947,014	£-4,292,670	£-6,967,650
60% LAR : 40% CIR	30%	£3,244,862	£-2,492,869	£-4,833,520	£-4,925,799	£-7,297,086	£-9,673,453
60% LAR : 40% CIR	35%	£-1,085,985	£-5,495,142	£-7,862,264	£-7,955,197	£-10,327,754	£-12,748,468
60% LAR : 40% CIR	40%	£-4,498,130	£-8,549,275	£-10,918,238	£-11,013,008	£-13,445,562	£-15,696,006
60% LAR : 40% CIR	45%	£-8,070,326	£-11,636,430	£-14,073,464	£-14,169,552	£-16,630,357	£-19,105,591
60% LAR : 40% CIR	50%	£-10,397,912	£-14,821,922	£-17,289,185	£-17,389,615	£-18,881,436	£-22,381,876

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£28,340,901	£20,816,710	£18,363,157	£18,210,366	£15,865,159	£13,919,691
60% LAR : 40% CIR	5%	£25,171,564	£17,779,681	£15,450,666	£15,302,798	£13,027,754	£11,748,676
60% LAR : 40% CIR	10%	£21,967,245	£14,908,558	£12,579,233	£12,487,339	£10,158,015	£7,806,503
60% LAR : 40% CIR	15%	£18,737,965	£12,010,476	£9,688,155	£9,596,555	£7,257,704	£4,899,948
60% LAR : 40% CIR	20%	£15,489,960	£9,063,968	£6,747,968	£6,675,177	£4,324,822	£1,972,467
60% LAR : 40% CIR	25%	£12,221,676	£6,153,702	£3,808,046	£3,715,558	£1,369,902	£-1,005,278
60% LAR : 40% CIR	30%	£8,907,433	£3,199,703	£829,051	£736,773	£-1,834,515	£-4,010,881
60% LAR : 40% CIR	35%	£5,574,696	£167,429	£-189,893	£-293,195	£-6,065,182	£-9,088,917
60% LAR : 40% CIR	40%	£2,198,442	£-2,885,703	£-5,255,066	£-5,350,437	£-7,783,391	£-10,233,437
60% LAR : 40% CIR	45%	£-1,207,754	£-5,972,859	£-8,410,893	£-8,506,980	£-10,967,786	£-13,443,020
60% LAR : 40% CIR	50%	£-4,675,541	£-9,159,491	£-11,636,693	£-11,728,044	£-14,218,864	£-16,725,494

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 200 Flats

Value Area	Zone B - £1,300 psf
------------	---------------------

No Units	200
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£38,056,151	£30,310,864	£28,000,666	£27,909,486	£25,599,288	£23,296,987
60% LAR : 40% CIR	5%	£34,697,290	£27,283,370	£24,981,462	£24,890,630	£22,586,440	£20,229,409
60% LAR : 40% CIR	10%	£31,317,801	£24,237,347	£21,931,399	£21,839,506	£19,510,181	£17,180,857
60% LAR : 40% CIR	15%	£27,913,344	£21,170,078	£18,847,757	£18,756,158	£16,433,836	£14,100,670
60% LAR : 40% CIR	20%	£24,471,960	£18,060,946	£15,744,928	£15,653,594	£13,329,561	£10,979,206
60% LAR : 40% CIR	25%	£21,012,232	£14,933,486	£12,618,801	£12,526,312	£10,180,656	£7,835,001
60% LAR : 40% CIR	30%	£17,533,148	£11,785,474	£9,444,822	£9,352,544	£7,011,891	£4,642,430
60% LAR : 40% CIR	35%	£14,004,718	£8,588,216	£6,251,877	£6,159,781	£3,790,465	£1,416,477
60% LAR : 40% CIR	40%	£10,458,158	£5,372,278	£3,053,927	£2,910,630	£339,483	£1,984,425
60% LAR : 40% CIR	45%	£6,888,231	£2,098,396	£-284,477	£-380,564	£-2,818,598	£-5,280,656
60% LAR : 40% CIR	50%	£3,219,431	£-1,236,659	£-3,675,170	£-3,772,621	£-6,245,432	£-8,738,513

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,158,436	£2,411,150	£1,003,952	£9,772	£-2,300,426	£-4,842,727
60% LAR : 40% CIR	5%	£6,797,236	£816,844	£3,618,282	£3,589,861	£5,333,275	£7,670,038
60% LAR : 40% CIR	10%	£3,418,987	£-3,862,367	£-5,988,315	£-5,950,208	£-8,389,633	£-10,718,857
60% LAR : 40% CIR	15%	£13,630	£-8,729,636	£-9,051,067	£-9,143,557	£-11,465,878	£-13,799,044
60% LAR : 40% CIR	20%	£-3,827,785	£-9,538,769	£-12,154,786	£-12,246,120	£-14,570,153	£-16,921,508
60% LAR : 40% CIR	25%	£-6,867,402	£-12,666,228	£-15,280,913	£-15,373,402	£-17,719,668	£-20,064,713
60% LAR : 40% CIR	30%	£-10,366,568	£-16,114,240	£-18,454,892	£-18,547,170	£-20,887,823	£-23,257,284
60% LAR : 40% CIR	35%	£-13,894,999	£-19,311,498	£-21,847,938	£-21,739,833	£-24,109,249	£-26,481,237
60% LAR : 40% CIR	40%	£-17,441,656	£-22,527,438	£-24,995,728	£-24,980,995	£-27,381,121	£-29,744,138
60% LAR : 40% CIR	45%	£-21,041,484	£-25,801,319	£-28,184,191	£-28,280,276	£-30,718,312	£-33,180,371
60% LAR : 40% CIR	50%	£-24,680,284	£-29,136,373	£-31,574,885	£-31,672,335	£-34,145,146	£-36,638,227

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£21,719,294	£13,972,007	£11,681,809	£11,570,629	£9,260,431	£6,918,130
60% LAR : 40% CIR	5%	£19,358,393	£10,944,513	£8,642,625	£8,551,173	£6,227,563	£3,890,835
60% LAR : 40% CIR	10%	£14,978,944	£7,898,490	£5,592,542	£5,500,649	£3,171,324	£842,000
60% LAR : 40% CIR	15%	£11,574,487	£4,831,221	£2,508,900	£2,417,300	£34,979	£-2,238,187
60% LAR : 40% CIR	20%	£8,133,102	£1,722,088	£-989,848	£-989,848	£-8,008,286	£-15,360,651
60% LAR : 40% CIR	25%	£4,673,926	£-1,369,971	£-3,720,056	£-3,812,545	£-6,158,201	£-8,503,856
60% LAR : 40% CIR	30%	£1,194,291	£-4,253,383	£-6,894,035	£-6,986,313	£-9,326,968	£-11,696,427
60% LAR : 40% CIR	35%	£-2,334,739	£-7,750,841	£-10,986,380	£-10,179,076	£-12,548,392	£-14,920,380
60% LAR : 40% CIR	40%	£-5,800,099	£-10,966,078	£-13,334,660	£-13,426,228	£-15,860,374	£-18,233,292
60% LAR : 40% CIR	45%	£-9,480,627	£-14,240,461	£-16,623,334	£-16,716,421	£-18,157,455	£-21,619,514
60% LAR : 40% CIR	50%	£-13,139,428	£-17,575,516	£-20,014,028	£-20,114,478	£-22,684,289	£-25,077,370

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£26,509,579	£18,762,292	£16,452,095	£16,360,915	£14,050,717	£11,708,416
60% LAR : 40% CIR	5%	£23,148,979	£15,344,799	£13,432,891	£13,342,069	£11,071,668	£8,690,938
60% LAR : 40% CIR	10%	£19,769,230	£12,688,775	£10,382,828	£10,290,935	£7,961,610	£5,632,286
60% LAR : 40% CIR	15%	£16,364,773	£9,621,507	£7,299,186	£7,207,586	£4,885,265	£2,552,099
60% LAR : 40% CIR	20%	£12,923,368	£6,512,374	£4,196,367	£4,105,023	£1,769,990	£-797,865
60% LAR : 40% CIR	25%	£9,463,660	£3,384,914	£1,070,229	£977,741	£-1,367,915	£-3,713,570
60% LAR : 40% CIR	30%	£5,984,577	£236,903	£-2,160,750	£-2,196,027	£-4,538,680	£-6,908,142
60% LAR : 40% CIR	35%	£2,456,147	£-880,985	£-3,266,995	£-3,383,791	£-5,758,191	£-8,139,094
60% LAR : 40% CIR	40%	£-1,080,413	£-1,766,294	£-3,544,586	£-3,637,542	£-5,110,088	£-6,144,956
60% LAR : 40% CIR	45%	£-4,680,341	£-3,450,176	£-4,833,048	£-4,926,135	£-6,167,169	£-7,629,228
60% LAR : 40% CIR	50%	£-8,326,141	£-5,136,230	£-6,229,742	£-6,321,192	£-7,784,003	£-9,267,084

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£32,712,150	£24,429,864	£22,714,886	£22,023,486	£18,713,288	£17,370,987
60% LAR : 40% CIR	5%	£28,511,220	£21,397,970	£19,095,482	£18,004,630	£16,680,440	£14,343,404
60% LAR : 40% CIR	10%	£25,431,801	£18,351,347	£16,045,399	£15,953,506	£13,624,181	£11,294,857
60% LAR : 40% CIR	15%	£22,027,344	£15,294,078	£12,961,757	£12,870,158	£10,547,936	£8,214,670
60% LAR : 40% CIR	20%	£18,585,960	£12,174,846	£9,863,608	£9,767,564	£7,444,511	£5,092,298
60% LAR : 40% CIR	25%	£15,126,232	£9,047,486	£6,732,891	£6,640,312	£4,294,656	£1,949,001
60% LAR : 40% CIR	30%	£11,647,148	£5,899,474	£3,588,822	£3,496,544	£1,125,891	£-1,243,670
60% LAR : 40% CIR	35%	£8,118,718	£2,722,216	£395,877	£-273,761	£-2,096,936	£-4,467,652
60% LAR : 40% CIR	40%	£4,572,158	£-415,722	£-2,892,025	£-2,975,370	£-5,347,517	£-7,780,425
60% LAR : 40% CIR	45%	£972,231	£-3,787,604	£-6,170,477	£-6,266,584	£-8,704,598	£-11,166,658
60% LAR : 40% CIR	50%	£-2,686,989	£-7,122,659	£-9,561,179	£-9,648,621	£-12,131,456	£-14,624,613

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 675 Flats

Value Area	Zone B - £900 psf
------------	-------------------

No Units	575
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
0%		£34,790,067	£13,579,719	£5,058,463	£7,810,838	£2,284,414	£3,416,389
5%		£29,782,250	£9,407,949	£3,863,536	£3,636,857	£1,974,432	£1,670,718
10%		£24,686,028	£5,164,800	£-373,924	£-827,295	£-8,300,626	£-12,044,648
15%		£19,544,687	£889,969	£-4,770,849	£-5,023,408	£-10,731,351	£-16,485,325
20%		£14,320,985	£-3,578,626	£-9,250,670	£-9,506,341	£-15,234,052	£-21,043,922
25%		£9,030,130	£-8,108,965	£-13,815,418	£-14,070,428	£-19,861,940	£-25,716,705
30%		£3,840,044	£-12,736,287	£-18,503,318	£-18,761,631	£-24,602,828	£-30,469,896
35%		£-1,865,237	£-17,479,965	£-23,306,146	£-23,567,882	£-29,421,820	£-35,275,757
40%		£-7,541,107	£-22,244,907	£-28,187,420	£-28,448,723	£-34,291,236	£-40,133,760
45%		£-13,359,129	£-27,044,409	£-33,116,828	£-33,377,777	£-39,210,555	£-45,043,334
50%		£-19,346,968	£-32,269,150	£-38,093,864	£-38,354,538	£-44,179,253	£-50,003,968

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
0%		£245,950,808	£287,181,156	£272,682,412	£272,930,037	£278,476,481	£284,157,284
5%		£250,989,025	£271,382,026	£216,387,359	£277,100,068	£285,763,697	£291,811,653
10%		£256,054,847	£245,576,076	£201,114,799	£251,368,110	£287,043,501	£292,785,523
15%		£261,186,188	£219,870,906	£185,511,724	£225,764,283	£291,472,226	£297,226,200
20%		£266,420,480	£194,320,501	£169,991,545	£200,247,216	£295,974,927	£301,784,797
25%		£271,710,145	£168,849,840	£154,546,261	£174,811,343	£300,502,816	£306,457,293
30%		£277,100,831	£143,477,162	£139,144,180	£149,302,506	£305,343,703	£311,210,771
35%		£282,606,112	£118,220,440	£123,847,021	£123,847,021	£310,162,696	£316,016,632
40%		£288,281,982	£93,085,162	£108,593,295	£98,189,598	£315,032,111	£320,841,625
45%		£294,100,004	£68,024,504	£93,387,703	£72,981,652	£319,951,430	£325,784,209
50%		£300,057,843	£43,020,025	£78,234,739	£52,876,288	£324,920,128	£330,744,843

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
0%		£139,619,683	£160,830,031	£126,351,287	£156,598,912	£160,145,336	£167,626,139
5%		£144,627,250	£145,021,076	£110,852,314	£130,771,283	£155,264,182	£162,806,278
10%		£150,723,722	£119,244,350	£95,783,674	£105,037,045	£150,710,376	£156,454,388
15%		£144,865,063	£93,539,781	£80,180,599	£89,433,188	£145,141,101	£148,896,078
20%		£160,989,355	£67,889,706	£64,680,460	£73,036,081	£139,656,582	£145,453,572
25%		£155,379,620	£42,118,716	£48,225,188	£57,485,118	£134,271,690	£140,126,456
30%		£160,769,706	£17,146,037	£32,913,068	£41,771,381	£129,012,678	£134,879,646
35%		£166,274,987	£-8,889,315	£17,715,896	£26,977,632	£123,831,670	£129,685,507
40%		£171,969,637	£-34,744,667	£2,567,170	£12,858,413	£118,700,986	£124,541,000
45%		£177,768,879	£-61,693,799	£-107,526,576	£-107,787,527	£123,620,305	£129,453,084
50%		£183,786,216	£-88,678,900	£-209,563,614	£-209,764,288	£128,589,003	£134,414,718

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
0%		£31,317,433	£102,827,781	£108,140,837	£108,396,882	£113,943,086	£119,523,889
5%		£26,427,250	£76,969,651	£71,321,864	£71,570,643	£77,119,139	£82,706,278
10%		£21,531,472	£51,104,270	£45,581,424	£45,830,116	£51,368,126	£56,554,388
15%		£16,635,694	£25,243,891	£19,778,349	£19,927,008	£25,466,891	£30,652,823
20%		£11,739,916	£-1,118,716	£-12,488,170	£-12,637,841	£19,564,552	£24,654,422
25%		£6,844,138	£-37,116,465	£-53,022,918	£-53,172,628	£13,160,440	£17,152,205
30%		£1,948,360	£-63,043,787	£-79,170,818	£-79,319,131	£6,758,328	£10,747,396
35%		£-3,052,737	£-88,987,065	£-115,153,846	£-115,273,382	£2,350,220	£5,343,257
40%		£-8,156,919	£-114,852,407	£-141,334,520	£-141,454,223	£-10,158,736	£-15,141,000
45%		£-13,261,101	£-140,717,549	£-167,324,328	£-167,444,031	£-15,118,055	£-20,126,834
50%		£-18,365,283	£-166,582,690	£-193,314,364	£-193,434,067	£-16,086,753	£-25,114,468

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
0%		£29,847,865	£49,085,188	£51,164,912	£51,171,331	£52,885,889	£54,601,288
5%		£25,445,225	£29,819,526	£25,344,339	£25,350,016	£26,202,307	£27,056,653
10%		£21,042,647	£5,063,075	£-9,601,799	£-9,608,170	£21,528,501	£22,382,847
15%		£16,639,188	£-28,387,996	£-53,998,724	£-54,005,293	£16,959,226	£17,813,572
20%		£12,235,729	£-54,907,601	£-90,476,545	£-90,483,116	£12,401,927	£13,256,218
25%		£7,832,270	£-81,316,465	£-117,022,918	£-117,029,289	£7,848,440	£8,702,794
30%		£3,427,811	£-108,043,787	£-134,710,818	£-134,717,189	£3,444,328	£4,298,640
35%		£-1,077,037	£-135,887,065	£-161,553,846	£-161,560,217	£-1,058,220	£-1,912,574
40%		£-5,681,619	£-162,744,667	£-188,407,170	£-188,413,541	£-5,693,111	£-6,547,465
45%		£-10,286,201	£-189,601,269	£-215,260,493	£-215,266,864	£-10,291,002	£-11,141,859
50%		£-14,890,783	£-216,456,871	£-242,114,816	£-242,121,187	£-14,895,893	£-15,746,303

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone B - £950 psf
------------	-------------------

No Units	575
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£45,091,088	£23,979,037	£18,532,342	£18,288,438	£12,825,371	£7,282,493
60% LAR - 40% CIR	5%	£30,586,860	£19,328,932	£13,887,544	£13,644,571	£8,148,719	£2,624,306
60% LAR - 40% CIR	10%	£34,024,402	£14,616,936	£9,168,767	£8,922,955	£3,418,871	£-2,175,213
60% LAR - 40% CIR	15%	£28,417,884	£9,855,715	£4,370,296	£4,126,272	£-1,423,130	£-7,077,222
60% LAR - 40% CIR	20%	£22,714,094	£4,983,269	£-506,181	£-758,011	£8,384,581	£-12,103,317
60% LAR - 40% CIR	25%	£16,981,638	£75,732	£-5,543,804	£-5,794,982	£-11,481,756	£-17,222,951
60% LAR - 40% CIR	30%	£11,104,873	£-85,022,370	£-10,686,212	£-10,940,642	£-16,669,804	£-22,462,729
60% LAR - 40% CIR	35%	£5,169,875	£-10,220,502	£-15,937,000	£-16,194,803	£-21,986,583	£-27,840,530
60% LAR - 40% CIR	40%	£-863,893	£-15,534,597	£-21,304,134	£-21,565,438	£-27,427,950	£-33,278,493
60% LAR - 40% CIR	45%	£-7,151,254	£-20,992,704	£-26,825,482	£-27,086,431	£-32,919,209	£-38,751,988
60% LAR - 40% CIR	50%	£-13,582,977	£-26,549,744	£-32,374,458	£-32,635,133	£-38,459,848	£-44,284,562

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£235,649,787	£256,781,839	£282,208,533	£282,452,437	£287,935,504	£273,458,382
60% LAR - 40% CIR	5%	£241,154,186	£261,441,943	£286,863,831	£287,098,304	£272,621,156	£278,116,589
60% LAR - 40% CIR	10%	£246,716,473	£266,123,039	£271,572,108	£271,811,920	£277,322,004	£262,016,088
60% LAR - 40% CIR	15%	£252,323,191	£270,885,160	£276,270,579	£276,515,603	£282,164,005	£287,818,097
60% LAR - 40% CIR	20%	£258,026,781	£275,747,606	£281,247,958	£281,488,888	£287,135,436	£292,844,192
60% LAR - 40% CIR	25%	£263,774,237	£280,609,143	£286,209,879	£286,450,809	£292,627,631	£297,893,426
60% LAR - 40% CIR	30%	£269,638,002	£285,463,245	£291,127,087	£291,368,017	£297,681,517	£303,203,604
60% LAR - 40% CIR	35%	£275,570,900	£290,361,377	£296,077,875	£296,318,805	£302,727,468	£308,581,406
60% LAR - 40% CIR	40%	£281,634,458	£295,275,472	£301,065,009	£301,306,939	£308,168,625	£314,011,538
60% LAR - 40% CIR	45%	£287,862,129	£301,733,579	£307,566,357	£307,807,286	£313,660,084	£319,402,863
60% LAR - 40% CIR	50%	£294,323,852	£307,290,819	£313,116,333	£313,357,262	£319,200,723	£325,025,437

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£119,318,692	£140,430,713	£145,877,408	£146,121,312	£151,394,379	£157,127,257
60% LAR - 40% CIR	5%	£124,823,076	£145,938,816	£151,382,208	£151,626,112	£156,901,181	£162,634,069
60% LAR - 40% CIR	10%	£130,385,348	£140,792,614	£155,240,983	£155,484,795	£160,990,879	£166,584,963
60% LAR - 40% CIR	15%	£135,992,068	£154,554,039	£160,036,454	£160,284,478	£165,832,880	£171,488,872
60% LAR - 40% CIR	20%	£141,695,558	£159,416,461	£164,831,925	£165,079,949	£170,804,811	£176,516,087
60% LAR - 40% CIR	25%	£147,448,112	£164,278,883	£169,627,396	£169,875,420	£175,716,743	£181,432,301
60% LAR - 40% CIR	30%	£153,304,877	£169,132,120	£174,422,867	£174,670,891	£180,582,554	£186,387,479
60% LAR - 40% CIR	35%	£159,239,775	£174,030,252	£179,218,338	£179,466,362	£185,398,343	£192,292,280
60% LAR - 40% CIR	40%	£165,253,339	£178,944,397	£184,012,809	£184,260,833	£190,167,700	£197,098,213
60% LAR - 40% CIR	45%	£171,361,004	£183,860,542	£188,760,280	£189,008,304	£194,729,589	£203,161,738
60% LAR - 40% CIR	50%	£177,567,277	£188,786,687	£193,512,733	£193,760,757	£199,391,672	£206,094,312

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£71,116,412	£82,228,483	£87,876,788	£88,120,692	£93,382,759	£108,925,007
60% LAR - 40% CIR	5%	£76,621,076	£87,733,586	£93,382,891	£93,626,795	£98,888,862	£114,430,114
60% LAR - 40% CIR	10%	£82,183,098	£101,590,564	£107,038,733	£107,282,545	£112,788,629	£128,332,713
60% LAR - 40% CIR	15%	£87,789,816	£106,351,785	£111,837,204	£112,081,016	£117,837,000	£133,382,797
60% LAR - 40% CIR	20%	£93,424,405	£111,114,211	£116,635,673	£116,879,485	£122,802,881	£138,832,881
60% LAR - 40% CIR	25%	£99,104,862	£115,911,638	£121,434,144	£121,677,956	£127,802,865	£144,282,965
60% LAR - 40% CIR	30%	£105,829,627	£120,720,065	£126,232,613	£126,476,425	£132,527,804	£149,732,950
60% LAR - 40% CIR	35%	£112,604,558	£125,528,492	£131,022,084	£131,265,896	£138,252,743	£155,182,935
60% LAR - 40% CIR	40%	£119,431,083	£130,336,919	£135,811,553	£136,055,365	£143,037,680	£160,632,920
60% LAR - 40% CIR	45%	£126,308,508	£135,145,346	£140,601,022	£140,844,834	£147,793,515	£166,082,905
60% LAR - 40% CIR	50%	£133,233,033	£140,000,773	£145,390,491	£145,634,303	£153,442,346	£171,532,890

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,381,871	£30,898,838	£40,888,333	£41,132,145	£46,394,212	£61,845,336
60% LAR - 40% CIR	5%	£11,941,195	£35,808,943	£45,803,331	£46,047,143	£51,309,210	£66,760,334
60% LAR - 40% CIR	10%	£25,203,473	£44,810,939	£50,059,108	£50,302,920	£55,808,004	£71,260,088
60% LAR - 40% CIR	15%	£30,810,191	£49,372,160	£54,857,579	£55,101,391	£60,605,095	£76,064,082
60% LAR - 40% CIR	20%	£36,416,909	£54,033,636	£59,744,050	£60,000,862	£65,622,438	£81,371,156
60% LAR - 40% CIR	25%	£42,023,627	£58,795,112	£64,711,879	£65,022,857	£70,709,631	£86,482,230
60% LAR - 40% CIR	30%	£47,630,345	£63,646,588	£69,763,708	£70,185,517	£75,897,879	£91,593,304
60% LAR - 40% CIR	35%	£53,237,063	£68,588,064	£74,895,539	£75,317,348	£80,513,311	£96,704,378
60% LAR - 40% CIR	40%	£58,843,781	£73,610,540	£79,997,370	£80,429,157	£85,525,225	£101,815,452
60% LAR - 40% CIR	45%	£64,450,499	£78,713,011	£85,169,201	£85,590,986	£90,537,072	£106,926,526
60% LAR - 40% CIR	50%	£70,057,217	£83,885,482	£90,401,032	£90,822,817	£95,548,917	£112,037,600

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone B - £1,000 psf
------------	---------------------

No Units	575
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£55,285,988	£34,256,310	£28,875,346	£28,635,108	£25,241,061	£17,777,994
60% LAR - 40% CIR	5%	£49,394,751	£29,136,021	£23,788,412	£23,527,091	£18,098,090	£12,666,702
60% LAR - 40% CIR	10%	£43,280,211	£23,950,900	£18,569,694	£18,327,575	£12,906,211	£7,422,838
60% LAR - 40% CIR	15%	£37,184,597	£18,713,204	£13,310,225	£13,068,882	£7,619,679	£2,134,259
60% LAR - 40% CIR	20%	£31,018,178	£13,390,722	£7,976,469	£7,732,153	£2,263,752	£-3,321,117
60% LAR - 40% CIR	25%	£24,794,847	£8,009,340	£2,656,324	£2,412,640	£-250,054	£-893,984
60% LAR - 40% CIR	30%	£18,476,391	£2,599,399	£-3,007,622	£-3,258,227	£-8,890,567	£-14,582,608
60% LAR - 40% CIR	35%	£12,077,121	£-3,090,066	£-8,710,697	£-8,964,626	£-14,682,239	£-20,418,197
60% LAR - 40% CIR	40%	£5,692,074	£-8,869,294	£-14,542,975	£-14,800,359	£-20,564,863	£-26,407,177
60% LAR - 40% CIR	45%	£-1,053,472	£-14,759,765	£-20,534,135	£-20,795,084	£-26,627,863	£-32,460,641
60% LAR - 40% CIR	50%	£-7,930,702	£-20,830,339	£-26,655,053	£-26,915,728	£-32,740,442	£-38,565,157

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£225,455,787	£246,484,585	£251,885,520	£252,105,767	£247,489,814	£262,962,831
60% LAR - 40% CIR	5%	£231,438,124	£251,614,854	£256,974,463	£257,213,704	£252,642,285	£268,084,173
60% LAR - 40% CIR	10%	£237,460,884	£256,769,075	£262,571,181	£262,811,300	£257,634,664	£273,318,037
60% LAR - 40% CIR	15%	£243,556,278	£262,027,671	£267,430,650	£267,671,993	£272,121,196	£278,606,616
60% LAR - 40% CIR	20%	£249,722,089	£267,390,153	£272,768,408	£273,008,722	£276,477,120	£284,081,992
60% LAR - 40% CIR	25%	£255,946,028	£272,731,535	£278,139,451	£278,380,225	£281,680,609	£290,633,069
60% LAR - 40% CIR	30%	£262,264,484	£278,211,478	£283,748,497	£283,999,102	£286,631,442	£295,323,483
60% LAR - 40% CIR	35%	£268,683,754	£283,830,841	£289,451,872	£289,705,501	£293,393,114	£301,159,072
60% LAR - 40% CIR	40%	£275,158,601	£289,597,139	£295,283,860	£295,541,225	£291,305,538	£307,146,052
60% LAR - 40% CIR	45%	£281,784,347	£295,500,640	£301,275,010	£301,535,569	£297,368,738	£313,201,516
60% LAR - 40% CIR	50%	£288,571,577	£301,571,214	£307,395,928	£307,656,603	£303,481,317	£319,306,032

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£109,124,662	£130,153,440	£135,534,404	£135,774,642	£141,188,689	£146,631,756
60% LAR - 40% CIR	5%	£115,108,098	£135,263,729	£140,943,588	£141,183,826	£146,611,693	£151,755,248
60% LAR - 40% CIR	10%	£121,129,539	£140,458,850	£145,840,056	£146,082,175	£151,503,539	£156,986,912
60% LAR - 40% CIR	15%	£127,225,153	£145,698,548	£151,099,525	£151,340,868	£156,780,071	£162,278,431
60% LAR - 40% CIR	20%	£133,391,574	£151,010,028	£156,333,261	£156,574,607	£162,145,988	£167,780,287
60% LAR - 40% CIR	25%	£139,614,909	£156,400,410	£161,553,428	£161,794,110	£167,689,804	£173,302,834
60% LAR - 40% CIR	30%	£145,833,359	£161,880,351	£167,117,372	£167,357,977	£173,303,317	£178,922,358
60% LAR - 40% CIR	35%	£152,052,629	£167,499,816	£172,720,447	£172,961,376	£179,061,589	£184,627,847
60% LAR - 40% CIR	40%	£158,271,876	£173,266,014	£178,602,725	£178,843,413	£184,974,413	£190,416,927
60% LAR - 40% CIR	45%	£165,483,222	£179,169,513	£184,943,885	£185,204,834	£191,037,613	£196,870,391
60% LAR - 40% CIR	50%	£172,749,452	£185,240,989	£191,684,803	£191,945,478	£197,190,192	£202,974,907

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£69,922,412	£81,961,190	£87,572,154	£87,572,362	£92,961,339	£98,429,506
60% LAR - 40% CIR	5%	£69,902,709	£81,970,479	£87,441,088	£87,441,089	£92,840,410	£98,308,798
60% LAR - 40% CIR	10%	£72,927,289	£82,258,600	£87,637,808	£87,637,925	£93,001,289	£98,764,662
60% LAR - 40% CIR	15%	£75,922,603	£82,494,298	£87,897,275	£87,897,413	£93,287,821	£99,273,241
60% LAR - 40% CIR	20%	£85,189,324	£82,816,778	£88,233,031	£88,233,147	£93,645,745	£99,829,617
60% LAR - 40% CIR	25%	£91,412,653	£83,198,160	£88,651,178	£88,651,178	£94,087,554	£100,430,584
60% LAR - 40% CIR	30%	£97,731,109	£83,628,101	£89,151,222	£89,151,222	£94,608,067	£101,082,108
60% LAR - 40% CIR	35%	£104,138,379	£84,109,568	£89,724,167	£89,724,167	£95,208,239	£101,785,697
60% LAR - 40% CIR	40%	£110,625,426	£84,643,764	£90,370,475	£90,370,475	£95,877,163	£102,539,617
60% LAR - 40% CIR	45%	£117,260,972	£85,234,265	£91,091,633	£91,091,633	£96,605,363	£103,343,647
60% LAR - 40% CIR	50%	£124,138,202	£85,877,839	£91,892,593	£91,892,593	£97,437,542	£104,208,897

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,947,897	£50,177,868	£55,882,811	£55,882,811	£58,982,811	£64,182,811
60% LAR - 40% CIR	5%	£3,923,124	£50,101,854	£55,461,463	£55,700,184	£58,725,785	£63,917,173
60% LAR - 40% CIR	10%	£15,947,664	£35,276,975	£40,658,181	£40,900,300	£44,321,684	£51,805,037
60% LAR - 40% CIR	15%	£22,043,278	£20,514,671	£34,917,650	£34,158,959	£31,006,196	£37,093,616
60% LAR - 40% CIR	20%	£29,209,696	£5,657,153	£31,261,408	£31,498,122	£26,964,122	£32,146,932
60% LAR - 40% CIR	25%	£34,433,028	£51,218,535	£56,671,351	£56,915,235	£62,477,929	£68,120,959
60% LAR - 40% CIR	30%	£40,751,484	£56,088,470	£62,235,497	£62,486,102	£68,118,442	£73,810,483
60% LAR - 40% CIR	35%	£47,150,754	£62,317,843	£67,658,972	£67,912,501	£73,980,114	£79,646,072
60% LAR - 40% CIR	40%	£53,645,601	£68,984,139	£73,770,850	£74,028,225	£79,792,538	£85,635,052
60% LAR - 40% CIR	45%	£60,281,347	£73,967,840	£79,762,010	£80,022,959	£85,895,738	£91,688,518
60% LAR - 40% CIR	50%	£67,158,977	£80,698,214	£86,662,628	£86,923,669	£91,968,317	£97,793,032

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats	
No Units	575
Site Area	2.88 Ha

Value Area	Zone B - £1,050 psf
------------	---------------------

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£55,403,958	£44,416,089	£39,115,996	£38,879,368	£33,531,417	£28,150,454
60% LAR : 40% CIR	5%	£58,963,999	£38,626,307	£33,529,820	£33,290,500	£27,930,860	£22,561,607
60% LAR : 40% CIR	10%	£52,454,811	£33,192,365	£27,860,558	£27,622,079	£22,280,331	£16,858,968
60% LAR : 40% CIR	15%	£45,876,800	£27,467,064	£22,145,286	£21,907,571	£16,519,240	£11,114,086
60% LAR : 40% CIR	20%	£39,255,448	£21,689,725	£16,337,696	£16,098,412	£10,710,195	£5,246,951
60% LAR : 40% CIR	25%	£32,543,702	£15,835,621	£10,484,798	£10,244,736	£4,763,001	£-705,125
60% LAR : 40% CIR	30%	£25,774,890	£9,904,626	£4,485,306	£4,242,176	£-1,243,478	£-6,849,975
60% LAR : 40% CIR	35%	£18,903,377	£3,872,426	£-1,607,145	£-1,857,258	£-7,454,821	£-13,134,123
60% LAR : 40% CIR	40%	£11,947,324	£-2,291,399	£-7,899,395	£-8,141,891	£-13,810,111	£-19,365,435
60% LAR : 40% CIR	45%	£4,876,799	£-8,643,101	£-14,320,748	£-14,577,775	£-20,336,517	£-26,169,295
60% LAR : 40% CIR	50%	£-2,374,433	£-15,154,587	£-20,935,647	£-21,196,322	£-27,021,037	£-32,845,752

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£215,339,917	£236,324,788	£241,824,879	£241,861,507	£247,209,458	£252,593,421
60% LAR : 40% CIR	5%	£221,777,776	£241,814,588	£247,211,656	£247,248,375	£252,599,985	£258,180,288
60% LAR : 40% CIR	10%	£228,286,054	£247,545,510	£252,880,517	£252,918,796	£258,460,544	£263,851,007
60% LAR : 40% CIR	15%	£234,864,075	£253,273,811	£258,595,589	£258,633,304	£264,221,635	£269,626,789
60% LAR : 40% CIR	20%	£241,485,427	£259,001,150	£264,303,819	£264,341,463	£270,030,680	£275,493,924
60% LAR : 40% CIR	25%	£248,107,173	£264,730,054	£270,016,117	£270,053,139	£275,827,474	£281,446,020
60% LAR : 40% CIR	30%	£254,765,985	£270,458,249	£275,725,569	£275,762,699	£281,584,353	£287,500,850
60% LAR : 40% CIR	35%	£261,463,498	£276,186,449	£281,438,020	£281,475,150	£287,322,833	£293,874,998
60% LAR : 40% CIR	40%	£268,193,651	£281,914,651	£287,149,260	£287,186,390	£293,065,985	£299,539,143
60% LAR : 40% CIR	45%	£274,964,076	£287,642,853	£292,860,501	£292,897,631	£298,707,302	£305,310,310
60% LAR : 40% CIR	50%	£281,775,308	£293,371,055	£298,571,742	£298,608,872	£304,418,312	£311,165,627

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£59,905,792	£119,993,681	£125,293,754	£125,330,382	£130,878,333	£136,259,296
60% LAR : 40% CIR	5%	£105,448,651	£125,983,443	£130,973,500	£131,010,128	£136,568,660	£141,950,143
60% LAR : 40% CIR	10%	£111,954,939	£131,217,385	£136,540,192	£136,576,820	£142,129,419	£147,500,782
60% LAR : 40% CIR	15%	£118,532,950	£136,942,686	£142,264,484	£142,301,112	£147,890,510	£153,265,664
60% LAR : 40% CIR	20%	£125,154,302	£142,726,029	£148,072,698	£148,109,326	£153,869,655	£159,162,798
60% LAR : 40% CIR	25%	£131,865,046	£148,574,929	£153,944,992	£154,016,014	£159,626,749	£165,114,875
60% LAR : 40% CIR	30%	£138,634,880	£154,505,124	£159,924,444	£160,017,574	£165,653,228	£171,259,725
60% LAR : 40% CIR	35%	£145,506,373	£160,507,244	£166,016,895	£166,109,926	£171,864,571	£177,543,873
60% LAR : 40% CIR	40%	£152,462,426	£166,570,108	£172,298,135	£172,391,166	£178,219,861	£183,973,186
60% LAR : 40% CIR	45%	£159,532,951	£172,692,851	£178,730,498	£178,823,529	£184,746,267	£190,579,045
60% LAR : 40% CIR	50%	£166,784,183	£178,864,337	£185,345,397	£185,438,428	£191,430,787	£197,255,502

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£50,803,542	£71,791,411	£77,091,504	£77,128,132	£82,676,383	£88,057,048
60% LAR : 40% CIR	5%	£57,244,011	£77,811,193	£82,617,680	£82,654,308	£88,216,610	£93,600,819
60% LAR : 40% CIR	10%	£63,752,689	£83,015,135	£88,346,942	£88,383,570	£93,927,169	£99,348,532
60% LAR : 40% CIR	15%	£70,330,709	£88,740,438	£94,062,214	£94,098,842	£99,698,290	£105,093,414
60% LAR : 40% CIR	20%	£76,965,052	£94,517,775	£99,877,444	£99,914,072	£105,597,305	£110,990,549
60% LAR : 40% CIR	25%	£83,663,768	£100,371,679	£105,742,742	£105,779,370	£111,424,499	£116,912,625
60% LAR : 40% CIR	30%	£90,432,610	£106,302,874	£111,722,194	£111,758,822	£117,450,978	£123,057,475
60% LAR : 40% CIR	35%	£97,249,123	£112,335,076	£117,814,645	£117,851,273	£123,362,321	£128,341,623
60% LAR : 40% CIR	40%	£104,105,176	£118,488,855	£124,055,885	£124,092,513	£130,017,811	£135,770,935
60% LAR : 40% CIR	45%	£111,030,701	£124,850,601	£130,528,248	£130,564,876	£136,544,017	£142,376,795
60% LAR : 40% CIR	50%	£118,081,893	£131,362,887	£137,143,147	£137,179,775	£143,228,537	£149,053,252

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,176,083	£11,778,788	£16,117,779	£16,154,407	£20,962,968	£25,744,744
60% LAR : 40% CIR	5%	£14,776,076	£20,401,068	£24,698,055	£24,734,683	£29,543,244	£34,325,020
60% LAR : 40% CIR	10%	£8,773,064	£26,035,510	£31,367,317	£31,403,945	£36,247,504	£41,029,280
60% LAR : 40% CIR	15%	£13,581,075	£31,760,811	£37,062,589	£37,099,217	£42,036,535	£46,812,311
60% LAR : 40% CIR	20%	£17,972,427	£37,486,112	£42,800,819	£42,837,447	£47,891,466	£52,663,241
60% LAR : 40% CIR	25%	£26,684,173	£43,202,554	£48,763,171	£48,799,800	£54,444,874	£59,333,000
60% LAR : 40% CIR	30%	£33,452,889	£49,023,249	£54,742,669	£54,779,298	£60,471,393	£65,077,850
60% LAR : 40% CIR	35%	£40,224,498	£54,848,449	£60,855,020	£60,891,648	£66,682,696	£71,281,998
60% LAR : 40% CIR	40%	£47,080,551	£61,519,233	£67,116,260	£67,152,888	£73,037,596	£77,701,310
60% LAR : 40% CIR	45%	£54,015,076	£68,270,976	£73,548,623	£73,585,251	£79,594,322	£83,997,170
60% LAR : 40% CIR	50%	£61,022,308	£75,002,462	£80,424,197	£80,460,825	£86,248,942	£90,973,627

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone B - £1,100 psf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£75,488,037	£54,502,667	£49,265,089	£49,028,460	£45,728,367	£36,427,726
60% LAR - 40% CIR	5%	£88,542,974	£48,456,322	£43,188,884	£42,953,160	£37,674,100	£32,334,089
60% LAR - 40% CIR	10%	£61,554,373	£42,326,549	£37,086,914	£36,832,019	£31,531,737	£26,191,850
60% LAR - 40% CIR	15%	£54,522,658	£36,141,423	£30,980,967	£30,643,251	£25,321,474	£19,969,597
60% LAR - 40% CIR	20%	£47,410,948	£29,911,543	£24,805,273	£24,369,246	£19,045,746	£13,656,529
60% LAR - 40% CIR	25%	£40,236,686	£23,576,817	£18,276,526	£17,836,504	£12,665,441	£7,263,362
60% LAR - 40% CIR	30%	£32,994,700	£17,195,609	£11,838,111	£11,598,635	£6,198,083	£788,839
60% LAR - 40% CIR	35%	£25,667,499	£10,700,352	£5,312,281	£5,069,629	£-374,337	£-868,286
60% LAR - 40% CIR	40%	£19,243,038	£4,115,495	£-1,341,895	£-1,591,602	£-7,174,625	£-12,942,231
60% LAR - 40% CIR	45%	£10,715,932	£-2,625,780	£-8,218,785	£-8,471,949	£-14,138,757	£-19,883,875
60% LAR - 40% CIR	50%	£3,054,608	£-9,580,542	£-15,269,822	£-15,526,578	£-21,301,632	£-27,126,347

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£205,252,838	£226,238,208	£231,476,788	£231,712,415	£237,012,508	£242,313,149
60% LAR - 40% CIR	5%	£212,197,901	£222,284,653	£227,567,981	£227,787,715	£233,066,275	£238,346,186
60% LAR - 40% CIR	10%	£219,186,502	£228,414,328	£233,673,961	£233,908,656	£239,200,138	£244,549,025
60% LAR - 40% CIR	15%	£226,218,217	£234,599,452	£239,789,908	£240,027,624	£245,419,401	£250,771,278
60% LAR - 40% CIR	20%	£233,330,227	£240,829,332	£245,934,602	£246,174,529	£251,698,129	£257,084,346
60% LAR - 40% CIR	25%	£240,504,189	£247,104,058	£252,245,349	£252,491,371	£257,674,438	£263,091,513
60% LAR - 40% CIR	30%	£247,746,175	£253,425,266	£258,566,764	£258,814,240	£263,792,362	£269,322,036
60% LAR - 40% CIR	35%	£255,073,376	£259,740,543	£264,888,994	£265,141,246	£269,871,242	£275,709,161
60% LAR - 40% CIR	40%	£262,497,637	£266,058,289	£271,212,770	£271,471,915	£275,915,600	£282,593,106
60% LAR - 40% CIR	45%	£270,024,943	£272,386,655	£277,550,660	£277,814,624	£281,979,632	£288,624,750
60% LAR - 40% CIR	50%	£277,656,267	£278,721,417	£283,839,697	£284,108,553	£286,042,507	£292,867,222

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£88,921,713	£109,907,083	£115,144,661	£115,381,290	£120,681,383	£125,982,024
60% LAR - 40% CIR	5%	£95,869,176	£116,853,426	£122,090,808	£122,328,437	£127,628,530	£132,929,171
60% LAR - 40% CIR	10%	£102,855,377	£122,983,201	£127,342,838	£127,577,731	£132,878,013	£138,178,900
60% LAR - 40% CIR	15%	£109,887,092	£128,268,327	£132,526,783	£132,756,499	£138,088,276	£144,440,153
60% LAR - 40% CIR	20%	£116,969,106	£133,498,207	£137,603,477	£137,828,604	£143,907,004	£150,752,221
60% LAR - 40% CIR	25%	£124,173,056	£138,622,033	£142,533,224	£142,754,246	£149,274,309	£157,956,388
60% LAR - 40% CIR	30%	£131,415,050	£143,741,141	£147,361,639	£147,578,115	£154,641,667	£163,850,911
60% LAR - 40% CIR	35%	£138,742,251	£148,709,418	£152,097,489	£152,299,721	£161,784,087	£173,378,036
60% LAR - 40% CIR	40%	£146,166,712	£153,584,256	£156,731,645	£156,921,342	£168,764,375	£183,251,961
60% LAR - 40% CIR	45%	£153,693,818	£158,335,530	£161,268,535	£161,448,099	£176,548,507	£193,624,625
60% LAR - 40% CIR	50%	£161,325,442	£162,990,292	£165,810,972	£165,986,328	£184,711,382	£204,536,097

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£80,719,483	£67,769,833	£66,342,411	£67,170,340	£72,476,133	£77,776,774
60% LAR - 40% CIR	5%	£87,666,576	£74,715,426	£73,289,616	£74,117,545	£79,423,338	£84,724,079
60% LAR - 40% CIR	10%	£54,653,127	£73,880,951	£70,140,588	£70,975,481	£76,271,274	£81,572,015
60% LAR - 40% CIR	15%	£61,684,842	£80,066,077	£85,326,533	£86,159,249	£91,455,042	£96,750,783
60% LAR - 40% CIR	20%	£68,716,557	£86,251,203	£90,507,279	£91,336,594	£96,630,835	£101,936,524
60% LAR - 40% CIR	25%	£75,748,272	£92,436,329	£95,682,024	£96,507,917	£101,776,376	£107,022,065
60% LAR - 40% CIR	30%	£82,780,000	£98,621,455	£100,856,770	£101,678,360	£106,820,817	£112,067,754
60% LAR - 40% CIR	35%	£89,811,728	£104,806,581	£106,031,516	£106,848,150	£111,960,664	£117,208,642
60% LAR - 40% CIR	40%	£96,843,456	£110,991,707	£111,206,261	£112,018,694	£117,088,092	£122,350,529
60% LAR - 40% CIR	45%	£103,875,184	£117,176,833	£116,471,406	£117,276,427	£122,336,247	£127,492,414
60% LAR - 40% CIR	50%	£110,906,912	£123,361,959	£121,746,531	£122,002,358	£127,561,395	£132,642,291

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£16,880,162	£17,289,689	£18,887,788	£19,099,918	£21,696,886	£22,880,136
60% LAR - 40% CIR	5%	£3,315,090	£10,771,553	£18,038,991	£18,274,715	£21,553,775	£22,880,136
60% LAR - 40% CIR	10%	£2,326,488	£16,901,326	£22,160,961	£22,395,856	£27,696,138	£29,026,025
60% LAR - 40% CIR	15%	£3,795,217	£23,086,452	£26,246,908	£26,484,624	£33,001,491	£34,350,278
60% LAR - 40% CIR	20%	£11,617,221	£29,271,577	£34,361,602	£34,598,629	£41,165,129	£42,513,346
60% LAR - 40% CIR	25%	£18,991,189	£35,456,702	£40,461,349	£40,691,371	£46,562,434	£47,914,513
60% LAR - 40% CIR	30%	£26,333,175	£41,641,827	£46,551,764	£46,784,240	£53,070,792	£54,422,036
60% LAR - 40% CIR	35%	£33,665,161	£47,827,952	£52,642,189	£52,874,246	£59,602,212	£60,954,161
60% LAR - 40% CIR	40%	£40,997,147	£54,014,077	£58,732,618	£58,964,312	£66,124,500	£67,476,106
60% LAR - 40% CIR	45%	£48,329,133	£60,200,202	£64,822,050	£65,053,394	£72,636,632	£73,987,750
60% LAR - 40% CIR	50%	£55,661,119	£66,386,327	£70,911,479	£71,142,463	£78,747,760	£79,998,878

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone B - £1,150 psf
------------	---------------------

No Units	575
Site Area	2.88 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£85,467,197	£64,533,663	£59,313,225	£50,080,153	£53,859,714	£48,577,367
60% LAR : 40% CIR	5%	£78,072,714	£57,985,769	£52,786,047	£42,253,866	£47,315,738	£42,036,876
60% LAR : 40% CIR	10%	£70,630,044	£51,394,379	£46,201,097	£45,966,202	£40,706,568	£35,441,395
60% LAR : 40% CIR	15%	£63,094,125	£44,759,916	£39,526,354	£39,292,211	£34,050,413	£28,735,376
60% LAR : 40% CIR	20%	£55,515,517	£38,020,274	£32,866,737	£32,573,272	£27,285,796	£21,980,527
60% LAR : 40% CIR	25%	£47,882,186	£31,253,529	£25,984,430	£25,758,016	£20,461,673	£15,106,146
60% LAR : 40% CIR	30%	£40,156,047	£24,393,096	£18,116,118	£18,880,241	£13,532,120	£8,153,991
60% LAR : 40% CIR	35%	£32,371,609	£17,458,778	£12,125,022	£11,886,018	£16,508,484	£11,382,414
60% LAR : 40% CIR	40%	£24,486,455	£10,411,614	£5,037,715	£4,795,467	£9,946,129	£3,225,163
60% LAR : 40% CIR	45%	£16,495,820	£3,259,056	£-2,211,389	£-2,460,748	£-8,047,633	£-13,706,409
60% LAR : 40% CIR	50%	£8,383,399	£-4,092,868	£-9,701,411	£-9,954,309	£-15,641,813	£-21,406,941

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£195,273,678	£216,207,212	£221,427,650	£221,680,722	£226,881,161	£222,163,508
60% LAR : 40% CIR	5%	£202,698,161	£222,755,106	£227,954,608	£228,187,608	£233,451,537	£228,704,189
60% LAR : 40% CIR	10%	£210,110,831	£220,345,496	£234,539,778	£234,174,673	£240,034,307	£235,209,480
60% LAR : 40% CIR	15%	£217,648,750	£230,980,959	£241,214,521	£241,448,664	£246,690,462	£252,005,499
60% LAR : 40% CIR	20%	£225,225,338	£242,708,601	£247,934,138	£248,167,603	£253,455,080	£258,769,348
60% LAR : 40% CIR	25%	£232,838,699	£249,481,346	£254,746,446	£254,982,803	£260,213,202	£265,634,729
60% LAR : 40% CIR	30%	£240,584,828	£256,347,777	£261,624,757	£261,860,634	£267,208,755	£272,586,884
60% LAR : 40% CIR	35%	£248,389,296	£263,282,097	£268,615,853	£268,854,457	£274,213,391	£279,653,461
60% LAR : 40% CIR	40%	£256,254,420	£270,289,211	£275,703,160	£275,945,408	£281,363,084	£286,699,038
60% LAR : 40% CIR	45%	£264,185,055	£277,481,619	£282,952,264	£283,201,623	£288,788,508	£294,447,284
60% LAR : 40% CIR	50%	£272,357,476	£284,833,743	£290,442,288	£290,695,184	£296,382,658	£302,147,816

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£78,942,553	£99,676,987	£105,996,523	£105,329,997	£110,590,638	£118,833,383
60% LAR : 40% CIR	5%	£82,698,161	£102,423,981	£108,826,703	£108,165,808	£113,424,012	£121,671,914
60% LAR : 40% CIR	10%	£90,779,706	£113,015,371	£118,208,653	£118,443,548	£123,703,182	£129,968,355
60% LAR : 40% CIR	15%	£101,315,825	£119,649,834	£124,883,398	£125,117,539	£130,399,337	£136,874,374
60% LAR : 40% CIR	20%	£108,884,233	£126,377,476	£131,603,013	£131,838,478	£137,163,965	£143,429,223
60% LAR : 40% CIR	25%	£116,527,564	£133,155,221	£138,415,320	£138,651,735	£143,342,077	£149,303,604
60% LAR : 40% CIR	30%	£124,253,703	£140,016,652	£145,293,632	£145,529,509	£150,877,630	£156,255,759
60% LAR : 40% CIR	35%	£132,038,141	£146,950,972	£152,284,728	£152,523,732	£157,900,266	£163,327,336
60% LAR : 40% CIR	40%	£139,923,296	£153,966,136	£159,372,036	£159,614,263	£165,161,879	£170,634,913
60% LAR : 40% CIR	45%	£147,913,930	£161,150,684	£166,621,139	£166,870,488	£172,457,383	£178,116,159
60% LAR : 40% CIR	50%	£156,026,301	£168,502,818	£174,141,161	£174,384,059	£180,051,583	£185,816,601

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£30,740,303	£51,973,837	£56,884,275	£57,127,347	£62,347,786	£67,630,133
60% LAR : 40% CIR	5%	£35,134,936	£56,227,121	£61,421,453	£61,663,638	£66,881,762	£72,170,024
60% LAR : 40% CIR	10%	£45,577,458	£64,813,121	£70,006,403	£70,241,298	£75,500,932	£80,786,105
60% LAR : 40% CIR	15%	£53,113,375	£71,447,584	£78,681,146	£78,915,289	£84,177,987	£89,472,124
60% LAR : 40% CIR	20%	£60,801,883	£78,115,226	£86,403,763	£86,638,228	£91,821,705	£97,126,973
60% LAR : 40% CIR	25%	£68,525,314	£84,953,971	£93,215,070	£93,449,485	£98,539,627	£103,853,509
60% LAR : 40% CIR	30%	£76,291,453	£91,814,402	£99,061,382	£99,297,259	£104,275,360	£109,603,309
60% LAR : 40% CIR	35%	£83,985,891	£98,748,722	£104,952,478	£105,187,642	£109,886,016	£115,235,088
60% LAR : 40% CIR	40%	£91,721,045	£105,765,885	£111,169,785	£111,412,033	£116,349,626	£122,432,653
60% LAR : 40% CIR	45%	£99,511,680	£112,844,444	£118,418,889	£118,668,248	£124,255,133	£129,913,909
60% LAR : 40% CIR	50%	£107,324,101	£120,300,369	£125,908,911	£126,161,809	£131,849,313	£137,814,441

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£28,289,322	£3,365,786	£55,380	£11,722	£5,388	£1,889,566
60% LAR : 40% CIR	5%	£18,844,630	£3,365,786	£55,380	£5,388	£11,912,137	£17,191,150
60% LAR : 40% CIR	10%	£11,402,169	£7,833,496	£-13,026,778	£-13,261,673	£-18,521,307	£-23,786,480
60% LAR : 40% CIR	15%	£3,866,250	£-14,467,969	£-19,701,521	£-19,936,664	£-25,177,462	£-30,492,499
60% LAR : 40% CIR	20%	£-1,172,898	£-21,195,661	£-26,421,189	£-26,654,603	£-31,942,880	£-37,241,346
60% LAR : 40% CIR	25%	£-11,345,689	£-27,974,348	£-33,233,445	£-33,469,860	£-38,760,202	£-44,121,729
60% LAR : 40% CIR	30%	£-19,971,829	£-34,834,777	£-40,111,757	£-40,347,834	£-44,695,795	£-51,079,884
60% LAR : 40% CIR	35%	£-28,468,265	£-41,769,097	£-47,102,853	£-47,341,657	£-52,718,391	£-58,145,461
60% LAR : 40% CIR	40%	£-34,741,420	£-48,816,261	£-54,190,160	£-54,432,408	£-59,870,004	£-65,453,038
60% LAR : 40% CIR	45%	£-42,732,055	£-55,968,810	£-61,439,264	£-61,688,623	£-67,275,508	£-72,934,284
60% LAR : 40% CIR	50%	£-50,844,476	£-63,220,783	£-68,699,286	£-68,954,184	£-74,969,688	£-80,634,816

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone B - £1,200 psf
------------	---------------------

No Units	575
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£95,361,109	£74,466,223	£69,324,242	£69,094,674	£63,890,711	£58,670,272
60% LAR : 40% CIR	5%	£87,509,272	£67,468,748	£62,315,093	£62,083,312	£56,883,589	£51,678,314
60% LAR : 40% CIR	10%	£79,615,165	£60,422,275	£55,241,687	£55,010,321	£49,829,734	£44,581,117
60% LAR : 40% CIR	15%	£71,631,896	£53,286,263	£48,123,243	£47,892,619	£42,677,141	£37,435,343
60% LAR : 40% CIR	20%	£63,582,778	£46,107,603	£40,988,012	£40,692,546	£35,467,010	£30,202,344
60% LAR : 40% CIR	25%	£55,457,703	£38,865,348	£33,654,514	£33,421,652	£28,175,608	£22,885,287
60% LAR : 40% CIR	30%	£47,290,786	£31,536,711	£26,310,208	£26,074,331	£20,797,351	£15,465,605
60% LAR : 40% CIR	35%	£39,013,959	£24,139,005	£18,873,834	£18,638,421	£13,310,708	£7,949,340
60% LAR : 40% CIR	40%	£30,674,864	£16,648,911	£11,325,892	£11,097,344	£5,717,698	£301,207
60% LAR : 40% CIR	45%	£22,232,196	£9,038,919	£3,662,077	£3,420,157	£-2,046,357	£-7,623,316
60% LAR : 40% CIR	50%	£13,662,168	£1,303,561	£-4,215,146	£-4,464,244	£-10,075,177	£-15,757,047

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		-£183,379,768	-£206,274,652	-£211,416,633	-£211,646,201	-£216,380,164	-£222,070,603
60% LAR : 40% CIR	5%	-£168,291,600	-£181,272,127	-£181,425,362	-£181,657,643	-£186,401,261	-£192,071,581
60% LAR : 40% CIR	10%	-£201,125,710	-£220,318,600	-£225,499,188	-£226,130,554	-£230,911,141	-£236,159,758
60% LAR : 40% CIR	15%	-£209,108,979	-£227,454,612	-£232,817,632	-£232,848,256	-£238,063,734	-£243,305,532
60% LAR : 40% CIR	20%	-£217,158,096	-£234,633,272	-£239,814,863	-£240,048,320	-£245,273,965	-£250,538,531
60% LAR : 40% CIR	25%	-£225,263,172	-£241,873,527	-£247,006,361	-£247,319,223	-£252,465,247	-£257,656,589
60% LAR : 40% CIR	30%	-£233,450,089	-£249,204,164	-£254,430,607	-£254,666,544	-£259,933,524	-£265,275,270
60% LAR : 40% CIR	35%	-£241,729,016	-£256,601,870	-£261,867,041	-£262,102,454	-£267,430,167	-£272,791,536
60% LAR : 40% CIR	40%	-£250,098,011	-£264,092,264	-£269,414,923	-£269,653,631	-£275,023,187	-£280,439,668
60% LAR : 40% CIR	45%	-£258,508,679	-£271,701,956	-£277,078,798	-£277,320,716	-£282,787,232	-£288,364,191
60% LAR : 40% CIR	50%	-£267,078,707	-£279,437,314	-£284,956,021	-£285,205,119	-£290,816,052	-£296,497,822

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		-£59,948,641	-£89,943,627	-£95,085,508	-£95,315,076	-£100,519,039	-£105,739,478
60% LAR : 40% CIR	5%	-£46,908,476	-£68,941,003	-£73,102,026	-£73,332,458	-£78,536,419	-£83,756,858
60% LAR : 40% CIR	10%	-£34,794,585	-£40,987,475	-£46,168,063	-£46,398,429	-£51,593,016	-£56,797,603
60% LAR : 40% CIR	15%	-£32,777,854	-£41,123,487	-£46,296,507	-£46,517,131	-£51,727,609	-£56,942,197
60% LAR : 40% CIR	20%	-£108,808,071	-£118,362,147	-£123,463,708	-£123,617,264	-£128,842,740	-£134,068,216
60% LAR : 40% CIR	25%	-£108,952,047	-£125,544,402	-£130,755,236	-£130,988,098	-£136,234,122	-£141,524,463
60% LAR : 40% CIR	30%	-£117,118,964	-£132,873,039	-£138,099,542	-£138,335,419	-£143,611,399	-£148,844,145
60% LAR : 40% CIR	35%	-£125,395,791	-£140,270,745	-£145,535,916	-£145,771,329	-£150,989,042	-£156,200,410
60% LAR : 40% CIR	40%	-£133,748,996	-£147,761,139	-£153,093,798	-£153,327,406	-£158,602,962	-£164,109,543
60% LAR : 40% CIR	45%	-£142,177,554	-£155,370,831	-£160,747,673	-£160,983,593	-£166,456,107	-£172,033,066
60% LAR : 40% CIR	50%	-£150,747,699	-£163,106,199	-£168,684,899	-£168,923,994	-£174,484,927	-£180,166,797

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		-£20,848,391	-£41,741,277	-£46,883,258	-£47,112,526	-£52,316,789	-£57,537,228
60% LAR : 40% CIR	5%	-£6,908,476	-£8,941,003	-£9,102,026	-£9,132,458	-£9,336,419	-£9,540,858
60% LAR : 40% CIR	10%	-£6,592,335	-£5,785,225	-£6,965,813	-£6,997,179	-£7,177,606	-£7,357,033
60% LAR : 40% CIR	15%	-£44,575,604	-£62,921,237	-£68,084,257	-£68,314,881	-£73,539,399	-£78,772,157
60% LAR : 40% CIR	20%	-£52,824,721	-£70,999,997	-£75,281,498	-£75,514,954	-£80,740,469	-£85,965,156
60% LAR : 40% CIR	25%	-£60,749,767	-£77,342,152	-£82,552,996	-£82,785,848	-£88,031,872	-£93,222,213
60% LAR : 40% CIR	30%	-£68,916,714	-£84,670,789	-£89,897,292	-£90,133,169	-£95,410,149	-£100,741,895
60% LAR : 40% CIR	35%	-£77,163,541	-£92,068,466	-£97,333,669	-£97,569,079	-£102,896,762	-£108,261,180
60% LAR : 40% CIR	40%	-£85,532,636	-£99,538,869	-£104,881,548	-£105,102,156	-£110,489,812	-£115,906,293
60% LAR : 40% CIR	45%	-£93,975,304	-£107,168,581	-£112,545,423	-£112,767,343	-£118,263,857	-£123,801,816
60% LAR : 40% CIR	50%	-£102,545,332	-£114,993,939	-£120,422,646	-£120,671,744	-£126,282,677	-£131,964,547

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£36,133,234	£15,288,348	£10,086,307	£9,896,789	£7,682,836	£5,897,568
60% LAR : 40% CIR	5%	£28,381,397	£3,240,873	£3,087,618	£2,853,437	£2,244,496	£1,545,961
60% LAR : 40% CIR	10%	£20,387,290	£1,194,400	£-3,986,188	£-4,217,554	£-9,398,141	£-14,646,758
60% LAR : 40% CIR	15%	£12,404,021	£-5,941,912	£-11,104,832	£-11,336,256	£-16,590,734	£-21,792,532
60% LAR : 40% CIR	20%	£4,554,094	£-13,120,272	£-18,301,863	£-18,531,209	£-23,760,669	£-29,024,511
60% LAR : 40% CIR	25%	£-3,170,172	£-20,362,527	£-25,573,361	£-25,806,223	£-31,052,247	£-36,342,588
60% LAR : 40% CIR	30%	£-11,937,899	£-27,691,164	£-32,917,967	£-33,153,844	£-38,430,524	£-43,769,270
60% LAR : 40% CIR	35%	£-20,213,816	£-35,098,910	£-40,454,041	£-40,689,454	£-46,017,667	£-51,276,536
60% LAR : 40% CIR	40%	£-28,563,011	£-42,579,264	£-47,901,923	£-48,140,531	£-53,510,187	£-58,826,668
60% LAR : 40% CIR	45%	£-36,995,679	£-50,188,959	£-55,565,798	£-55,807,718	£-61,274,232	£-66,851,191
60% LAR : 40% CIR	50%	£-45,466,797	£-57,824,314	£-63,445,021	£-63,686,119	£-69,303,056	£-74,984,922

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone B - £1,250 psf
------------	---------------------

No Units	575
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£105,182,277	£84,389,056	£79,247,075	£79,017,506	£73,875,525	£68,701,269
60% LAR : 40% CIR	5%	£96,878,960	£76,895,440	£71,773,883	£71,545,172	£66,410,036	£61,213,314
60% LAR : 40% CIR	10%	£88,510,687	£69,358,981	£64,256,253	£64,028,365	£58,857,630	£53,677,042
60% LAR : 40% CIR	15%	£80,089,028	£61,780,099	£56,649,590	£56,418,966	£51,255,946	£46,062,072
60% LAR : 40% CIR	20%	£71,593,038	£54,132,400	£49,885,398	£49,755,441	£44,589,284	£39,380,747
60% LAR : 40% CIR	25%	£63,020,762	£46,409,967	£41,299,334	£41,163,472	£36,022,638	£30,883,241
60% LAR : 40% CIR	30%	£54,349,641	£38,641,075	£33,443,401	£33,211,070	£27,991,441	£22,714,461
60% LAR : 40% CIR	35%	£45,837,105	£30,762,978	£25,554,061	£25,318,649	£20,053,478	£14,735,398
60% LAR : 40% CIR	40%	£38,410,856	£22,814,974	£17,580,079	£17,325,607	£12,001,692	£6,639,909
60% LAR : 40% CIR	45%	£27,904,904	£14,767,548	£9,441,361	£9,203,077	£3,823,178	£1,631,966
60% LAR : 40% CIR	50%	£18,884,307	£6,582,687	£1,185,833	£944,166	£-4,586,521	£-10,196,046

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£175,559,598	£196,351,819	£201,489,800	£201,723,369	£208,385,350	£212,039,606
60% LAR : 40% CIR	0%	£163,891,916	£183,848,435	£189,967,612	£190,266,612	£197,657,639	£201,521,561
60% LAR : 40% CIR	10%	£192,221,186	£211,381,694	£216,484,622	£216,712,510	£221,883,245	£227,063,833
60% LAR : 40% CIR	15%	£200,651,847	£218,960,778	£224,091,285	£224,321,909	£229,494,929	£234,675,803
60% LAR : 40% CIR	20%	£209,147,838	£226,608,475	£231,785,477	£231,985,434	£237,154,591	£242,389,128
60% LAR : 40% CIR	25%	£217,726,119	£234,331,006	£239,474,541	£239,647,541	£244,819,237	£250,147,634
60% LAR : 40% CIR	30%	£226,301,234	£242,099,803	£247,297,474	£247,529,805	£252,749,434	£258,026,414
60% LAR : 40% CIR	35%	£235,103,770	£249,977,897	£255,186,814	£255,422,226	£260,887,297	£266,005,477
60% LAR : 40% CIR	40%	£243,939,019	£257,925,911	£263,199,798	£263,415,818	£268,599,193	£274,109,968
60% LAR : 40% CIR	45%	£252,835,971	£265,973,327	£271,299,514	£271,537,798	£276,719,697	£282,372,841
60% LAR : 40% CIR	50%	£261,856,568	£274,158,188	£279,555,042	£279,798,709	£285,027,398	£290,856,821

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£59,227,473	£80,020,894	£85,162,676	£85,392,244	£90,534,225	£95,709,481
60% LAR : 40% CIR	0%	£48,589,916	£68,345,435	£73,487,612	£73,712,510	£78,857,639	£84,043,033
60% LAR : 40% CIR	10%	£75,890,063	£95,050,769	£100,153,497	£100,381,385	£105,522,120	£110,732,708
60% LAR : 40% CIR	15%	£84,320,722	£102,629,651	£107,760,160	£107,990,784	£113,133,804	£118,347,678
60% LAR : 40% CIR	20%	£92,816,711	£110,271,358	£115,424,352	£115,654,369	£120,803,466	£126,044,003
60% LAR : 40% CIR	25%	£101,368,588	£117,955,783	£123,153,416	£123,376,278	£128,587,112	£133,816,509
60% LAR : 40% CIR	30%	£110,060,109	£125,768,675	£130,966,349	£131,188,680	£136,418,309	£141,695,289
60% LAR : 40% CIR	35%	£118,772,845	£133,646,772	£138,855,689	£139,091,101	£144,356,272	£149,674,352
60% LAR : 40% CIR	40%	£127,506,894	£141,594,776	£146,849,671	£147,088,893	£152,408,668	£157,769,941
60% LAR : 40% CIR	45%	£136,264,848	£149,624,202	£154,968,389	£155,206,673	£160,586,572	£166,041,716
60% LAR : 40% CIR	50%	£145,052,443	£157,827,963	£163,293,917	£163,545,584	£168,996,271	£174,605,796

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£11,925,223	£31,818,444	£36,960,425	£37,189,944	£42,331,975	£47,506,231
60% LAR : 40% CIR	0%	£9,539,949	£29,312,003	£34,453,637	£34,682,508	£39,824,664	£45,049,186
60% LAR : 40% CIR	10%	£27,687,813	£46,848,510	£51,981,247	£52,179,135	£57,349,870	£62,530,458
60% LAR : 40% CIR	15%	£36,118,472	£54,427,401	£59,657,910	£59,788,534	£64,951,554	£70,149,428
60% LAR : 40% CIR	20%	£44,641,461	£62,057,100	£67,322,102	£67,452,099	£72,613,216	£77,846,753
60% LAR : 40% CIR	25%	£53,168,738	£69,797,533	£74,941,166	£75,174,028	£80,384,862	£85,614,259
60% LAR : 40% CIR	30%	£61,857,859	£77,566,425	£82,764,099	£82,996,430	£88,216,359	£93,493,039
60% LAR : 40% CIR	35%	£70,570,395	£85,444,622	£90,655,839	£90,886,861	£96,184,692	£101,474,102
60% LAR : 40% CIR	40%	£79,366,644	£93,392,525	£98,547,421	£98,822,443	£104,205,818	£109,567,691
60% LAR : 40% CIR	45%	£88,202,566	£101,439,952	£106,766,139	£107,094,423	£112,384,322	£117,839,466
60% LAR : 40% CIR	50%	£97,083,193	£109,524,813	£115,021,687	£115,393,334	£120,794,021	£126,403,546

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£45,984,402	£25,781,781	£10,018,200	£18,789,651	£14,687,850	£9,972,394
60% LAR : 40% CIR	0%	£37,851,985	£17,687,686	£12,545,688	£12,317,287	£7,185,161	£1,986,438
60% LAR : 40% CIR	10%	£29,291,812	£10,131,106	£5,028,378	£4,800,490	£-370,245	£-550,833
60% LAR : 40% CIR	15%	£20,961,153	£2,552,224	£-2,578,285	£-3,806,999	£-7,971,929	£-13,185,803
60% LAR : 40% CIR	20%	£12,365,164	£-519,427	£-10,242,477	£-10,427,434	£-16,641,941	£-20,867,128
60% LAR : 40% CIR	25%	£3,792,887	£-12,817,908	£-17,961,541	£-18,194,403	£-23,405,237	£-28,634,654
60% LAR : 40% CIR	30%	£4,878,434	£-20,586,800	£-25,784,474	£-26,16,805	£-31,296,434	£-38,519,414
60% LAR : 40% CIR	35%	£13,599,170	£-29,464,897	£-33,673,814	£-33,909,226	£-39,174,387	£-44,492,477
60% LAR : 40% CIR	40%	£22,417,019	£-38,412,901	£-41,667,796	£-41,902,816	£-47,226,193	£-52,587,966
60% LAR : 40% CIR	45%	£31,322,971	£-44,460,327	£-49,786,514	£-50,024,798	£-56,404,697	£-60,859,841
60% LAR : 40% CIR	50%	£40,343,968	£-52,645,188	£-58,042,042	£-58,283,709	£-63,914,266	£-69,423,921

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats	
No Units	575
Site Area	2.88 Ha

Value Area	Zone B - £1,300 psf
------------	---------------------

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£114,962,848	£94,213,952	£89,149,249	£88,023,130	£83,798,358	£78,656,377
60% LAR : 40% CIR	5%	£106,201,853	£86,276,432	£81,200,555	£80,071,884	£75,850,287	£70,728,711
60% LAR : 40% CIR	10%	£97,985,986	£78,289,531	£73,186,801	£72,058,913	£67,837,316	£62,715,740
60% LAR : 40% CIR	15%	£88,489,021	£70,214,506	£65,129,082	£64,001,194	£59,782,293	£54,660,724
60% LAR : 40% CIR	20%	£79,532,054	£62,097,476	£57,010,195	£55,883,288	£51,663,286	£46,541,717
60% LAR : 40% CIR	25%	£70,514,142	£53,933,215	£48,800,694	£47,672,786	£43,453,283	£38,331,714
60% LAR : 40% CIR	30%	£61,406,755	£45,667,433	£40,547,766	£39,421,878	£35,203,280	£30,081,145
60% LAR : 40% CIR	35%	£52,191,756	£37,359,887	£32,173,846	£31,041,972	£26,823,704	£21,701,135
60% LAR : 40% CIR	40%	£42,927,256	£28,932,760	£23,728,442	£22,501,400	£18,298,504	£13,175,935
60% LAR : 40% CIR	45%	£33,547,168	£20,421,444	£15,169,991	£14,031,706	£9,605,519	£4,483,950
60% LAR : 40% CIR	50%	£24,062,167	£11,790,533	£6,468,084	£5,226,417	£826,438	£-4,708,800

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£97,649,000					
60% LAR : 40% CIR	0%	£183,778,027	£186,528,923	£181,991,626	£181,817,745	£186,342,517	£202,084,488
60% LAR : 40% CIR	5%	£174,339,216	£184,468,443	£180,940,201	£180,769,011	£185,300,886	£201,041,184
60% LAR : 40% CIR	10%	£163,374,889	£202,451,344	£207,554,074	£207,181,982	£212,884,690	£218,035,935
60% LAR : 40% CIR	15%	£192,251,854	£210,528,369	£215,611,793	£215,838,951	£220,958,582	£226,121,601
60% LAR : 40% CIR	20%	£201,208,921	£218,643,399	£223,730,680	£223,960,637	£229,107,639	£234,260,853
60% LAR : 40% CIR	25%	£210,226,733	£226,807,661	£231,940,181	£232,169,343	£237,306,418	£242,451,720
60% LAR : 40% CIR	30%	£219,334,120	£235,073,442	£240,193,109	£240,425,440	£245,562,114	£250,707,324
60% LAR : 40% CIR	35%	£228,549,119	£243,380,889	£248,567,029	£248,798,903	£254,071,171	£259,272,342
60% LAR : 40% CIR	40%	£237,813,618	£251,688,115	£257,014,433	£257,246,455	£262,504,981	£267,650,158
60% LAR : 40% CIR	45%	£247,193,707	£260,319,431	£265,570,884	£265,809,169	£271,135,356	£276,280,533
60% LAR : 40% CIR	50%	£256,678,708	£268,950,342	£274,272,791	£274,514,458	£279,914,437	£284,949,675

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£57,186,000					
60% LAR : 40% CIR	0%	£49,448,602	£70,195,798	£75,260,501	£75,486,620	£80,611,392	£88,759,373
60% LAR : 40% CIR	5%	£44,339,216	£69,468,443	£74,540,201	£74,766,011	£79,890,886	£88,038,184
60% LAR : 40% CIR	10%	£39,251,854	£87,210,344	£92,291,074	£92,517,982	£97,642,690	£105,789,935
60% LAR : 40% CIR	15%	£34,174,889	£104,967,369	£107,042,793	£107,269,951	£112,405,582	£120,552,724
60% LAR : 40% CIR	20%	£29,108,921	£122,718,399	£125,793,680	£126,020,637	£131,157,639	£139,304,853
60% LAR : 40% CIR	25%	£24,054,733	£140,487,661	£143,562,181	£143,789,343	£148,926,418	£157,073,720
60% LAR : 40% CIR	30%	£19,000,120	£158,263,442	£161,337,109	£161,564,440	£166,701,514	£174,848,724
60% LAR : 40% CIR	35%	£13,945,119	£176,049,889	£179,091,029	£179,317,903	£184,455,171	£192,602,342
60% LAR : 40% CIR	40%	£8,890,618	£193,846,115	£196,792,433	£197,019,455	£202,156,981	£210,304,158
60% LAR : 40% CIR	45%	£3,836,117	£211,652,341	£214,603,884	£214,831,169	£219,968,356	£228,115,533
60% LAR : 40% CIR	50%	£-1,218,882	£229,468,568	£232,420,111	£232,647,458	£237,784,645	£245,931,822

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£40,420,000					
60% LAR : 40% CIR	0%	£1,344,652	£21,993,548	£27,068,251	£27,294,370	£32,409,142	£37,551,123
60% LAR : 40% CIR	5%	£1,055,087	£22,092,988	£27,167,691	£27,393,810	£32,508,582	£37,650,563
60% LAR : 40% CIR	10%	£1,841,514	£23,917,960	£29,020,690	£29,246,809	£34,359,581	£39,502,562
60% LAR : 40% CIR	15%	£2,718,479	£25,992,994	£31,078,418	£31,304,537	£36,420,207	£41,569,226
60% LAR : 40% CIR	20%	£3,695,445	£28,410,024	£33,137,305	£33,363,424	£38,580,822	£43,729,845
60% LAR : 40% CIR	25%	£4,672,411	£31,067,054	£35,196,192	£35,422,311	£40,732,441	£45,889,464
60% LAR : 40% CIR	30%	£5,649,377	£33,964,084	£37,255,060	£37,481,179	£42,873,060	£48,030,083
60% LAR : 40% CIR	35%	£6,626,343	£37,101,114	£39,313,929	£39,540,048	£45,003,679	£50,170,702
60% LAR : 40% CIR	40%	£7,603,309	£40,478,144	£41,372,798	£41,600,917	£47,124,298	£52,311,321
60% LAR : 40% CIR	45%	£8,580,275	£44,005,174	£43,431,647	£43,660,766	£49,234,917	£54,451,940
60% LAR : 40% CIR	50%	£9,557,241	£47,682,204	£45,490,496	£45,720,615	£51,335,536	£56,602,559

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£20,601,000					
60% LAR : 40% CIR	0%	£58,734,973	£34,388,977	£29,927,374	£29,695,265	£24,370,483	£19,268,302
60% LAR : 40% CIR	5%	£48,973,788	£27,047,557	£21,972,090	£21,743,989	£16,624,412	£11,500,836
60% LAR : 40% CIR	10%	£38,138,111	£19,061,656	£13,968,926	£13,741,038	£8,628,310	£3,477,065
60% LAR : 40% CIR	15%	£29,261,146	£10,986,631	£5,901,207	£5,674,049	£544,418	£-808,601
60% LAR : 40% CIR	20%	£20,334,179	£2,869,601	£-1,167,869	£-1,464,898	£-2,968,189	£-4,474,653
60% LAR : 40% CIR	25%	£11,286,267	£-5,294,560	£-10,427,181	£-10,656,543	£-15,793,418	£-21,044,250
60% LAR : 40% CIR	30%	£2,178,980	£-13,950,442	£-18,680,109	£-18,912,440	£-24,110,114	£-29,319,324
60% LAR : 40% CIR	35%	£-7,658,118	£-21,967,888	£-27,054,029	£-27,286,903	£-32,484,171	£-37,759,942
60% LAR : 40% CIR	40%	£-16,300,619	£-30,295,113	£-35,501,433	£-35,736,455	£-40,991,351	£-46,311,856
60% LAR : 40% CIR	45%	£-25,890,707	£-38,906,431	£-44,057,884	£-44,296,169	£-49,622,356	£-55,001,678
60% LAR : 40% CIR	50%	£-35,469,708	£-47,437,342	£-52,799,791	£-53,001,458	£-58,401,437	£-64,036,678

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone C - £1,050 paf
------------	---------------------

No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,459,853	£1,048,698	£1,038,596	£1,034,849	£974,234	£933,823

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£2,834,352	-£1,345,507	-£1,355,000	-£1,359,350	-£3,419,971	-£3,860,382

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£1,113,517	-£1,524,672	-£1,534,774	-£1,538,521	-£1,599,136	-£1,659,547

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£389,047	-£770,202	-£780,304	-£784,051	-£844,666	-£885,077

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£332,806	£121,853	£111,951	£107,804	£47,169	£5,776

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone C - £1,150 psf
------------	---------------------

No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£1,713,166	£1,297,961	£1,287,858	£1,284,112	£1,223,496	£1,183,085

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£2,681,030	-£3,098,244	-£3,108,317	-£3,110,063	-£3,170,769	-£3,211,120

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£60,204	-£1,275,408	-£1,285,512	-£1,280,258	-£1,340,874	-£1,390,285

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£108,734	-£520,938	-£531,042	-£534,768	-£595,404	-£635,816

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£786,121	£370,916	£360,813	£357,067	£296,451	£256,040

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone C - £1,350 psf
------------	---------------------

No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£2,219,793	£1,796,486	£1,786,383	£1,782,637	£1,722,021	£1,681,610

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£2,174,412	£2,597,719	£2,007,822	£2,611,548	£2,872,164	£2,712,935

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£383,577	£776,664	£796,967	£769,733	£881,349	£891,760

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£400,893	£22,414	£32,917	£36,263	£86,879	£137,260

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£1,292,746	£869,441	£897,336	£855,992	£794,976	£754,965

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses	
-------------------	--

Value Area	Zone C - £1,500 psf
------------	---------------------

No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,599,762	£2,170,379	£2,160,277	£2,156,532	£2,095,915	£2,055,505

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,794,443	£2,223,926	£2,233,928	£2,237,075	£2,208,250	£2,338,700

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£26,392	£492,991	£413,093	£416,836	£477,465	£517,866

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£780,862	£351,479	£341,377	£337,632	£277,015	£236,805

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,672,717	£1,243,334	£1,233,232	£1,229,487	£1,166,870	£1,126,460

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone C - £1,750 psf
------------	---------------------

No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£3,233,045	£2,793,536	£2,783,434	£2,779,687	£2,719,072	£2,678,661

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	-£1,181,160	-£1,600,689	-£1,670,771	-£1,614,518	-£1,876,193	-£1,716,544

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£659,675	£220,166	£210,064	£206,317	£145,702	£105,291

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,414,145	£974,636	£964,534	£960,787	£900,172	£859,761

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,306,000	£1,866,491	£1,896,389	£1,892,642	£1,792,027	£1,751,616

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone C - £1,900 psf
------------	---------------------

No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£3,613,014	£3,167,430	£3,157,327	£3,153,581	£3,092,965	£3,052,554

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£781,191	-£1,228,775	-£1,236,878	-£1,240,024	-£1,301,240	-£1,341,851

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,039,044	£594,060	£583,957	£580,211	£519,595	£479,184

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,794,114	£1,348,530	£1,338,427	£1,334,681	£1,274,065	£1,233,654

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,685,969	£2,240,385	£2,230,282	£2,226,536	£2,165,920	£2,125,509

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses	
-------------------	--

Value Area	Zone C - £2,000 psf
------------	---------------------

No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£3,866,327	£3,416,692	£3,406,590	£3,402,844	£3,342,227	£3,301,817

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£527,878	£977,513	£987,618	£997,381	£1,051,978	£1,092,388

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,292,957	£843,322	£833,220	£829,474	£768,857	£728,447

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,047,427	£1,597,792	£1,587,690	£1,583,944	£1,523,327	£1,482,917

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,939,262	£2,486,647	£2,479,545	£2,475,799	£2,415,162	£2,374,712

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses	
-------------------	--

Value Area	Zone C - RP Periphery £2,250 psf
------------	----------------------------------

No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£4,499,610	£4,039,849	£4,029,746	£4,026,000	£3,965,384	£3,024,974

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£105,405	£184,356	£301,459	£368,205	£428,821	£489,331

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,926,240	£1,486,479	£1,456,376	£1,452,630	£1,392,014	£1,351,604

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,680,710	£2,220,949	£2,210,846	£2,207,100	£2,146,484	£2,106,074

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£5,972,365	£3,112,804	£3,102,701	£3,098,995	£3,036,339	£2,997,929

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone C - RP Periphery £2,450 psf
------------	----------------------------------

No Units	4
Site Area	0.045 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PfL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£5,006,236	£4,538,374	£4,528,271	£4,524,525	£4,463,910	£4,423,498

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£512,031	£144,169	£134,066	£130,320	£69,705	£29,293

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£2,432,866	£1,985,004	£1,954,901	£1,951,155	£1,890,540	£1,850,128

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£3,187,336	£2,719,474	£2,709,371	£2,705,625	£2,645,010	£2,604,598

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	L (S)M1	£4,079,191	£3,611,329	£3,601,226	£3,597,480	£3,536,865	£3,496,453

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone C - £1,050 paf
------------	---------------------

No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,099,077	£562,192	£546,004	£544,103	£483,312	£422,520

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£17,117,921	-£2,284,606	-£2,269,804	-£2,272,695	-£2,335,488	-£2,904,378

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£90,610	-£1,087,406	-£1,102,602	-£1,108,493	-£1,166,264	-£1,227,076

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£98,886	-£603,770	-£616,368	-£621,836	-£662,650	-£743,442

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,661,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£304,817	£46,069	£47,486	£46,156	£110,948	£191,764

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone C - £1,150 psf
------------	---------------------

No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,368,365	£827,173	£811,976	£809,085	£748,293	£587,503

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	-£1,448,433	-£1,889,625	-£2,004,822	-£2,007,713	-£2,088,505	-£1,120,295

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	-£281,231	-£322,423	-£337,621	-£340,511	-£301,305	-£362,094

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£202,403	£338,788	£353,986	£356,976	£217,868	£478,489

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£716,105	£232,914	£217,716	£214,823	£194,034	£93,243

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone C - £1,350 psf
------------	---------------------

No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,906,941	£1,357,138	£1,341,940	£1,339,049	£1,278,259	£1,217,467

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£599,857	£1,459,690	£1,478,858	£1,477,749	£1,538,539	£1,590,331

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£297,345	£292,458	£307,656	£310,547	£371,337	£432,120

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£740,980	£191,176	£175,978	£173,088	£112,297	£51,505

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,312,882	£762,978	£747,680	£744,790	£683,999	£625,207

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone C - £1,500 psf
------------	---------------------

No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,310,873	£1,754,611	£1,739,413	£1,736,523	£1,675,731	£1,614,941

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£505,923	£1,092,187	£1,077,393	£1,060,275	£1,141,067	£1,201,856

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£561,277	£105,015	£89,817	£86,927	£26,135	£34,668

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,144,912	£588,650	£573,452	£570,561	£509,770	£448,979

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,716,614	£1,160,352	£1,145,154	£1,142,263	£1,061,472	£1,020,661

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone C - £1,750 psf
------------	---------------------

No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,984,094	£2,417,066	£2,401,869	£2,398,978	£2,338,187	£2,277,396

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£167,296	£389,752	£418,929	£417,826	£476,811	£539,402

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,334,497	£767,470	£752,273	£749,362	£688,591	£527,800

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£49,429,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,818,132	£1,251,105	£1,235,907	£1,233,017	£1,172,226	£1,111,434

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,389,834	£1,822,807	£1,807,609	£1,804,718	£1,743,928	£1,683,136

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone C - £1,900 psf
------------	---------------------

No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£3,388,026	£2,814,540	£2,799,342	£2,796,452	£2,735,660	£2,674,869

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£571,228	£2,258	£17,456	£20,346	£81,138	£141,920

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,738,430	£1,184,944	£1,149,746	£1,146,855	£1,086,064	£1,025,273

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,222,065	£1,648,578	£1,633,381	£1,630,490	£1,569,698	£1,508,908

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,793,767	£2,220,280	£2,205,085	£2,202,192	£2,141,400	£2,080,610

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone C - £2,000 psf
------------	---------------------

No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£3,657,314	£3,079,523	£3,064,325	£3,061,434	£3,000,643	£2,939,851

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£340,516	£262,724	£247,527	£244,836	£183,844	£123,053

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,007,718	£1,429,926	£1,414,729	£1,411,838	£1,351,046	£1,290,255

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,491,353	£1,913,561	£1,898,363	£1,895,473	£1,834,681	£1,773,889

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£3,063,055	£2,485,263	£2,470,065	£2,467,115	£2,406,363	£2,345,591

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone C - RP Periphery £2,250 psf
------------	----------------------------------

No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£4,330,535	£3,741,978	£3,726,780	£3,723,889	£3,663,098	£3,602,307

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,513,737	£925,180	£900,982	£907,091	£846,300	£785,509

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,680,938	£2,092,382	£2,077,184	£2,074,293	£2,013,502	£1,952,711

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£3,184,573	£2,576,016	£2,560,818	£2,557,928	£2,497,138	£2,436,345

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£3,736,275	£3,147,716	£3,132,520	£3,129,630	£3,066,838	£3,006,047

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone C - RP Periphery £2,450 psf
------------	----------------------------------

No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£4,869,111	£4,271,942	£4,256,744	£4,253,854	£4,193,062	£4,132,271

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,052,313	£1,455,144	£1,439,046	£1,437,056	£1,376,264	£1,315,473

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£3,219,515	£2,622,346	£2,607,148	£2,604,258	£2,543,466	£2,482,675

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£3,703,150	£3,105,981	£3,090,783	£3,087,892	£3,027,101	£2,966,310

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	L (S)M1	£4,274,852	£3,677,682	£3,662,785	£3,659,594	£3,596,802	£3,536,012

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone C - £1,050 paf
------------	---------------------

No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£1,600,789	£673,241	£650,445	£646,106	£554,919	£463,732

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£840,134	£1,787,934	£1,790,780	£1,795,119	£1,898,308	£1,977,493

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£171,139	£758,499	£779,205	£783,544	£874,731	£985,918

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£590,289	£337,289	£360,005	£364,334	£456,581	£546,768

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£1,088,764	£158,216	£135,420	£137,081	£39,894	£81,294

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone C - £1,150 psf
------------	---------------------

No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,004,722	£1,070,715	£1,047,918	£1,043,580	£952,393	£961,206

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£436,503	£1,370,510	£1,093,307	£1,397,645	£1,488,832	£1,580,016

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£575,072	£358,636	£301,732	£366,076	£477,267	£568,444

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£994,222	£60,215	£37,418	£33,080	£96,107	£149,294

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,489,697	£565,690	£522,893	£528,359	£437,368	£346,181

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone C - £1,350 psf
------------	---------------------

No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,812,586	£1,865,662	£1,842,865	£1,838,527	£1,747,340	£1,686,153

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£371,361	£575,563	£508,350	£607,856	£693,855	£785,072

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,382,936	£436,012	£413,215	£408,877	£317,690	£226,503

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,802,086	£855,162	£832,365	£828,027	£795,840	£545,653

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,297,361	£1,350,637	£1,327,840	£1,323,502	£1,252,315	£1,141,728

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone C - £1,500 psf
------------	---------------------

No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£3,418,485	£2,461,871	£2,439,075	£2,434,736	£2,343,549	£2,262,363

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£977,260	£20,646	£2,156	£1,193	£97,676	£188,862

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,988,835	£1,032,221	£1,009,425	£1,005,086	£913,899	£822,713

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,407,985	£1,451,371	£1,428,575	£1,424,236	£1,333,049	£1,241,863

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,903,460	£1,946,646	£1,924,050	£1,919,711	£1,826,524	£1,737,338

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone C - £1,750 psf
------------	---------------------

No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£4,428,315	£3,455,555	£3,432,758	£3,428,420	£3,337,233	£3,246,046

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,987,090	£1,074,330	£997,533	£987,195	£896,008	£804,821

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,998,665	£2,025,905	£2,003,108	£1,998,770	£1,907,583	£1,816,396

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£3,417,815	£2,445,055	£2,422,258	£2,417,920	£2,326,733	£2,235,546

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£3,913,290	£2,940,530	£2,917,735	£2,913,395	£2,822,208	£2,731,021

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone C - £1,900 psf
------------	---------------------

No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£5,034,213	£4,051,765	£4,028,968	£4,024,629	£3,933,443	£3,842,256

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£2,592,988	£1,610,540	£1,587,743	£1,583,404	£1,492,218	£1,401,031

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£3,604,963	£2,622,115	£2,599,318	£2,594,979	£2,503,793	£2,412,606

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£4,023,713	£3,041,265	£3,018,468	£3,014,129	£2,922,943	£2,831,756

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£4,819,188	£3,836,740	£3,813,345	£3,809,604	£3,718,418	£3,627,231

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone C - £2,000 psf
------------	---------------------

No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£5,438,145	£4,449,237	£4,426,441	£4,422,103	£4,330,916	£4,239,730

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,996,920	£2,008,012	£1,985,216	£1,980,878	£1,889,691	£1,798,505

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£4,008,495	£3,019,587	£2,996,791	£2,992,453	£2,901,266	£2,810,080

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£4,427,645	£3,438,737	£3,415,941	£3,411,603	£3,320,416	£3,229,230

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£4,923,120	£3,934,212	£3,911,416	£3,907,078	£3,815,891	£3,724,705

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone C - RP Periphery £2,250 psf
------------	----------------------------------

No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£6,447,976	£5,442,921	£5,420,124	£5,415,786	£5,324,599	£5,233,412

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£4,006,751	£3,001,696	£2,978,899	£2,974,561	£2,853,374	£2,792,187

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£5,018,326	£4,013,271	£3,990,474	£3,986,136	£3,894,949	£3,803,762

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£5,437,476	£4,432,421	£4,409,624	£4,405,286	£4,314,099	£4,222,912

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£5,932,951	£4,927,896	£4,905,099	£4,900,761	£4,809,574	£4,718,387

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone C - RP Periphery £2,450 psf
------------	----------------------------------

No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£7,255,841	£6,237,868	£6,215,071	£6,210,732	£6,119,546	£6,028,359

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£4,814,616	£3,796,643	£3,775,846	£3,769,507	£3,678,321	£3,587,134

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£5,826,191	£4,808,218	£4,785,421	£4,781,082	£4,689,896	£4,598,709

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£6,245,341	£5,227,368	£5,204,571	£5,200,232	£5,109,046	£5,017,859

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12% (S11)	£6,740,816	£5,722,843	£5,700,046	£5,695,707	£5,604,521	£5,513,334

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone C - £1,050 paf
------------	---------------------

No Units	10
Site Area	0.02 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,741,925	£1,112,815	£1,085,413	£1,080,519	£970,908	£861,298
60% LAR : 40% CIR	8%	£1,503,705	£921,789	£894,548	£889,663	£780,717	£671,752
60% LAR : 40% CIR	12%	£1,383,739	£825,434	£798,265	£793,413	£684,739	£576,064
60% LAR : 40% CIR	14%	£1,323,543	£777,048	£749,913	£745,067	£636,530	£527,993
60% LAR : 40% CIR	16%	£1,202,732	£679,861	£652,791	£647,956	£539,678	£431,400
60% LAR : 40% CIR	20%	£1,142,117	£631,061	£604,022	£599,193	£491,036	£382,880
60% LAR : 40% CIR	24%	£1,020,468	£533,052	£506,069	£501,260	£393,322	£285,393
60% LAR : 40% CIR	26%	£959,437	£483,842	£456,887	£452,072	£344,250	£236,428
60% LAR : 40% CIR	30%	£838,983	£395,019	£368,114	£363,307	£246,663	£139,058
60% LAR : 40% CIR	35%	£683,103	£280,735	£233,884	£229,077	£121,681	£14,275
60% LAR : 40% CIR	50%	£216,487	£-125,992	£-154,829	£-159,983	£-275,333	£-390,682

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£33,511	£92,822	£90,023	£94,915	£94,528	£91,138
60% LAR : 40% CIR	8%	£271,734	£83,647	£80,886	£85,764	£84,719	£81,088
60% LAR : 40% CIR	12%	£391,898	£90,002	£87,171	£92,024	£91,098	£87,373
60% LAR : 40% CIR	14%	£451,894	£98,388	£1,025,623	£1,030,369	£1,130,906	£1,247,444
60% LAR : 40% CIR	18%	£372,705	£1,095,076	£1,122,645	£1,127,480	£1,235,758	£1,344,037
60% LAR : 40% CIR	20%	£633,351	£1,144,374	£1,171,414	£1,176,244	£1,284,401	£1,392,566
60% LAR : 40% CIR	24%	£754,968	£1,242,385	£1,269,368	£1,274,187	£1,382,115	£1,490,044
60% LAR : 40% CIR	26%	£915,999	£1,291,594	£1,318,549	£1,323,364	£1,431,186	£1,539,008
60% LAR : 40% CIR	30%	£938,473	£1,390,416	£1,417,253	£1,422,130	£1,529,154	£1,637,279
60% LAR : 40% CIR	35%	£1,092,333	£1,514,701	£1,541,562	£1,546,349	£1,653,756	£1,761,162
60% LAR : 40% CIR	50%	£1,558,949	£1,901,428	£1,930,285	£1,935,419	£2,050,769	£2,168,119

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£702,180	£73,069	£45,668	£40,773	£68,837	£179,447
60% LAR : 40% CIR	8%	£463,959	£117,858	£145,821	£150,762	£238,026	£361,084
60% LAR : 40% CIR	12%	£343,993	£214,312	£241,481	£246,333	£355,007	£463,682
60% LAR : 40% CIR	14%	£283,797	£282,697	£289,832	£284,878	£403,215	£511,753
60% LAR : 40% CIR	16%	£162,886	£359,885	£386,866	£391,788	£500,867	£608,346
60% LAR : 40% CIR	20%	£102,371	£408,684	£435,723	£440,553	£548,710	£656,855
60% LAR : 40% CIR	24%	£19,277	£506,694	£533,677	£538,496	£646,424	£754,353
60% LAR : 40% CIR	26%	£80,308	£555,993	£582,888	£587,673	£695,495	£803,517
60% LAR : 40% CIR	30%	£358,473	£1,390,416	£1,417,253	£1,422,130	£1,529,154	£1,637,279
60% LAR : 40% CIR	35%	£436,642	£1,779,010	£1,805,361	£1,810,658	£1,918,065	£2,025,471
60% LAR : 40% CIR	50%	£823,299	£1,165,737	£1,194,975	£1,199,728	£1,315,078	£1,430,428

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,007,016	£377,906	£350,504	£345,610	£225,999	£126,389
60% LAR : 40% CIR	8%	£789,795	£186,890	£169,639	£164,774	£45,936	£83,156
60% LAR : 40% CIR	12%	£648,830	£90,525	£63,356	£58,503	£50,170	£158,845
60% LAR : 40% CIR	14%	£588,634	£42,139	£15,004	£10,158	£98,379	£208,817
60% LAR : 40% CIR	16%	£467,822	£51,889	£42,116	£38,263	£188,231	£303,508
60% LAR : 40% CIR	20%	£407,207	£103,848	£130,887	£135,717	£243,873	£352,029
60% LAR : 40% CIR	24%	£285,559	£201,858	£228,840	£233,659	£341,587	£449,616
60% LAR : 40% CIR	26%	£224,528	£251,067	£278,022	£282,807	£380,669	£488,491
60% LAR : 40% CIR	30%	£102,054	£349,890	£376,796	£381,602	£489,226	£598,852
60% LAR : 40% CIR	35%	£51,806	£474,174	£501,025	£505,822	£613,229	£720,634
60% LAR : 40% CIR	50%	£516,422	£899,991	£928,798	£934,892	£1,010,242	£1,125,992

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,387,382	£738,251	£710,849	£705,995	£598,385	£486,734
60% LAR : 40% CIR	8%	£1,129,141	£347,226	£319,884	£315,119	£406,154	£297,188
60% LAR : 40% CIR	12%	£1,009,175	£450,870	£423,701	£418,849	£310,175	£201,500
60% LAR : 40% CIR	14%	£948,979	£402,485	£375,350	£370,504	£261,966	£153,429
60% LAR : 40% CIR	16%	£828,169	£305,277	£278,227	£273,363	£163,111	£56,636
60% LAR : 40% CIR	20%	£767,553	£256,498	£229,459	£224,629	£118,472	£8,316
60% LAR : 40% CIR	24%	£645,905	£158,488	£131,505	£126,696	£18,758	£89,171
60% LAR : 40% CIR	26%	£584,874	£109,279	£82,323	£77,509	£69,078	£158,138
60% LAR : 40% CIR	30%	£462,399	£10,455	£-16,499	£-21,257	£-128,851	£-229,500
60% LAR : 40% CIR	35%	£308,539	£-113,829	£-140,879	£-145,476	£-252,883	£-380,289
60% LAR : 40% CIR	50%	£186,877	£509,655	£529,289	£534,846	£649,896	£769,346

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone C - £1,150 psf
------------	---------------------

No Units	10
Site Area	0.02 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	8%	£2,190,739	£1,554,452	£1,527,049	£1,522,155	£1,412,546	£1,302,936
60% LAR - 40% CIR	8%	£1,916,912	£1,328,095	£1,300,854	£1,295,989	£1,181,023	£1,076,057
60% LAR - 40% CIR	12%	£1,778,694	£1,214,074	£1,186,906	£1,182,054	£1,073,379	£964,704
60% LAR - 40% CIR	14%	£1,709,523	£1,158,856	£1,129,721	£1,124,876	£1,016,338	£907,801
60% LAR - 40% CIR	18%	£1,570,759	£1,042,003	£1,014,854	£1,010,099	£901,821	£793,542
60% LAR - 40% CIR	20%	£1,501,167	£984,371	£967,332	£962,502	£844,345	£736,190
60% LAR - 40% CIR	24%	£1,361,567	£868,696	£841,713	£836,884	£728,966	£621,037
60% LAR - 40% CIR	26%	£1,291,359	£810,654	£783,698	£778,884	£671,061	£563,239
60% LAR - 40% CIR	30%	£1,151,133	£694,165	£667,259	£662,433	£554,829	£447,203
60% LAR - 40% CIR	35%	£974,832	£547,800	£520,948	£516,151	£408,744	£301,338
60% LAR - 40% CIR	50%	£440,894	£103,746	£77,012	£72,235	£-37,146	£-152,496

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£415,303	£220,984	£248,387	£225,281	£382,891	£472,501
60% LAR - 40% CIR	8%	£141,176	£47,342	£47,083	£47,048	£68,413	£87,379
60% LAR - 40% CIR	12%	£3,255	£551,362	£388,530	£393,355	£702,057	£810,732
60% LAR - 40% CIR	14%	£65,913	£618,581	£645,715	£650,561	£759,098	£867,636
60% LAR - 40% CIR	18%	£294,678	£731,433	£769,500	£765,337	£873,616	£981,804
60% LAR - 40% CIR	20%	£274,269	£717,066	£716,105	£712,934	£831,091	£939,287
60% LAR - 40% CIR	24%	£413,870	£906,741	£933,723	£938,542	£1,048,470	£1,154,399
60% LAR - 40% CIR	26%	£483,877	£994,792	£991,738	£999,552	£1,104,375	£1,212,197
60% LAR - 40% CIR	30%	£554,304	£1,081,277	£1,108,117	£1,112,983	£1,220,698	£1,329,233
60% LAR - 40% CIR	35%	£800,605	£1,227,637	£1,254,488	£1,259,285	£1,366,692	£1,474,098
60% LAR - 40% CIR	50%	£1,334,343	£1,871,690	£1,698,424	£1,703,202	£1,812,582	£1,927,932

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,150,994	£514,707	£487,304	£482,410	£372,800	£263,190
60% LAR - 40% CIR	8%	£876,867	£280,349	£281,109	£286,243	£147,277	£36,312
60% LAR - 40% CIR	12%	£738,949	£174,329	£147,161	£142,308	£33,634	£-35,041
60% LAR - 40% CIR	14%	£669,778	£117,110	£89,876	£85,130	£23,407	£-131,945
60% LAR - 40% CIR	18%	£551,013	£2,253	£87,872	£88,886	£17,588	£-246,203
60% LAR - 40% CIR	20%	£461,422	£55,375	£55,414	£57,243	£-195,400	£-303,556
60% LAR - 40% CIR	24%	£321,821	£-171,050	£-198,032	£-202,851	£-310,779	£-418,708
60% LAR - 40% CIR	26%	£251,814	£-229,091	£-226,047	£-230,861	£-368,694	£-476,906
60% LAR - 40% CIR	30%	£113,987	£-454,580	£-472,486	£-477,290	£-484,917	£-562,942
60% LAR - 40% CIR	35%	£-84,914	£-491,946	£-518,798	£-523,504	£-631,001	£-738,407
60% LAR - 40% CIR	50%	£-498,852	£-938,999	£-962,733	£-967,611	£-1,076,892	£-1,192,241

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,455,330	£819,543	£792,140	£787,246	£677,637	£568,026
60% LAR - 40% CIR	8%	£1,181,703	£563,186	£566,945	£561,079	£462,114	£343,146
60% LAR - 40% CIR	12%	£1,043,785	£479,165	£451,997	£447,145	£338,470	£229,795
60% LAR - 40% CIR	14%	£974,614	£421,946	£394,812	£389,967	£281,429	£172,892
60% LAR - 40% CIR	18%	£835,949	£307,034	£280,025	£275,190	£168,912	£58,653
60% LAR - 40% CIR	20%	£766,258	£249,462	£222,423	£217,593	£109,436	£1,281
60% LAR - 40% CIR	24%	£626,658	£133,787	£106,804	£101,985	£3,943	£-113,872
60% LAR - 40% CIR	26%	£556,650	£75,745	£48,785	£43,975	£63,948	£71,670
60% LAR - 40% CIR	30%	£416,224	£-249,744	£-261,650	£-262,456	£-180,081	£-267,706
60% LAR - 40% CIR	35%	£239,923	£-187,109	£-213,961	£-218,758	£-326,165	£-433,571
60% LAR - 40% CIR	50%	£-294,015	£-631,163	£-697,897	£-692,674	£-772,055	£-887,406

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,816,715	£1,179,869	£1,152,466	£1,147,591	£1,037,382	£928,372
60% LAR - 40% CIR	8%	£1,542,040	£963,631	£926,230	£921,425	£812,450	£703,494
60% LAR - 40% CIR	12%	£1,404,131	£839,511	£812,343	£807,450	£698,815	£590,140
60% LAR - 40% CIR	14%	£1,334,989	£782,292	£756,158	£750,312	£641,775	£533,237
60% LAR - 40% CIR	18%	£1,156,156	£661,440	£640,370	£635,536	£527,267	£418,679
60% LAR - 40% CIR	20%	£1,126,604	£609,807	£582,768	£577,938	£469,782	£361,626
60% LAR - 40% CIR	24%	£997,003	£494,132	£467,149	£462,330	£354,402	£246,473
60% LAR - 40% CIR	26%	£916,996	£438,091	£409,134	£404,320	£296,498	£188,676
60% LAR - 40% CIR	30%	£776,569	£319,602	£292,696	£287,890	£180,265	£72,640
60% LAR - 40% CIR	35%	£600,268	£173,236	£146,384	£141,587	£34,181	£-73,225
60% LAR - 40% CIR	50%	£66,330	£-970,817	£-997,959	£-992,929	£-1,111,716	£-1,227,660

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone C - £1,350 psf
------------	---------------------

No Units	10
Site Area	0.02 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,088,366	£2,437,726	£2,410,323	£2,405,430	£2,295,820	£2,186,209
60% LAR - 40% CIR	8%	£2,142,430	£2,140,707	£2,113,466	£2,108,611	£1,999,636	£1,890,970
60% LAR - 40% CIR	12%	£2,568,606	£1,991,356	£1,964,187	£1,959,334	£1,850,660	£1,741,985
60% LAR - 40% CIR	14%	£2,481,483	£1,916,472	£1,889,337	£1,884,491	£1,778,953	£1,667,416
60% LAR - 40% CIR	18%	£2,366,513	£1,766,238	£1,739,218	£1,734,384	£1,626,105	£1,517,627
60% LAR - 40% CIR	20%	£2,219,269	£1,690,990	£1,663,951	£1,659,121	£1,550,864	£1,442,809
60% LAR - 40% CIR	24%	£2,043,763	£1,539,984	£1,513,001	£1,508,182	£1,400,254	£1,292,325
60% LAR - 40% CIR	26%	£1,955,894	£1,464,276	£1,437,321	£1,432,506	£1,324,684	£1,216,862
60% LAR - 40% CIR	30%	£1,779,471	£1,312,457	£1,285,500	£1,280,745	£1,173,120	£1,065,495
60% LAR - 40% CIR	35%	£1,558,289	£1,121,928	£1,095,076	£1,090,279	£982,872	£875,467
60% LAR - 40% CIR	50%	£889,707	£545,384	£518,650	£513,871	£406,933	£299,994

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£1,312,330	£662,290	£634,887	£629,994	£520,383	£470,773
60% LAR - 40% CIR	0%	£966,914	£365,271	£338,030	£333,165	£224,196	£155,233
60% LAR - 40% CIR	12%	£793,170	£215,919	£189,750	£183,895	£75,223	£33,442
60% LAR - 40% CIR	14%	£706,046	£141,035	£113,900	£109,055	£517	£108,020
60% LAR - 40% CIR	18%	£531,377	£9,089	£36,218	£41,763	£149,311	£257,609
60% LAR - 40% CIR	20%	£443,832	£24,446	£11,146	£116,316	£224,472	£322,626
60% LAR - 40% CIR	24%	£268,327	£23,452	£262,435	£267,254	£375,182	£483,111
60% LAR - 40% CIR	26%	£180,367	£311,180	£338,115	£342,930	£450,752	£558,674
60% LAR - 40% CIR	30%	£1,035	£442,960	£489,896	£494,692	£602,316	£709,941
60% LAR - 40% CIR	35%	£217,147	£653,508	£680,360	£685,157	£792,564	£899,970
60% LAR - 40% CIR	50%	£685,729	£1,230,053	£1,266,787	£1,261,565	£1,368,503	£1,475,442

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,048,621	£1,397,961	£1,370,578	£1,365,685	£1,256,074	£1,146,464
60% LAR - 40% CIR	0%	£1,702,685	£1,100,862	£1,073,721	£1,068,855	£959,895	£850,924
60% LAR - 40% CIR	12%	£1,528,861	£951,610	£924,441	£919,589	£810,914	£702,239
60% LAR - 40% CIR	14%	£1,441,737	£876,726	£849,591	£844,745	£736,208	£627,670
60% LAR - 40% CIR	18%	£1,267,680	£726,542	£699,473	£694,638	£586,360	£478,081
60% LAR - 40% CIR	20%	£1,178,522	£661,244	£634,206	£629,370	£511,219	£403,063
60% LAR - 40% CIR	24%	£1,004,018	£500,239	£473,256	£468,437	£360,500	£252,580
60% LAR - 40% CIR	26%	£916,058	£424,531	£397,576	£392,761	£284,939	£177,117
60% LAR - 40% CIR	30%	£730,726	£272,711	£244,905	£240,099	£133,376	£26,760
60% LAR - 40% CIR	35%	£518,544	£82,182	£55,331	£50,534	£56,873	£164,279
60% LAR - 40% CIR	50%	£190,038	£494,362	£521,096	£526,874	£632,812	£739,751

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,353,457	£1,702,817	£1,675,414	£1,670,521	£1,560,911	£1,451,300
60% LAR - 40% CIR	0%	£2,007,521	£1,405,798	£1,378,507	£1,373,662	£1,264,726	£1,155,761
60% LAR - 40% CIR	12%	£1,833,697	£1,256,447	£1,229,278	£1,224,425	£1,115,751	£1,007,076
60% LAR - 40% CIR	14%	£1,746,574	£1,181,563	£1,154,428	£1,149,582	£1,041,044	£932,507
60% LAR - 40% CIR	18%	£1,571,904	£1,031,379	£1,004,309	£999,475	£891,196	£782,918
60% LAR - 40% CIR	20%	£1,484,360	£956,081	£929,042	£924,212	£816,055	£707,900
60% LAR - 40% CIR	24%	£1,308,854	£805,075	£778,092	£773,273	£665,345	£557,416
60% LAR - 40% CIR	26%	£1,220,695	£729,367	£702,412	£697,597	£589,775	£481,553
60% LAR - 40% CIR	30%	£1,044,562	£577,548	£550,641	£545,835	£438,211	£330,586
60% LAR - 40% CIR	35%	£823,380	£387,019	£360,167	£355,370	£247,963	£140,557
60% LAR - 40% CIR	50%	£154,798	£189,525	£216,260	£221,038	£327,976	£436,916

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,173,803	£2,063,765	£2,035,760	£2,030,866	£1,921,296	£1,811,546
60% LAR - 40% CIR	0%	£2,367,867	£1,708,143	£1,738,903	£1,734,037	£1,625,072	£1,516,106
60% LAR - 40% CIR	12%	£2,194,043	£1,616,792	£1,589,623	£1,584,771	£1,476,096	£1,367,421
60% LAR - 40% CIR	14%	£2,106,919	£1,541,898	£1,514,773	£1,509,927	£1,401,390	£1,292,882
60% LAR - 40% CIR	18%	£1,932,250	£1,391,724	£1,364,665	£1,359,820	£1,251,542	£1,143,063
60% LAR - 40% CIR	20%	£1,844,705	£1,316,426	£1,289,387	£1,284,558	£1,176,401	£1,068,245
60% LAR - 40% CIR	24%	£1,669,200	£1,165,420	£1,138,438	£1,133,619	£1,025,691	£917,762
60% LAR - 40% CIR	26%	£1,581,240	£1,089,713	£1,062,757	£1,057,942	£950,121	£842,299
60% LAR - 40% CIR	30%	£1,404,908	£937,893	£910,987	£906,181	£798,557	£690,932
60% LAR - 40% CIR	35%	£1,183,726	£747,364	£720,513	£715,716	£608,309	£500,903
60% LAR - 40% CIR	50%	£515,144	£170,820	£144,086	£139,307	£32,370	£24,869

LB Camden
Local Plan Viability Testing 2023

Resi 4-10 Flats

Value Area	Zone C - £1,500 psf
------------	---------------------

No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£3,761,586	£3,100,181	£3,072,780	£3,087,885	£2,956,275	£2,848,665
60% LAR : 40% CIR	12%	£3,361,793	£2,760,166	£2,722,805	£2,718,060	£2,600,094	£2,500,129
60% LAR : 40% CIR	14%	£3,060,452	£2,486,184	£2,459,048	£2,454,203	£2,345,665	£2,237,128
60% LAR : 40% CIR	18%	£2,659,854	£2,309,502	£2,282,432	£2,277,597	£2,189,319	£2,051,041
60% LAR : 40% CIR	20%	£2,757,845	£2,220,954	£2,193,915	£2,189,096	£2,080,930	£1,972,773
60% LAR : 40% CIR	24%	£2,555,411	£2,043,450	£2,016,468	£2,011,648	£1,903,720	£1,795,792
60% LAR : 40% CIR	26%	£2,453,387	£1,954,493	£1,927,538	£1,922,723	£1,814,901	£1,707,079
60% LAR : 40% CIR	30%	£2,250,726	£1,778,176	£1,749,270	£1,744,464	£1,636,839	£1,529,214
60% LAR : 40% CIR	35%	£1,995,883	£1,552,524	£1,525,672	£1,520,875	£1,413,468	£1,306,063
60% LAR : 40% CIR	50%	£1,226,317	£876,611	£849,877	£845,099	£738,161	£631,222

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,888,150	£1,324,745	£1,297,343	£1,292,449	£1,182,839	£1,073,228
60% LAR : 40% CIR	8%	£1,386,356	£974,730	£947,489	£942,625	£833,658	£724,692
60% LAR : 40% CIR	12%	£1,385,004	£798,890	£771,712	£766,855	£658,185	£549,510
60% LAR : 40% CIR	14%	£1,285,015	£710,747	£683,612	£678,766	£570,229	£461,691
60% LAR : 40% CIR	18%	£1,083,417	£534,066	£506,996	£502,160	£393,883	£285,605
60% LAR : 40% CIR	20%	£962,409	£445,519	£418,479	£413,649	£305,493	£197,537
60% LAR : 40% CIR	24%	£779,975	£268,014	£241,032	£236,212	£128,284	£20,356
60% LAR : 40% CIR	26%	£678,551	£179,057	£152,102	£147,287	£39,465	£-98,357
60% LAR : 40% CIR	30%	£475,280	£740	£28,167	£26,972	£-188,597	£-246,273
60% LAR : 40% CIR	35%	£220,447	£-222,912	£-249,764	£-254,561	£-361,968	£-469,574
60% LAR : 40% CIR	50%	£-549,119	£-898,625	£-925,593	£-930,338	£-1,037,275	£-1,144,215

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,721,840	£2,060,436	£2,035,034	£2,028,140	£1,918,529	£1,808,919
60% LAR : 40% CIR	8%	£2,522,047	£1,710,423	£1,683,180	£1,678,314	£1,569,249	£1,460,383
60% LAR : 40% CIR	12%	£2,121,294	£1,534,571	£1,507,403	£1,502,550	£1,393,876	£1,285,201
60% LAR : 40% CIR	14%	£2,020,706	£1,446,438	£1,419,303	£1,414,457	£1,305,920	£1,197,382
60% LAR : 40% CIR	18%	£1,819,108	£1,269,756	£1,242,687	£1,237,851	£1,129,574	£1,021,296
60% LAR : 40% CIR	20%	£1,718,100	£1,181,209	£1,154,170	£1,149,340	£1,041,184	£933,028
60% LAR : 40% CIR	24%	£1,515,666	£1,003,704	£976,723	£971,903	£863,975	£756,047
60% LAR : 40% CIR	26%	£1,414,241	£914,748	£887,793	£882,978	£775,156	£667,234
60% LAR : 40% CIR	30%	£1,210,980	£738,431	£709,504	£704,716	£597,093	£489,468
60% LAR : 40% CIR	35%	£966,138	£512,778	£485,927	£481,130	£373,723	£266,317
60% LAR : 40% CIR	50%	£186,572	£-183,734	£-189,868	£-194,847	£-301,668	£-408,624

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,026,677	£2,365,272	£2,337,870	£2,332,076	£2,223,366	£2,113,756
60% LAR : 40% CIR	8%	£2,627,683	£2,015,257	£1,988,016	£1,983,151	£1,874,185	£1,765,220
60% LAR : 40% CIR	12%	£2,426,131	£1,839,407	£1,812,239	£1,807,387	£1,698,712	£1,590,037
60% LAR : 40% CIR	14%	£2,325,643	£1,751,274	£1,724,139	£1,719,293	£1,610,756	£1,502,219
60% LAR : 40% CIR	18%	£2,123,945	£1,574,593	£1,547,425	£1,542,688	£1,434,410	£1,326,132
60% LAR : 40% CIR	20%	£2,022,936	£1,486,045	£1,459,006	£1,454,176	£1,346,021	£1,237,864
60% LAR : 40% CIR	24%	£1,820,502	£1,308,541	£1,281,559	£1,276,739	£1,168,811	£1,060,883
60% LAR : 40% CIR	26%	£1,719,078	£1,219,584	£1,192,602	£1,187,814	£1,079,992	£972,170
60% LAR : 40% CIR	30%	£1,515,817	£1,041,267	£1,014,361	£1,009,555	£901,930	£794,305
60% LAR : 40% CIR	35%	£1,260,974	£817,615	£790,763	£785,966	£678,559	£571,153
60% LAR : 40% CIR	50%	£491,408	£141,702	£114,968	£110,190	£3,282	£-103,687

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,387,022	£2,725,616	£2,698,216	£2,693,322	£2,585,711	£2,478,101
60% LAR : 40% CIR	8%	£2,987,229	£2,376,603	£2,349,202	£2,344,308	£2,236,697	£2,129,086
60% LAR : 40% CIR	12%	£2,786,476	£2,199,753	£2,172,352	£2,167,457	£2,059,846	£1,952,235
60% LAR : 40% CIR	14%	£2,685,988	£2,111,620	£2,084,218	£2,079,323	£1,971,712	£1,864,101
60% LAR : 40% CIR	18%	£2,484,234	£1,934,638	£1,907,237	£1,902,342	£1,794,731	£1,687,120
60% LAR : 40% CIR	20%	£2,383,282	£1,846,391	£1,818,932	£1,814,037	£1,706,426	£1,598,815
60% LAR : 40% CIR	24%	£2,180,848	£1,669,886	£1,642,427	£1,637,532	£1,529,921	£1,422,310
60% LAR : 40% CIR	26%	£2,079,423	£1,579,630	£1,552,171	£1,547,276	£1,440,338	£1,332,719
60% LAR : 40% CIR	30%	£1,876,162	£1,401,612	£1,374,153	£1,369,258	£1,262,275	£1,154,656
60% LAR : 40% CIR	35%	£1,621,319	£1,177,960	£1,151,109	£1,146,214	£1,038,905	£931,494
60% LAR : 40% CIR	50%	£951,753	£502,048	£475,313	£470,535	£363,997	£256,458

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone C - £1,750 psf
------------	---------------------

No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,883,620	£4,204,274	£4,176,872	£4,171,978	£4,062,368	£3,952,757
60% LAR - 40% CIR	8%	£4,394,084	£3,765,531	£3,738,690	£3,733,825	£3,624,859	£3,515,894
60% LAR - 40% CIR	12%	£4,148,430	£3,545,918	£3,518,749	£3,513,897	£3,405,222	£3,296,547
60% LAR - 40% CIR	14%	£4,025,401	£3,435,702	£3,406,568	£3,403,722	£3,295,185	£3,186,647
60% LAR - 40% CIR	18%	£3,776,922	£3,214,658	£3,187,788	£3,182,983	£3,074,675	£2,966,397
60% LAR - 40% CIR	20%	£3,656,473	£3,104,228	£3,077,189	£3,072,359	£2,964,204	£2,856,047
60% LAR - 40% CIR	24%	£3,408,157	£2,882,560	£2,856,578	£2,850,769	£2,742,830	£2,634,902
60% LAR - 40% CIR	26%	£3,284,282	£2,771,522	£2,744,567	£2,739,752	£2,631,930	£2,524,108
60% LAR - 40% CIR	30%	£3,036,149	£2,549,040	£2,522,135	£2,517,328	£2,409,704	£2,302,079
60% LAR - 40% CIR	35%	£2,725,205	£2,270,183	£2,243,332	£2,238,535	£2,131,129	£2,023,722
60% LAR - 40% CIR	50%	£1,787,335	£1,428,658	£1,401,923	£1,397,145	£1,290,207	£1,183,268

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,108,184	£2,428,538	£2,401,436	£2,396,541	£2,286,931	£2,177,321
60% LAR - 40% CIR	8%	£2,618,627	£1,960,495	£1,963,254	£1,958,388	£1,849,423	£1,740,458
60% LAR - 40% CIR	12%	£2,372,994	£1,770,482	£1,743,313	£1,738,460	£1,629,785	£1,521,111
60% LAR - 40% CIR	14%	£2,249,965	£1,660,266	£1,633,132	£1,628,286	£1,519,749	£1,411,211
60% LAR - 40% CIR	18%	£2,003,486	£1,439,421	£1,412,352	£1,407,516	£1,299,239	£1,190,961
60% LAR - 40% CIR	20%	£1,880,036	£1,329,762	£1,301,753	£1,296,923	£1,188,767	£1,080,511
60% LAR - 40% CIR	24%	£1,632,720	£1,107,123	£1,080,142	£1,075,323	£967,394	£859,466
60% LAR - 40% CIR	26%	£1,508,856	£996,086	£969,131	£964,316	£856,494	£748,672
60% LAR - 40% CIR	30%	£1,260,713	£773,634	£746,699	£741,892	£634,268	£526,642
60% LAR - 40% CIR	35%	£949,768	£494,747	£467,895	£463,099	£355,693	£248,286
60% LAR - 40% CIR	50%	£11,898	£346,779	£373,513	£378,231	£485,229	£592,158

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,843,875	£3,164,529	£3,137,127	£3,132,232	£3,022,622	£2,913,012
60% LAR - 40% CIR	8%	£3,354,318	£2,736,185	£2,698,945	£2,694,079	£2,585,114	£2,476,149
60% LAR - 40% CIR	12%	£3,108,685	£2,506,173	£2,479,004	£2,474,151	£2,365,476	£2,256,802
60% LAR - 40% CIR	14%	£2,985,655	£2,395,957	£2,368,823	£2,363,977	£2,255,439	£2,146,902
60% LAR - 40% CIR	18%	£2,739,177	£2,175,112	£2,148,043	£2,143,207	£2,034,580	£1,926,051
60% LAR - 40% CIR	20%	£2,615,727	£2,064,483	£2,037,444	£2,032,614	£1,924,458	£1,816,302
60% LAR - 40% CIR	24%	£2,368,411	£1,842,814	£1,815,833	£1,811,014	£1,703,085	£1,595,157
60% LAR - 40% CIR	26%	£2,244,547	£1,731,777	£1,704,822	£1,700,007	£1,592,185	£1,484,363
60% LAR - 40% CIR	30%	£1,996,404	£1,509,295	£1,482,389	£1,477,583	£1,369,958	£1,262,333
60% LAR - 40% CIR	35%	£1,685,459	£1,230,438	£1,203,586	£1,198,789	£1,091,384	£983,977
60% LAR - 40% CIR	50%	£747,589	£388,912	£362,178	£357,400	£250,462	£143,523

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,148,711	£3,469,365	£3,441,963	£3,437,069	£3,327,458	£3,217,848
60% LAR - 40% CIR	8%	£3,659,155	£2,981,022	£2,953,781	£2,948,916	£2,839,305	£2,729,695
60% LAR - 40% CIR	12%	£3,413,521	£2,811,009	£2,783,840	£2,778,988	£2,670,313	£2,561,638
60% LAR - 40% CIR	14%	£3,290,492	£2,700,793	£2,673,659	£2,668,813	£2,560,276	£2,451,738
60% LAR - 40% CIR	18%	£3,044,013	£2,479,949	£2,452,879	£2,448,044	£2,339,786	£2,231,488
60% LAR - 40% CIR	20%	£2,920,564	£2,369,319	£2,342,280	£2,337,450	£2,229,295	£2,121,138
60% LAR - 40% CIR	24%	£2,673,248	£2,147,651	£2,120,669	£2,115,850	£2,007,921	£1,899,993
60% LAR - 40% CIR	26%	£2,549,383	£2,036,613	£2,009,658	£2,004,843	£1,897,021	£1,789,199
60% LAR - 40% CIR	30%	£2,301,240	£1,814,131	£1,787,226	£1,782,419	£1,674,785	£1,567,170
60% LAR - 40% CIR	35%	£1,990,295	£1,535,274	£1,508,423	£1,503,626	£1,396,220	£1,288,813
60% LAR - 40% CIR	50%	£1,052,426	£893,749	£867,014	£862,236	£655,298	£448,359

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,959,086	£3,829,710	£3,802,306	£3,797,414	£3,687,804	£3,578,194
60% LAR - 40% CIR	8%	£4,019,500	£3,391,367	£3,364,126	£3,359,281	£3,250,285	£3,141,331
60% LAR - 40% CIR	12%	£3,773,867	£3,171,354	£3,144,185	£3,139,333	£3,030,658	£2,921,983
60% LAR - 40% CIR	14%	£3,650,837	£3,061,139	£3,034,005	£3,029,159	£2,920,621	£2,812,084
60% LAR - 40% CIR	18%	£3,404,358	£2,840,245	£2,813,225	£2,808,369	£2,700,112	£2,591,853
60% LAR - 40% CIR	20%	£3,280,909	£2,729,665	£2,702,626	£2,697,796	£2,589,640	£2,481,483
60% LAR - 40% CIR	24%	£3,033,593	£2,507,996	£2,481,014	£2,476,195	£2,368,266	£2,260,338
60% LAR - 40% CIR	26%	£2,809,729	£2,386,959	£2,370,003	£2,365,188	£2,257,266	£2,149,545
60% LAR - 40% CIR	30%	£2,661,586	£2,174,476	£2,147,571	£2,142,764	£2,035,140	£1,927,515
60% LAR - 40% CIR	35%	£2,350,641	£1,895,620	£1,868,768	£1,863,971	£1,756,565	£1,649,159
60% LAR - 40% CIR	50%	£1,412,771	£1,054,094	£1,027,360	£1,022,581	£819,643	£608,705

LB Camden
Local Plan Viability Testing 2023

Resi 4-10 Flats

Value Area	Zone C - £1,900 psf
------------	---------------------

No Units	10
Site Area	0.02 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,556,841	£4,866,730	£4,839,327	£4,834,433	£4,724,823	£4,615,213
60% LAR : 40% CIR	8%	£3,013,927	£4,375,391	£4,348,149	£4,343,284	£4,234,318	£4,125,353
60% LAR : 40% CIR	12%	£4,740,864	£4,128,879	£4,101,711	£4,096,858	£3,988,183	£3,879,508
60% LAR : 40% CIR	14%	£4,604,371	£4,005,414	£3,978,280	£3,973,434	£3,864,897	£3,756,359
60% LAR : 40% CIR	18%	£4,330,962	£3,759,071	£3,731,801	£3,726,167	£3,617,888	£3,509,610
60% LAR : 40% CIR	20%	£4,194,048	£3,634,192	£3,607,154	£3,602,254	£3,494,168	£3,386,011
60% LAR : 40% CIR	24%	£3,919,805	£3,386,027	£3,359,045	£3,354,225	£3,246,297	£3,138,368
60% LAR : 40% CIR	26%	£3,782,475	£3,261,739	£3,234,784	£3,229,969	£3,122,147	£3,014,325
60% LAR : 40% CIR	30%	£3,607,404	£3,012,790	£2,985,853	£2,981,047	£2,873,422	£2,765,798
60% LAR : 40% CIR	35%	£3,162,798	£2,700,779	£2,673,929	£2,669,132	£2,561,725	£2,454,319
60% LAR : 40% CIR	50%	£2,123,944	£1,759,885	£1,733,151	£1,728,374	£1,621,435	£1,514,496

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,781,404	£3,091,294	£3,063,891	£3,058,997	£2,949,386	£2,839,777
60% LAR : 40% CIR	8%	£3,237,891	£2,599,865	£2,572,713	£2,567,807	£2,458,882	£2,349,917
60% LAR : 40% CIR	12%	£2,965,428	£2,353,442	£2,326,274	£2,321,422	£2,212,747	£2,104,072
60% LAR : 40% CIR	14%	£2,828,935	£2,229,978	£2,202,844	£2,197,998	£2,089,460	£1,980,923
60% LAR : 40% CIR	18%	£2,555,526	£1,982,635	£1,955,585	£1,950,730	£1,842,452	£1,734,174
60% LAR : 40% CIR	20%	£2,418,612	£1,858,756	£1,831,717	£1,826,867	£1,718,732	£1,610,575
60% LAR : 40% CIR	24%	£2,144,368	£1,610,590	£1,583,608	£1,578,788	£1,470,860	£1,362,932
60% LAR : 40% CIR	26%	£2,007,038	£1,486,303	£1,459,348	£1,454,533	£1,346,711	£1,238,889
60% LAR : 40% CIR	30%	£1,731,989	£1,237,223	£1,210,417	£1,205,611	£1,097,886	£990,362
60% LAR : 40% CIR	35%	£1,387,362	£925,343	£898,422	£893,695	£786,289	£678,883
60% LAR : 40% CIR	50%	£348,508	£15,551	£42,285	£41,063	£154,002	£48,041

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,217,095	£3,826,985	£3,799,582	£3,794,688	£3,685,077	£3,575,468
60% LAR : 40% CIR	8%	£3,673,882	£3,335,845	£3,308,404	£3,303,538	£3,194,573	£3,085,608
60% LAR : 40% CIR	12%	£3,701,119	£3,089,133	£3,061,985	£3,057,113	£2,948,438	£2,839,763
60% LAR : 40% CIR	14%	£3,654,625	£2,965,669	£2,938,534	£2,933,689	£2,825,151	£2,716,614
60% LAR : 40% CIR	18%	£3,291,217	£2,716,325	£2,688,421	£2,683,421	£2,575,143	£2,466,865
60% LAR : 40% CIR	20%	£3,154,303	£2,594,447	£2,567,408	£2,562,678	£2,454,423	£2,346,266
60% LAR : 40% CIR	24%	£2,880,059	£2,346,281	£2,319,299	£2,314,479	£2,206,551	£2,098,622
60% LAR : 40% CIR	26%	£2,742,729	£2,221,994	£2,195,039	£2,190,224	£2,082,402	£1,974,580
60% LAR : 40% CIR	30%	£2,467,659	£1,973,014	£1,946,108	£1,941,302	£1,833,677	£1,726,053
60% LAR : 40% CIR	35%	£2,123,053	£1,681,034	£1,634,183	£1,629,386	£1,521,980	£1,414,574
60% LAR : 40% CIR	50%	£1,084,199	£720,140	£693,406	£688,628	£581,689	£474,750

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,821,932	£4,131,821	£4,104,418	£4,099,524	£3,989,914	£3,880,304
60% LAR : 40% CIR	8%	£4,278,918	£3,640,482	£3,613,240	£3,608,375	£3,498,409	£3,388,444
60% LAR : 40% CIR	12%	£4,005,955	£3,393,969	£3,366,802	£3,361,949	£3,252,274	£3,144,599
60% LAR : 40% CIR	14%	£3,869,462	£3,270,505	£3,243,371	£3,238,525	£3,129,988	£3,021,450
60% LAR : 40% CIR	18%	£3,596,033	£3,023,162	£2,996,062	£2,991,258	£2,882,979	£2,774,701
60% LAR : 40% CIR	20%	£3,459,139	£2,899,283	£2,872,244	£2,867,415	£2,759,259	£2,651,102
60% LAR : 40% CIR	24%	£3,184,896	£2,651,118	£2,624,136	£2,619,316	£2,511,388	£2,403,459
60% LAR : 40% CIR	26%	£3,047,566	£2,526,830	£2,499,875	£2,495,060	£2,387,238	£2,279,416
60% LAR : 40% CIR	30%	£2,772,496	£2,277,850	£2,250,844	£2,246,138	£2,138,513	£2,030,889
60% LAR : 40% CIR	35%	£2,427,889	£1,965,870	£1,938,020	£1,934,223	£1,826,816	£1,719,410
60% LAR : 40% CIR	50%	£1,389,035	£1,024,976	£986,242	£983,465	£886,526	£779,587

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,182,277	£4,492,167	£4,464,764	£4,459,869	£4,350,259	£4,240,650
60% LAR : 40% CIR	8%	£4,638,863	£4,000,827	£3,973,385	£3,968,520	£3,859,754	£3,750,790
60% LAR : 40% CIR	12%	£4,366,300	£3,754,315	£3,727,147	£3,722,295	£3,613,620	£3,504,945
60% LAR : 40% CIR	14%	£4,229,907	£3,630,850	£3,603,716	£3,598,870	£3,490,333	£3,381,796
60% LAR : 40% CIR	18%	£3,956,399	£3,383,607	£3,356,438	£3,351,623	£3,243,126	£3,134,646
60% LAR : 40% CIR	20%	£3,819,485	£3,259,629	£3,232,590	£3,227,760	£3,119,604	£3,011,448
60% LAR : 40% CIR	24%	£3,545,241	£3,011,463	£2,984,481	£2,979,661	£2,871,733	£2,763,804
60% LAR : 40% CIR	26%	£3,407,911	£2,887,176	£2,860,220	£2,855,405	£2,747,583	£2,639,762
60% LAR : 40% CIR	30%	£3,132,840	£2,638,196	£2,611,290	£2,606,484	£2,498,859	£2,391,235
60% LAR : 40% CIR	35%	£2,788,235	£2,326,216	£2,299,365	£2,294,568	£2,187,161	£2,079,755
60% LAR : 40% CIR	50%	£1,749,381	£1,385,322	£1,358,587	£1,353,810	£1,246,871	£1,139,932

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone C - £2,000 psf
------------	---------------------

No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,005,654	£5,308,367	£5,290,965	£5,276,070	£5,166,460	£5,096,850
60% LAR : 40% CIR	8%	£3,426,535	£4,781,697	£4,754,455	£4,740,589	£4,640,625	£4,531,659
60% LAR : 40% CIR	12%	£5,135,820	£4,517,520	£4,450,351	£4,485,499	£4,376,824	£4,288,149
60% LAR : 40% CIR	14%	£4,990,350	£4,385,222	£4,358,088	£4,353,242	£4,244,705	£4,136,167
60% LAR : 40% CIR	18%	£4,658,889	£4,120,214	£4,053,144	£4,088,309	£3,980,030	£3,871,753
60% LAR : 40% CIR	20%	£4,553,100	£3,987,502	£3,960,463	£3,955,634	£3,847,478	£3,739,321
60% LAR : 40% CIR	24%	£4,260,903	£3,721,671	£3,694,688	£3,689,869	£3,581,941	£3,474,012
60% LAR : 40% CIR	26%	£4,114,397	£3,586,550	£3,561,595	£3,556,780	£3,448,958	£3,341,136
60% LAR : 40% CIR	30%	£3,821,974	£3,321,905	£3,294,999	£3,290,183	£3,182,569	£3,074,944
60% LAR : 40% CIR	35%	£3,454,527	£2,987,844	£2,960,992	£2,956,195	£2,848,789	£2,741,383
60% LAR : 40% CIR	50%	£2,348,351	£1,980,704	£1,953,970	£1,949,191	£1,842,253	£1,735,314

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,230,218	£3,532,930	£3,505,528	£3,500,634	£3,391,024	£3,281,413
60% LAR : 40% CIR	8%	£3,650,899	£2,096,280	£2,079,018	£2,074,153	£2,065,188	£2,056,223
60% LAR : 40% CIR	12%	£3,380,384	£2,742,084	£2,714,915	£2,710,062	£2,601,387	£2,492,712
60% LAR : 40% CIR	14%	£3,214,914	£2,609,786	£2,582,652	£2,577,806	£2,469,268	£2,360,731
60% LAR : 40% CIR	18%	£2,923,553	£2,344,777	£2,317,708	£2,312,872	£2,204,594	£2,096,316
60% LAR : 40% CIR	20%	£2,717,684	£2,112,068	£2,185,027	£2,180,186	£2,072,041	£1,963,895
60% LAR : 40% CIR	24%	£2,485,467	£1,946,234	£1,919,252	£1,914,433	£1,806,505	£1,698,576
60% LAR : 40% CIR	26%	£2,339,160	£1,813,114	£1,786,159	£1,781,344	£1,673,522	£1,565,700
60% LAR : 40% CIR	30%	£2,046,137	£1,546,469	£1,519,483	£1,514,757	£1,407,132	£1,299,508
60% LAR : 40% CIR	35%	£1,679,091	£1,212,408	£1,185,556	£1,180,759	£1,073,352	£965,946
60% LAR : 40% CIR	50%	£572,915	£205,268	£178,533	£173,756	£86,817	£-60,122

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,955,909	£4,288,621	£4,241,219	£4,236,325	£4,126,715	£4,017,104
60% LAR : 40% CIR	8%	£4,586,590	£3,741,651	£3,714,709	£3,709,844	£3,600,879	£3,491,914
60% LAR : 40% CIR	12%	£4,096,075	£3,477,774	£3,450,605	£3,445,753	£3,337,078	£3,228,403
60% LAR : 40% CIR	14%	£3,950,695	£3,345,477	£3,318,343	£3,313,497	£3,204,959	£3,096,422
60% LAR : 40% CIR	18%	£3,659,244	£3,080,488	£3,053,389	£3,048,563	£2,940,285	£2,832,007
60% LAR : 40% CIR	20%	£3,413,365	£2,947,157	£2,920,718	£2,915,889	£2,807,732	£2,699,575
60% LAR : 40% CIR	24%	£3,221,158	£2,681,925	£2,654,943	£2,650,124	£2,542,196	£2,434,267
60% LAR : 40% CIR	26%	£3,074,851	£2,548,805	£2,521,850	£2,517,035	£2,409,213	£2,301,391
60% LAR : 40% CIR	30%	£2,781,626	£2,282,160	£2,255,253	£2,250,448	£2,142,823	£2,035,198
60% LAR : 40% CIR	35%	£2,414,782	£1,948,099	£1,921,247	£1,916,450	£1,809,043	£1,701,637
60% LAR : 40% CIR	50%	£1,308,006	£940,959	£914,224	£909,446	£802,508	£695,569

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,270,745	£4,573,458	£4,546,056	£4,541,161	£4,431,551	£4,321,941
60% LAR : 40% CIR	8%	£4,691,426	£3,741,651	£3,714,709	£3,709,844	£3,600,879	£3,491,914
60% LAR : 40% CIR	12%	£4,400,911	£3,782,611	£3,755,442	£3,750,589	£3,641,915	£3,533,240
60% LAR : 40% CIR	14%	£4,255,441	£3,650,313	£3,623,179	£3,618,333	£3,509,796	£3,401,258
60% LAR : 40% CIR	18%	£3,964,080	£3,385,205	£3,358,036	£3,353,189	£3,244,511	£3,135,836
60% LAR : 40% CIR	20%	£3,818,191	£3,252,593	£3,225,554	£3,220,725	£3,112,569	£3,004,412
60% LAR : 40% CIR	24%	£3,525,994	£2,986,762	£2,959,779	£2,954,960	£2,847,032	£2,739,103
60% LAR : 40% CIR	26%	£3,379,689	£2,853,641	£2,826,686	£2,821,871	£2,714,049	£2,606,227
60% LAR : 40% CIR	30%	£3,086,665	£2,586,996	£2,560,090	£2,555,284	£2,447,659	£2,340,035
60% LAR : 40% CIR	35%	£2,719,618	£2,252,935	£2,226,083	£2,221,286	£2,113,880	£2,006,474
60% LAR : 40% CIR	50%	£1,613,442	£1,245,795	£1,219,061	£1,214,282	£1,107,344	£1,000,405

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,651,691	£4,953,863	£4,926,701	£4,921,807	£4,791,891	£4,662,286
60% LAR : 40% CIR	8%	£5,051,771	£4,407,133	£4,379,891	£4,375,026	£4,265,061	£4,155,096
60% LAR : 40% CIR	12%	£4,761,257	£4,142,956	£4,115,787	£4,110,935	£4,002,260	£3,893,585
60% LAR : 40% CIR	14%	£4,615,787	£4,010,659	£3,983,524	£3,978,679	£3,870,141	£3,761,604
60% LAR : 40% CIR	18%	£4,324,426	£3,745,650	£3,718,481	£3,713,629	£3,604,667	£3,495,199
60% LAR : 40% CIR	20%	£4,178,536	£3,612,938	£3,585,899	£3,581,071	£3,472,914	£3,364,757
60% LAR : 40% CIR	24%	£3,886,339	£3,347,107	£3,320,124	£3,315,305	£3,207,377	£3,099,448
60% LAR : 40% CIR	26%	£3,740,033	£3,213,987	£3,187,001	£3,182,216	£3,074,394	£2,966,573
60% LAR : 40% CIR	30%	£3,447,010	£2,947,342	£2,920,435	£2,915,629	£2,808,004	£2,700,380
60% LAR : 40% CIR	35%	£3,079,963	£2,613,280	£2,586,429	£2,581,632	£2,474,225	£2,366,819
60% LAR : 40% CIR	50%	£1,673,788	£1,605,140	£1,579,406	£1,574,628	£1,467,690	£1,360,751

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone C - RP Periphery £2,250 psf
------------	----------------------------------

No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,127,688	£5,412,459	£6,385,056	£6,380,163	£6,270,553	£6,160,942
60% LAR : 40% CIR	8%	£8,488,006	£5,797,461	£5,770,220	£5,765,355	£5,656,390	£5,547,424
60% LAR : 40% CIR	12%	£8,123,210	£5,489,121	£5,461,952	£5,457,100	£5,348,425	£5,239,751
60% LAR : 40% CIR	14%	£5,955,299	£5,334,742	£5,307,608	£5,302,761	£5,194,224	£5,085,686
60% LAR : 40% CIR	18%	£5,619,058	£5,025,570	£4,998,500	£4,993,654	£4,885,386	£4,777,109
60% LAR : 40% CIR	20%	£5,450,726	£4,870,776	£4,843,737	£4,838,890	£4,730,752	£4,622,586
60% LAR : 40% CIR	24%	£5,113,648	£4,560,781	£4,533,799	£4,528,979	£4,421,051	£4,313,123
60% LAR : 40% CIR	26%	£4,844,302	£4,405,579	£4,378,624	£4,373,809	£4,265,987	£4,158,165
60% LAR : 40% CIR	30%	£4,606,997	£4,094,770	£4,067,894	£4,063,058	£3,955,433	£3,847,809
60% LAR : 40% CIR	35%	£4,183,849	£3,705,504	£3,678,652	£3,673,855	£3,566,449	£3,459,042
60% LAR : 40% CIR	50%	£2,909,368	£2,532,750	£2,506,016	£2,501,238	£2,394,300	£2,287,361

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,352,252	£4,637,023	£4,609,620	£4,604,727	£4,495,116	£4,385,506
60% LAR : 40% CIR	8%	£4,663,170	£4,022,025	£3,994,784	£3,989,919	£3,880,253	£3,771,588
60% LAR : 40% CIR	12%	£4,347,773	£3,713,684	£3,686,516	£3,681,654	£3,572,989	£3,464,314
60% LAR : 40% CIR	14%	£4,179,863	£3,559,306	£3,532,171	£3,527,325	£3,418,787	£3,310,250
60% LAR : 40% CIR	18%	£3,843,621	£3,250,133	£3,223,004	£3,218,228	£3,109,950	£3,001,672
60% LAR : 40% CIR	20%	£3,675,290	£3,095,340	£3,068,301	£3,063,472	£2,955,315	£2,847,158
60% LAR : 40% CIR	24%	£3,338,212	£2,785,344	£2,758,363	£2,753,543	£2,645,615	£2,537,687
60% LAR : 40% CIR	26%	£3,169,466	£2,630,143	£2,603,188	£2,598,373	£2,490,551	£2,382,729
60% LAR : 40% CIR	30%	£2,831,361	£2,319,324	£2,292,428	£2,287,622	£2,179,997	£2,072,373
60% LAR : 40% CIR	35%	£2,408,413	£1,930,067	£1,903,216	£1,898,419	£1,791,013	£1,683,608
60% LAR : 40% CIR	50%	£1,133,932	£757,314	£730,580	£725,801	£618,863	£511,924

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,087,943	£5,372,714	£5,345,311	£5,340,418	£5,230,807	£5,121,197
60% LAR : 40% CIR	8%	£5,418,861	£4,657,716	£4,630,313	£4,625,420	£4,515,809	£4,406,199
60% LAR : 40% CIR	12%	£5,083,464	£4,449,375	£4,422,206	£4,417,355	£4,308,680	£4,200,005
60% LAR : 40% CIR	14%	£4,915,554	£4,294,997	£4,267,862	£4,263,016	£4,154,478	£4,045,941
60% LAR : 40% CIR	18%	£4,579,312	£3,985,624	£3,958,754	£3,953,919	£3,845,641	£3,737,363
60% LAR : 40% CIR	20%	£4,410,981	£3,831,030	£3,803,862	£3,799,163	£3,691,006	£3,582,849
60% LAR : 40% CIR	24%	£4,073,903	£3,521,035	£3,494,054	£3,489,234	£3,381,306	£3,273,378
60% LAR : 40% CIR	26%	£3,905,157	£3,365,834	£3,338,879	£3,334,064	£3,226,242	£3,118,420
60% LAR : 40% CIR	30%	£2,811,361	£2,319,324	£2,292,428	£2,287,622	£2,179,997	£2,072,373
60% LAR : 40% CIR	35%	£3,144,104	£2,665,758	£2,638,907	£2,634,110	£2,526,704	£2,419,297
60% LAR : 40% CIR	50%	£1,889,622	£1,493,005	£1,466,271	£1,461,492	£1,354,554	£1,247,615

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,392,779	£5,677,550	£5,650,147	£5,645,254	£5,535,644	£5,426,033
60% LAR : 40% CIR	8%	£5,723,697	£4,962,552	£4,935,149	£4,930,256	£4,820,646	£4,711,035
60% LAR : 40% CIR	12%	£5,388,301	£4,754,212	£4,727,043	£4,722,191	£4,612,516	£4,502,841
60% LAR : 40% CIR	14%	£5,220,390	£4,599,833	£4,572,699	£4,567,852	£4,458,314	£4,350,777
60% LAR : 40% CIR	18%	£4,884,149	£4,290,660	£4,263,491	£4,258,640	£4,149,029	£4,039,404
60% LAR : 40% CIR	20%	£4,715,817	£4,135,867	£4,108,828	£4,103,999	£3,995,842	£3,887,686
60% LAR : 40% CIR	24%	£4,378,739	£3,825,872	£3,798,890	£3,794,070	£3,686,142	£3,578,214
60% LAR : 40% CIR	26%	£4,209,983	£3,670,670	£3,643,715	£3,638,900	£3,531,078	£3,423,256
60% LAR : 40% CIR	30%	£3,872,922	£3,359,861	£3,332,855	£3,328,149	£3,220,524	£3,112,900
60% LAR : 40% CIR	35%	£3,448,940	£2,970,595	£2,943,743	£2,938,946	£2,831,540	£2,724,133
60% LAR : 40% CIR	50%	£2,174,459	£1,797,841	£1,771,107	£1,766,329	£1,659,391	£1,552,452

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,153,725	£5,037,896	£5,010,493	£5,005,599	£4,896,988	£4,788,377
60% LAR : 40% CIR	8%	£5,094,043	£5,422,898	£5,395,657	£5,390,763	£5,282,152	£5,173,541
60% LAR : 40% CIR	12%	£5,748,646	£5,114,557	£5,087,388	£5,082,537	£4,973,862	£4,865,187
60% LAR : 40% CIR	14%	£5,690,736	£4,960,178	£4,933,044	£4,928,197	£4,819,660	£4,711,122
60% LAR : 40% CIR	18%	£5,344,404	£4,651,028	£4,623,859	£4,619,011	£4,510,474	£4,402,937
60% LAR : 40% CIR	20%	£5,076,163	£4,496,212	£4,469,173	£4,464,345	£4,356,188	£4,248,031
60% LAR : 40% CIR	24%	£4,739,085	£4,186,217	£4,159,235	£4,154,415	£4,046,487	£3,938,559
60% LAR : 40% CIR	26%	£4,570,338	£4,031,016	£4,004,060	£4,000,245	£3,892,245	£3,784,245
60% LAR : 40% CIR	30%	£4,232,434	£3,720,207	£3,693,300	£3,688,494	£3,580,869	£3,473,245
60% LAR : 40% CIR	35%	£3,809,286	£3,330,940	£3,304,088	£3,299,291	£3,191,886	£3,084,479
60% LAR : 40% CIR	50%	£2,434,804	£2,156,187	£2,131,452	£2,126,674	£2,019,736	£1,912,797

LB Camden
Local Plan Viability Testing 2023

Resi 4-10 Flats

Value Area	Zone C - RP Periphery £2,450 psf
------------	----------------------------------

No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£8,025,316	£7,295,733	£7,268,331	£7,263,437	£7,153,827	£7,044,216
60% LAR : 40% CIR	8%	£7,284,423	£6,610,074	£6,582,653	£6,577,767	£6,469,022	£6,360,036
60% LAR : 40% CIR	12%	£6,913,122	£6,266,402	£6,239,233	£6,234,381	£6,125,706	£6,017,031
60% LAR : 40% CIR	14%	£6,727,259	£6,094,357	£6,067,223	£6,062,377	£5,953,840	£5,845,302
60% LAR : 40% CIR	18%	£6,355,112	£5,748,854	£5,722,784	£5,717,950	£5,609,672	£5,501,393
60% LAR : 40% CIR	20%	£6,188,609	£5,577,396	£5,550,356	£5,545,527	£5,437,371	£5,329,214
60% LAR : 40% CIR	24%	£5,795,845	£5,232,069	£5,205,087	£5,200,267	£5,092,339	£4,984,411
60% LAR : 40% CIR	26%	£5,609,146	£5,059,202	£5,032,246	£5,027,432	£4,919,610	£4,811,787
60% LAR : 40% CIR	30%	£5,205,337	£4,713,062	£4,686,156	£4,681,349	£4,573,725	£4,466,100
60% LAR : 40% CIR	35%	£4,767,307	£4,279,632	£4,252,780	£4,247,983	£4,140,578	£4,033,171
60% LAR : 40% CIR	50%	£3,358,182	£2,974,388	£2,947,653	£2,942,875	£2,835,936	£2,728,998

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£6,249,879	£5,520,297	£5,492,895	£5,488,001	£5,378,330	£5,268,780
60% LAR : 40% CIR	8%	£5,508,387	£4,834,637	£4,807,386	£4,802,530	£4,693,586	£4,584,600
60% LAR : 40% CIR	12%	£5,137,685	£4,490,966	£4,463,797	£4,458,945	£4,350,270	£4,241,596
60% LAR : 40% CIR	14%	£4,951,823	£4,318,921	£4,291,787	£4,286,941	£4,178,403	£4,069,866
60% LAR : 40% CIR	18%	£4,579,675	£3,974,418	£3,947,348	£3,942,514	£3,834,235	£3,725,957
60% LAR : 40% CIR	20%	£4,393,392	£3,801,960	£3,774,900	£3,770,061	£3,661,534	£3,553,178
60% LAR : 40% CIR	24%	£4,020,409	£3,456,633	£3,429,651	£3,424,831	£3,316,903	£3,208,975
60% LAR : 40% CIR	26%	£3,833,710	£3,283,766	£3,256,810	£3,251,996	£3,144,174	£3,036,351
60% LAR : 40% CIR	30%	£3,459,900	£2,937,626	£2,910,720	£2,905,913	£2,798,289	£2,690,664
60% LAR : 40% CIR	35%	£2,991,871	£2,504,196	£2,477,344	£2,472,547	£2,365,141	£2,257,734
60% LAR : 40% CIR	50%	£1,582,745	£1,198,951	£1,172,216	£1,167,439	£1,060,500	£953,562

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£6,985,570	£6,255,988	£6,228,586	£6,223,692	£6,114,081	£6,004,471
60% LAR : 40% CIR	8%	£6,244,878	£5,570,328	£5,543,387	£5,538,521	£5,429,256	£5,320,291
60% LAR : 40% CIR	12%	£5,873,376	£5,226,657	£5,199,488	£5,194,636	£5,085,961	£4,977,286
60% LAR : 40% CIR	14%	£5,687,514	£5,054,612	£5,027,478	£5,022,632	£4,914,094	£4,805,557
60% LAR : 40% CIR	18%	£5,315,388	£4,710,109	£4,683,039	£4,678,204	£4,569,928	£4,461,648
60% LAR : 40% CIR	20%	£5,129,083	£4,537,651	£4,510,611	£4,505,762	£4,397,625	£4,289,488
60% LAR : 40% CIR	24%	£4,756,100	£4,192,324	£4,165,342	£4,160,522	£4,052,594	£3,944,666
60% LAR : 40% CIR	26%	£4,569,401	£4,019,457	£3,992,501	£3,987,687	£3,879,865	£3,772,042
60% LAR : 40% CIR	30%	£4,195,991	£3,673,317	£3,646,411	£3,641,604	£3,533,980	£3,426,355
60% LAR : 40% CIR	35%	£3,722,562	£3,239,887	£3,213,035	£3,208,238	£3,100,832	£2,993,425
60% LAR : 40% CIR	50%	£2,318,436	£1,934,642	£1,907,907	£1,903,130	£1,796,191	£1,689,253

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,290,407	£6,560,824	£6,533,422	£6,528,528	£6,418,918	£6,309,307
60% LAR : 40% CIR	8%	£6,544,814	£5,870,385	£5,843,087	£5,838,197	£5,728,587	£5,619,037
60% LAR : 40% CIR	12%	£6,178,213	£5,531,493	£5,504,324	£5,499,472	£5,390,797	£5,282,122
60% LAR : 40% CIR	14%	£5,992,350	£5,359,448	£5,332,314	£5,327,468	£5,218,931	£5,110,393
60% LAR : 40% CIR	18%	£5,626,222	£5,019,545	£4,992,387	£4,987,535	£4,878,860	£4,770,285
60% LAR : 40% CIR	20%	£5,433,920	£4,842,487	£4,815,447	£4,810,618	£4,702,462	£4,594,305
60% LAR : 40% CIR	24%	£5,060,936	£4,497,160	£4,470,178	£4,465,368	£4,357,430	£4,249,502
60% LAR : 40% CIR	26%	£4,874,237	£4,324,293	£4,297,387	£4,292,523	£4,184,701	£4,076,878
60% LAR : 40% CIR	30%	£4,500,426	£3,978,153	£3,951,247	£3,946,440	£3,838,816	£3,731,191
60% LAR : 40% CIR	35%	£4,032,398	£3,544,723	£3,517,871	£3,513,074	£3,405,668	£3,298,262
60% LAR : 40% CIR	50%	£2,623,272	£2,239,479	£2,212,743	£2,207,966	£2,101,027	£1,994,089

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,650,152	£6,921,710	£6,895,766	£6,890,873	£6,779,263	£6,668,653
60% LAR : 40% CIR	8%	£6,909,856	£6,235,810	£6,209,869	£6,204,938	£6,094,438	£5,983,973
60% LAR : 40% CIR	12%	£6,538,558	£5,891,839	£5,864,670	£5,859,817	£5,751,142	£5,642,468
60% LAR : 40% CIR	14%	£6,352,695	£5,719,794	£5,692,689	£5,687,814	£5,579,276	£5,470,739
60% LAR : 40% CIR	18%	£5,980,548	£5,375,290	£5,348,221	£5,343,366	£5,235,108	£5,126,850
60% LAR : 40% CIR	20%	£5,794,265	£5,202,832	£5,175,793	£5,170,964	£5,062,807	£4,954,650
60% LAR : 40% CIR	24%	£5,421,282	£4,857,505	£4,830,524	£4,825,704	£4,717,776	£4,609,848
60% LAR : 40% CIR	26%	£5,234,983	£4,684,639	£4,657,682	£4,652,868	£4,545,046	£4,437,224
60% LAR : 40% CIR	30%	£4,860,773	£4,338,499	£4,311,593	£4,306,786	£4,199,162	£4,091,537
60% LAR : 40% CIR	35%	£4,392,743	£3,905,068	£3,878,217	£3,873,420	£3,766,014	£3,658,607
60% LAR : 40% CIR	50%	£2,983,618	£2,599,624	£2,573,089	£2,568,311	£2,461,373	£2,354,436

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone C - £1,050 paf
------------	---------------------

No Units	13
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,000,526	£1,127,260	£1,088,681	£1,082,221	£927,909	£773,597
60% LAR : 40% CIR	8%	£1,690,705	£863,472	£845,121	£838,668	£686,294	£531,860
60% LAR : 40% CIR	12%	£1,534,590	£760,393	£722,144	£715,739	£562,743	£409,748
60% LAR : 40% CIR	14%	£1,456,234	£698,559	£660,359	£653,961	£501,160	£348,358
60% LAR : 40% CIR	16%	£1,398,928	£574,309	£536,200	£529,818	£377,381	£224,944
60% LAR : 40% CIR	20%	£1,219,581	£411,804	£373,827	£367,432	£315,187	£162,921
60% LAR : 40% CIR	24%	£1,061,496	£386,485	£348,498	£342,136	£190,192	£38,248
60% LAR : 40% CIR	26%	£981,854	£323,494	£295,544	£279,189	£127,394	£-25,879
60% LAR : 40% CIR	30%	£822,319	£196,939	£152,716	£159,060	£1,199	£-159,460
60% LAR : 40% CIR	35%	£621,680	£37,684	£-120	£-6,629	£-167,260	£-327,912
60% LAR : 40% CIR	50%	£12,677	£-474,729	£-514,718	£-521,418	£-881,369	£-841,321

Residual Land values compared to benchmark land values Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£358,548	£1,411,614	£1,380,193	£1,366,953	£1,810,365	£1,765,277
60% LAR : 40% CIR	8%	£265,109	£1,055,402	£1,003,253	£1,000,176	£1,865,680	£1,806,984
60% LAR : 40% CIR	12%	£1,004,284	£1,778,481	£1,816,730	£1,823,135	£1,976,131	£2,129,126
60% LAR : 40% CIR	14%	£1,082,640	£1,840,315	£1,840,315	£1,878,515	£2,037,714	£2,190,516
60% LAR : 40% CIR	16%	£1,238,948	£1,964,565	£1,964,565	£2,002,874	£2,161,483	£2,313,939
60% LAR : 40% CIR	20%	£1,318,803	£2,026,980	£2,065,047	£2,071,422	£2,233,687	£2,376,953
60% LAR : 40% CIR	24%	£1,477,378	£2,152,389	£2,190,376	£2,196,738	£2,348,682	£2,500,626
60% LAR : 40% CIR	26%	£1,556,910	£2,215,380	£2,253,330	£2,259,685	£2,411,490	£2,564,553
60% LAR : 40% CIR	30%	£1,716,556	£2,341,035	£2,379,814	£2,386,158	£2,507,676	£2,606,334
60% LAR : 40% CIR	35%	£1,917,194	£2,501,190	£2,538,964	£2,545,303	£2,706,134	£2,869,786
60% LAR : 40% CIR	50%	£2,926,197	£3,013,603	£3,083,692	£3,089,292	£3,290,243	£3,360,195

Residual Land values compared to benchmark land values Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£513,660	£2,589,516	£2,588,135	£2,608,815	£3,588,827	£3,719,236
60% LAR : 40% CIR	8%	£203,869	£903,394	£841,716	£846,138	£901,542	£924,964
60% LAR : 40% CIR	12%	£47,754	£-726,443	£-764,692	£-771,097	£-924,093	£-1,077,088
60% LAR : 40% CIR	14%	£30,902	£-788,277	£-826,477	£-832,875	£-985,676	£-1,138,478
60% LAR : 40% CIR	16%	£187,808	£-612,527	£-660,608	£-667,815	£-819,455	£-971,982
60% LAR : 40% CIR	20%	£-566,855	£-974,942	£-1,013,009	£-1,019,384	£-1,171,649	£-1,323,915
60% LAR : 40% CIR	24%	£-925,338	£-1,100,351	£-1,138,338	£-1,144,700	£-1,296,644	£-1,448,588
60% LAR : 40% CIR	26%	£-954,873	£-1,163,342	£-1,201,292	£-1,207,647	£-1,359,442	£-1,512,515
60% LAR : 40% CIR	30%	£-994,517	£-1,289,607	£-1,327,778	£-1,334,120	£-1,485,537	£-1,645,266
60% LAR : 40% CIR	35%	£-965,156	£-1,449,152	£-1,486,958	£-1,493,465	£-1,664,096	£-1,814,748
60% LAR : 40% CIR	50%	£-1,474,169	£-1,961,965	£-2,001,694	£-2,008,284	£-2,168,205	£-2,328,157

Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£349,536	£18,310	£37,701	£37,301	£18,311	£27,523
60% LAR : 40% CIR	8%	£630,785	£-167,448	£-206,798	£-212,222	£-365,626	£-519,050
60% LAR : 40% CIR	12%	£483,670	£-290,527	£-328,776	£-335,181	£-488,177	£-641,172
60% LAR : 40% CIR	14%	£405,314	£-352,261	£-380,261	£-386,865	£-540,780	£-702,562
60% LAR : 40% CIR	16%	£248,008	£-476,611	£-514,720	£-521,102	£-673,539	£-834,976
60% LAR : 40% CIR	20%	£169,061	£-539,026	£-577,093	£-583,468	£-735,733	£-897,959
60% LAR : 40% CIR	24%	£10,578	£-664,435	£-702,422	£-708,784	£-860,728	£-1,012,672
60% LAR : 40% CIR	26%	£68,625	£-727,426	£-765,406	£-771,751	£-920,566	£-1,076,566
60% LAR : 40% CIR	30%	£-228,601	£-853,981	£-891,860	£-898,204	£-1,049,721	£-1,210,380
60% LAR : 40% CIR	35%	£-929,240	£-1,013,239	£-1,051,040	£-1,057,549	£-1,218,180	£-1,378,832
60% LAR : 40% CIR	50%	£-1,636,943	£-1,528,649	£-1,566,638	£-1,572,348	£-1,732,289	£-1,892,241

Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,464,303	£201,634	£553,065	£546,595	£392,283	£237,971
60% LAR : 40% CIR	8%	£1,155,079	£347,846	£309,495	£303,072	£149,668	£3,756
60% LAR : 40% CIR	12%	£998,964	£224,767	£186,518	£180,113	£27,117	£-129,879
60% LAR : 40% CIR	14%	£820,036	£162,593	£124,753	£118,326	£-44,086	£-167,268
60% LAR : 40% CIR	16%	£763,392	£36,683	£574	£5,869	£-158,245	£-310,682
60% LAR : 40% CIR	20%	£684,355	£-23,732	£-61,790	£-68,174	£-220,439	£-372,705
60% LAR : 40% CIR	24%	£525,872	£-149,141	£-167,328	£-163,490	£-345,434	£-497,378
60% LAR : 40% CIR	26%	£446,338	£-212,132	£-250,662	£-256,407	£-406,242	£-561,306
60% LAR : 40% CIR	30%	£286,693	£-338,687	£-376,566	£-382,910	£-534,427	£-695,086
60% LAR : 40% CIR	35%	£86,054	£-497,942	£-535,748	£-542,255	£-702,896	£-863,530
60% LAR : 40% CIR	50%	£-922,646	£-1,010,955	£-1,050,444	£-1,057,844	£-1,216,605	£-1,376,947

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone C - £1,150 psf
------------	---------------------

No Units	13
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,589,412	£1,706,729	£1,668,151	£1,661,890	£1,507,379	£1,353,066
60% LAR - 40% CIR	8%	£2,232,979	£1,416,583	£1,378,232	£1,371,810	£1,218,405	£1,065,002
60% LAR - 40% CIR	12%	£2,052,809	£1,270,325	£1,232,077	£1,225,671	£1,072,676	£919,681
60% LAR - 40% CIR	14%	£1,962,676	£1,196,903	£1,158,702	£1,152,305	£999,504	£846,701
60% LAR - 40% CIR	18%	£1,781,814	£1,049,474	£1,011,384	£1,004,982	£852,545	£700,109
60% LAR - 40% CIR	20%	£1,681,088	£975,468	£937,463	£931,027	£778,761	£626,497
60% LAR - 40% CIR	24%	£1,509,052	£826,882	£788,895	£782,533	£630,589	£478,644
60% LAR - 40% CIR	28%	£1,417,741	£752,300	£714,252	£707,908	£556,202	£404,407
60% LAR - 40% CIR	30%	£1,234,538	£602,568	£564,689	£558,343	£408,627	£295,311
60% LAR - 40% CIR	35%	£1,004,456	£414,339	£376,536	£370,204	£218,955	£67,786
60% LAR - 40% CIR	50%	£307,120	£166,903	£206,891	£213,591	£23,543	£-53,494

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£50,538	£832,145	£870,923	£877,184	£1,037,486	£1,185,805
60% LAR - 40% CIR	8%	£386,965	£1,122,291	£1,160,842	£1,167,064	£1,339,469	£1,487,872
60% LAR - 40% CIR	12%	£486,065	£1,268,549	£1,306,797	£1,313,203	£1,466,198	£1,610,163
60% LAR - 40% CIR	14%	£576,198	£1,341,971	£1,380,172	£1,386,569	£1,539,370	£1,692,173
60% LAR - 40% CIR	18%	£767,860	£1,463,409	£1,527,849	£1,533,892	£1,686,328	£1,838,765
60% LAR - 40% CIR	20%	£847,785	£1,563,406	£1,651,171	£1,657,547	£1,760,113	£1,912,377
60% LAR - 40% CIR	24%	£1,029,822	£1,711,962	£1,749,979	£1,756,341	£1,908,285	£2,060,230
60% LAR - 40% CIR	28%	£1,121,133	£1,786,574	£1,824,522	£1,830,878	£1,982,672	£2,134,467
60% LAR - 40% CIR	30%	£1,404,336	£1,836,306	£1,874,165	£1,880,531	£2,135,047	£2,263,663
60% LAR - 40% CIR	35%	£1,534,418	£2,124,535	£2,162,338	£2,168,670	£2,319,879	£2,471,088
60% LAR - 40% CIR	50%	£2,231,794	£2,705,777	£2,745,765	£2,752,465	£2,912,417	£3,072,368

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,102,576	£219,893	£181,315	£174,854	£20,543	£-188,770
60% LAR - 40% CIR	8%	£745,643	£122,804	£100,842	£94,254	£-26,411	£-461,624
60% LAR - 40% CIR	12%	£565,973	£216,511	£224,759	£281,165	£414,160	£567,155
60% LAR - 40% CIR	14%	£475,840	£289,933	£328,134	£334,531	£487,332	£640,155
60% LAR - 40% CIR	18%	£284,978	£447,862	£475,472	£481,854	£634,291	£788,727
60% LAR - 40% CIR	20%	£204,253	£511,368	£549,433	£555,809	£708,075	£860,339
60% LAR - 40% CIR	24%	£22,216	£599,954	£697,941	£704,303	£856,247	£1,008,192
60% LAR - 40% CIR	28%	£38,985	£734,536	£772,484	£778,640	£930,634	£1,082,428
60% LAR - 40% CIR	30%	£252,298	£884,268	£922,147	£928,493	£1,080,009	£1,231,525
60% LAR - 40% CIR	35%	£482,380	£1,072,487	£1,110,300	£1,116,632	£1,267,841	£1,410,050
60% LAR - 40% CIR	50%	£1,139,716	£1,653,739	£1,693,727	£1,700,427	£1,860,978	£2,020,330

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£49,429,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,580,932	£65,999	£817,231	£810,170	£146,899	£302,146
60% LAR - 40% CIR	8%	£1,181,559	£365,663	£327,312	£320,890	£167,485	£14,082
60% LAR - 40% CIR	12%	£1,001,889	£219,405	£181,157	£174,751	£21,756	£-131,239
60% LAR - 40% CIR	14%	£911,756	£145,983	£107,782	£101,385	£51,916	£-269,219
60% LAR - 40% CIR	18%	£739,894	£1,446,856	£249,856	£246,938	£198,375	£350,611
60% LAR - 40% CIR	20%	£640,169	£75,452	£-113,517	£-119,893	£-272,159	£-424,423
60% LAR - 40% CIR	24%	£458,132	£224,038	£262,025	£269,397	£420,331	£572,276
60% LAR - 40% CIR	28%	£368,821	£268,609	£298,568	£294,924	£494,718	£646,915
60% LAR - 40% CIR	30%	£183,618	£448,352	£486,231	£492,577	£644,093	£795,609
60% LAR - 40% CIR	35%	£46,464	£638,581	£674,384	£680,716	£831,825	£983,134
60% LAR - 40% CIR	50%	£743,895	£1,217,693	£1,267,811	£1,264,511	£1,424,463	£1,584,414

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,053,786	£1,171,103	£1,132,325	£1,128,054	£971,755	£817,440
60% LAR - 40% CIR	8%	£1,696,853	£880,957	£842,606	£836,184	£682,779	£529,376
60% LAR - 40% CIR	12%	£1,517,183	£734,699	£696,451	£690,045	£537,050	£394,055
60% LAR - 40% CIR	14%	£1,427,050	£661,277	£623,076	£616,679	£463,976	£311,075
60% LAR - 40% CIR	18%	£1,246,188	£513,848	£475,738	£469,356	£316,919	£184,483
60% LAR - 40% CIR	20%	£1,155,463	£439,842	£401,777	£395,401	£243,135	£90,871
60% LAR - 40% CIR	24%	£973,426	£291,256	£263,269	£246,907	£94,963	£-56,862
60% LAR - 40% CIR	28%	£862,115	£216,674	£178,726	£172,370	£20,376	£-131,219
60% LAR - 40% CIR	30%	£698,912	£66,942	£29,063	£22,717	£-128,759	£-280,315
60% LAR - 40% CIR	35%	£488,830	£121,287	£159,090	£165,422	£-316,631	£-667,840
60% LAR - 40% CIR	50%	£266,666	£769,599	£749,517	£746,217	£-609,169	£-1,069,150

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone C - £1,350 psf
------------	---------------------

No Units	13
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,756,610	£2,865,668	£2,827,090	£2,820,629	£2,666,317	£2,512,006
60% LAR - 40% CIR	8%	£3,308,397	£2,482,807	£2,444,456	£2,438,034	£2,284,629	£2,131,225
60% LAR - 40% CIR	12%	£3,083,104	£2,290,191	£2,251,943	£2,245,538	£2,092,542	£1,939,547
60% LAR - 40% CIR	14%	£2,970,164	£2,193,591	£2,155,390	£2,148,993	£1,996,191	£1,843,389
60% LAR - 40% CIR	16%	£2,843,699	£1,999,804	£1,961,684	£1,955,312	£1,802,876	£1,650,439
60% LAR - 40% CIR	18%	£2,680,176	£1,992,619	£1,884,554	£1,878,178	£1,705,918	£1,553,648
60% LAR - 40% CIR	24%	£2,402,552	£1,707,675	£1,669,688	£1,663,326	£1,511,382	£1,359,439
60% LAR - 40% CIR	28%	£2,288,451	£1,609,915	£1,571,986	£1,565,611	£1,413,816	£1,262,021
60% LAR - 40% CIR	30%	£2,058,979	£1,413,824	£1,375,945	£1,369,601	£1,218,085	£1,066,588
60% LAR - 40% CIR	35%	£1,770,008	£1,167,649	£1,129,847	£1,123,515	£972,305	£821,096
60% LAR - 40% CIR	50%	£896,006	£422,146	£384,509	£378,202	£227,651	£77,100

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,217,736	£326,794	£283,216	£281,755	£172,443	£36,888
60% LAR - 40% CIR	8%	£769,322	£265,042	£234,412	£232,949	£144,245	£407,849
60% LAR - 40% CIR	12%	£544,230	£248,683	£226,931	£223,336	£144,532	£599,327
60% LAR - 40% CIR	14%	£431,290	£345,293	£393,484	£389,891	£342,683	£995,485
60% LAR - 40% CIR	16%	£294,815	£339,070	£437,180	£433,542	£275,998	£486,435
60% LAR - 40% CIR	20%	£91,302	£636,255	£674,320	£690,696	£832,961	£685,226
60% LAR - 40% CIR	24%	£136,322	£831,199	£869,186	£873,548	£1,027,492	£1,170,435
60% LAR - 40% CIR	26%	£250,473	£929,859	£966,908	£970,250	£1,125,058	£1,276,653
60% LAR - 40% CIR	30%	£479,865	£1,125,050	£1,162,959	£1,166,273	£1,326,789	£1,477,306
60% LAR - 40% CIR	35%	£768,866	£1,371,225	£1,409,027	£1,415,359	£1,566,569	£1,717,778
60% LAR - 40% CIR	50%	£1,642,888	£2,116,728	£2,154,365	£2,160,672	£2,311,223	£2,461,774

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,269,774	£1,378,832	£1,340,254	£1,333,793	£1,179,481	£1,025,170
60% LAR - 40% CIR	8%	£1,821,921	£1,061,620	£1,023,026	£1,016,168	£907,793	£754,289
60% LAR - 40% CIR	12%	£1,596,268	£803,355	£765,107	£758,702	£605,706	£452,711
60% LAR - 40% CIR	14%	£1,483,328	£706,755	£669,554	£662,157	£509,355	£356,253
60% LAR - 40% CIR	16%	£1,268,863	£519,268	£474,858	£468,476	£316,040	£163,603
60% LAR - 40% CIR	20%	£1,143,340	£415,783	£377,718	£371,342	£219,077	£66,812
60% LAR - 40% CIR	24%	£915,716	£220,839	£162,852	£176,490	£24,546	£127,397
60% LAR - 40% CIR	28%	£601,615	£122,079	£35,130	£76,775	£17,008	£24,815
60% LAR - 40% CIR	30%	£572,143	£73,012	£110,881	£111,235	£268,751	£420,208
60% LAR - 40% CIR	35%	£283,172	£319,187	£356,989	£363,321	£514,531	£665,740
60% LAR - 40% CIR	50%	£960,889	£1,069,699	£1,102,327	£1,108,634	£1,259,185	£1,409,736

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£49,429,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,103,690	£1,814,740	£1,778,310	£1,769,709	£1,615,397	£1,461,989
60% LAR - 40% CIR	8%	£2,257,477	£1,431,887	£1,393,536	£1,387,114	£1,233,709	£1,080,305
60% LAR - 40% CIR	12%	£2,032,184	£1,239,271	£1,201,023	£1,194,618	£1,041,622	£888,627
60% LAR - 40% CIR	14%	£1,919,244	£1,142,671	£1,104,470	£1,098,073	£945,271	£792,469
60% LAR - 40% CIR	16%	£1,662,779	£946,884	£910,774	£904,392	£751,866	£609,619
60% LAR - 40% CIR	20%	£1,579,256	£851,699	£813,634	£807,258	£654,993	£502,728
60% LAR - 40% CIR	24%	£1,351,632	£656,755	£619,768	£612,406	£480,462	£338,519
60% LAR - 40% CIR	28%	£1,237,631	£559,995	£521,046	£514,691	£382,896	£211,101
60% LAR - 40% CIR	30%	£1,008,059	£362,904	£325,025	£318,681	£167,165	£15,648
60% LAR - 40% CIR	35%	£719,088	£116,729	£78,627	£72,595	£78,613	£229,824
60% LAR - 40% CIR	50%	£456,916	£628,774	£668,411	£672,636	£833,359	£979,603

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,220,984	£2,330,042	£2,291,464	£2,283,033	£2,130,691	£1,978,380
60% LAR - 40% CIR	8%	£2,772,771	£1,947,181	£1,908,830	£1,902,408	£1,749,003	£1,595,599
60% LAR - 40% CIR	12%	£2,547,478	£1,754,565	£1,716,317	£1,709,912	£1,556,916	£1,403,921
60% LAR - 40% CIR	14%	£2,434,539	£1,657,965	£1,619,764	£1,613,367	£1,460,565	£1,307,763
60% LAR - 40% CIR	16%	£2,208,073	£1,464,178	£1,426,068	£1,419,686	£1,267,250	£1,114,813
60% LAR - 40% CIR	20%	£2,094,550	£1,368,993	£1,328,928	£1,322,552	£1,170,287	£1,018,022
60% LAR - 40% CIR	24%	£1,866,526	£1,172,049	£1,134,062	£1,127,700	£975,756	£823,813
60% LAR - 40% CIR	28%	£1,752,625	£1,074,289	£1,036,340	£1,029,985	£876,190	£726,396
60% LAR - 40% CIR	30%	£1,523,353	£878,198	£840,319	£833,975	£682,459	£530,942
60% LAR - 40% CIR	35%	£1,234,382	£632,023	£594,221	£587,889	£436,679	£285,470
60% LAR - 40% CIR	50%	£360,380	£134,660	£178,117	£182,424	£207,976	£466,626

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone C - £1,500 psf
------------	---------------------

No Units	13
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,831,796	£3,729,099	£3,691,101	£3,684,737	£3,532,744	£3,380,752
60% LAR : 40% CIR	8%	£4,113,694	£3,279,319	£3,241,544	£3,235,218	£3,084,119	£2,930,893
60% LAR : 40% CIR	12%	£3,853,268	£3,053,262	£3,015,589	£3,009,279	£2,857,442	£2,704,447
60% LAR : 40% CIR	14%	£3,722,825	£2,939,945	£2,902,318	£2,896,017	£2,743,706	£2,590,905
60% LAR : 40% CIR	18%	£3,461,852	£2,712,651	£2,674,442	£2,668,060	£2,515,623	£2,363,186
60% LAR : 40% CIR	20%	£3,330,326	£2,597,583	£2,559,917	£2,553,541	£2,401,278	£2,249,011
60% LAR : 40% CIR	24%	£3,067,693	£2,368,270	£2,330,283	£2,323,921	£2,171,978	£2,020,034
60% LAR : 40% CIR	28%	£2,586,090	£2,253,126	£2,215,178	£2,208,851	£2,057,026	£1,905,293
60% LAR : 40% CIR	30%	£2,672,311	£2,022,288	£1,984,388	£1,978,044	£1,826,527	£1,675,011
60% LAR : 40% CIR	35%	£2,341,525	£1,732,632	£1,694,829	£1,688,497	£1,537,288	£1,386,079
60% LAR : 40% CIR	50%	£1,337,670	£866,748	£819,111	£812,804	£662,253	£511,703

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,092,922	£1,190,225	£1,152,227	£1,145,883	£993,870	£841,878
60% LAR : 40% CIR	8%	£1,874,694	£740,445	£702,670	£696,344	£546,245	£392,819
60% LAR : 40% CIR	12%	£1,314,394	£514,388	£476,715	£470,405	£318,568	£165,573
60% LAR : 40% CIR	14%	£1,183,951	£401,071	£363,444	£357,143	£204,832	£52,631
60% LAR : 40% CIR	18%	£922,478	£173,677	£135,668	£129,186	£23,291	£-173,888
60% LAR : 40% CIR	20%	£791,451	£59,109	£21,043	£14,667	£-117,508	£-289,893
60% LAR : 40% CIR	24%	£528,819	£-170,694	£-208,591	£-214,953	£-366,898	£-518,840
60% LAR : 40% CIR	26%	£397,216	£-285,748	£-323,696	£-330,053	£-481,848	£-633,641
60% LAR : 40% CIR	30%	£133,437	£-456,486	£-524,456	£-530,830	£-712,947	£-863,863
60% LAR : 40% CIR	35%	£-197,349	£-806,242	£-844,045	£-850,377	£-1,001,586	£-1,152,795
60% LAR : 40% CIR	50%	£-1,287,204	£-1,689,126	£-1,718,769	£-1,726,076	£-1,876,621	£-2,027,171

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,144,960	£2,242,263	£2,204,265	£2,197,901	£2,045,908	£1,893,916
60% LAR : 40% CIR	8%	£2,626,132	£1,702,483	£1,754,708	£1,748,362	£1,597,283	£1,446,207
60% LAR : 40% CIR	12%	£2,366,432	£1,566,426	£1,528,753	£1,522,443	£1,370,606	£1,217,611
60% LAR : 40% CIR	14%	£2,235,389	£1,453,109	£1,415,462	£1,409,181	£1,256,870	£1,104,069
60% LAR : 40% CIR	18%	£1,874,816	£1,225,715	£1,187,686	£1,181,224	£1,028,787	£876,350
60% LAR : 40% CIR	20%	£1,843,489	£1,111,147	£1,073,081	£1,066,705	£914,440	£762,175
60% LAR : 40% CIR	24%	£1,580,857	£881,434	£843,447	£837,085	£685,142	£533,198
60% LAR : 40% CIR	26%	£1,440,254	£765,290	£728,342	£721,985	£570,160	£418,207
60% LAR : 40% CIR	30%	£1,185,475	£535,432	£497,552	£491,208	£339,691	£188,175
60% LAR : 40% CIR	35%	£854,689	£245,796	£207,993	£201,661	£50,452	£-100,757
60% LAR : 40% CIR	50%	£-188,169	£-830,898	£-867,726	£-874,932	£-1,024,363	£-1,175,133

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,583,716	£2,618,719	£2,680,781	£2,673,817	£2,461,824	£2,250,332
60% LAR : 40% CIR	8%	£3,062,648	£2,228,399	£2,190,624	£2,184,298	£2,033,199	£1,879,973
60% LAR : 40% CIR	12%	£2,802,348	£2,002,342	£1,964,689	£1,958,359	£1,806,522	£1,653,527
60% LAR : 40% CIR	14%	£2,671,905	£1,889,025	£1,851,398	£1,845,097	£1,692,786	£1,539,985
60% LAR : 40% CIR	18%	£2,410,432	£1,661,631	£1,623,822	£1,617,440	£1,464,703	£1,312,266
60% LAR : 40% CIR	20%	£2,279,405	£1,547,063	£1,508,997	£1,502,621	£1,350,356	£1,198,091
60% LAR : 40% CIR	24%	£2,016,773	£1,317,350	£1,279,363	£1,273,001	£1,121,058	£969,114
60% LAR : 40% CIR	26%	£1,885,170	£1,202,206	£1,164,288	£1,157,991	£1,006,106	£854,513
60% LAR : 40% CIR	30%	£1,621,391	£971,348	£933,468	£927,124	£775,607	£624,091
60% LAR : 40% CIR	35%	£1,290,605	£681,712	£643,909	£637,577	£486,365	£335,159
60% LAR : 40% CIR	50%	£286,750	£-184,174	£-201,808	£-208,416	£-358,667	£-509,817

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£4,086,170	£3,183,473	£3,155,475	£3,148,111	£2,997,118	£2,845,126
60% LAR : 40% CIR	8%	£3,577,942	£2,743,693	£2,705,918	£2,699,592	£2,548,493	£2,396,267
60% LAR : 40% CIR	12%	£3,317,642	£2,517,636	£2,479,963	£2,473,653	£2,321,816	£2,169,821
60% LAR : 40% CIR	14%	£3,187,199	£2,404,519	£2,366,682	£2,360,391	£2,208,080	£2,055,279
60% LAR : 40% CIR	18%	£2,925,726	£2,176,925	£2,138,816	£2,132,434	£1,979,997	£1,827,560
60% LAR : 40% CIR	20%	£2,794,699	£2,062,357	£2,024,291	£2,017,915	£1,865,650	£1,713,385
60% LAR : 40% CIR	24%	£2,532,067	£1,832,644	£1,794,657	£1,788,295	£1,636,352	£1,484,408
60% LAR : 40% CIR	26%	£2,400,464	£1,717,500	£1,679,562	£1,673,195	£1,521,400	£1,369,607
60% LAR : 40% CIR	30%	£2,138,685	£1,486,642	£1,448,762	£1,442,418	£1,290,901	£1,139,385
60% LAR : 40% CIR	35%	£1,805,399	£1,197,006	£1,159,203	£1,152,871	£1,001,662	£850,453
60% LAR : 40% CIR	50%	£362,044	£321,122	£283,486	£277,178	£126,827	£-14,469

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone C - £1,750 psf
------------	---------------------

No Units	13
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	8%	£6,090,440	£5,164,419	£5,126,421	£5,120,058	£4,968,065	£4,816,072
60% LAR - 40% CIR	12%	£3,455,522	£4,599,814	£4,562,039	£4,555,713	£4,404,614	£4,253,316
60% LAR - 40% CIR	14%	£4,977,258	£4,174,320	£4,136,693	£4,130,392	£3,979,887	£3,829,382
60% LAR - 40% CIR	18%	£4,657,441	£3,889,895	£3,852,159	£3,846,873	£3,696,728	£3,546,582
60% LAR - 40% CIR	20%	£4,497,540	£3,747,068	£3,709,503	£3,703,204	£3,553,347	£3,403,370
60% LAR - 40% CIR	24%	£4,176,263	£3,461,333	£3,423,918	£3,417,651	£3,267,991	£3,118,330
60% LAR - 40% CIR	28%	£4,015,487	£3,318,168	£3,280,790	£3,274,530	£3,125,017	£2,975,303
60% LAR - 40% CIR	30%	£3,693,362	£3,031,275	£2,993,985	£2,987,716	£2,838,477	£2,689,082
60% LAR - 40% CIR	35%	£3,289,643	£2,671,612	£2,634,379	£2,628,142	£2,478,925	£2,327,717
60% LAR - 40% CIR	50%	£2,071,503	£1,581,085	£1,543,447	£1,537,140	£1,386,590	£1,236,039

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£3,551,566	£2,625,545	£2,587,547	£2,581,184	£2,429,191	£2,277,198
60% LAR - 40% CIR	8%	£2,018,648	£2,660,940	£2,623,165	£2,616,839	£1,866,740	£1,714,842
60% LAR - 40% CIR	12%	£2,598,001	£1,777,470	£1,739,796	£1,733,487	£1,582,791	£1,432,096
60% LAR - 40% CIR	14%	£2,438,384	£1,635,446	£1,597,819	£1,591,518	£1,441,013	£1,290,508
60% LAR - 40% CIR	18%	£2,118,867	£1,390,821	£1,352,895	£1,346,599	£1,196,854	£1,046,708
60% LAR - 40% CIR	20%	£1,958,366	£1,208,224	£1,170,729	£1,164,450	£1,014,473	£864,496
60% LAR - 40% CIR	24%	£1,637,389	£922,459	£885,044	£878,777	£729,117	£579,456
60% LAR - 40% CIR	28%	£1,476,513	£779,294	£741,916	£735,656	£586,143	£436,629
60% LAR - 40% CIR	30%	£1,154,488	£460,401	£426,091	£420,842	£299,003	£150,208
60% LAR - 40% CIR	35%	£750,769	£132,738	£95,505	£89,268	£59,949	£211,157
60% LAR - 40% CIR	50%	£467,371	£987,768	£995,427	£1,001,754	£1,152,254	£1,302,835

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£4,603,604	£3,677,583	£3,639,586	£3,633,222	£3,481,229	£3,329,236
60% LAR - 40% CIR	8%	£3,868,689	£3,112,978	£3,075,203	£3,068,817	£2,917,776	£2,766,800
60% LAR - 40% CIR	12%	£3,650,039	£2,829,508	£2,791,834	£2,785,525	£2,634,829	£2,484,134
60% LAR - 40% CIR	14%	£3,490,422	£2,687,484	£2,649,857	£2,643,556	£2,493,051	£2,342,546
60% LAR - 40% CIR	18%	£3,170,695	£2,462,859	£2,425,383	£2,419,037	£2,268,892	£2,118,746
60% LAR - 40% CIR	20%	£3,010,404	£2,280,262	£2,242,767	£2,236,468	£2,086,511	£1,936,534
60% LAR - 40% CIR	24%	£2,689,427	£1,974,497	£1,937,082	£1,930,815	£1,781,155	£1,631,494
60% LAR - 40% CIR	28%	£2,528,651	£1,851,332	£1,813,954	£1,807,684	£1,658,181	£1,508,667
60% LAR - 40% CIR	30%	£2,206,526	£1,544,439	£1,507,129	£1,500,880	£1,351,641	£1,202,246
60% LAR - 40% CIR	35%	£1,802,807	£1,184,776	£1,147,543	£1,141,306	£992,089	£840,881
60% LAR - 40% CIR	50%	£584,667	£94,249	£58,611	£50,304	£109,246	£299,797

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£49,429,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£3,039,520	£1,113,489	£1,075,501	£1,069,138	£917,146	£765,152
60% LAR - 40% CIR	8%	£4,404,602	£3,548,894	£3,511,119	£3,504,793	£3,353,694	£3,202,596
60% LAR - 40% CIR	12%	£4,085,955	£3,265,424	£3,227,750	£3,221,441	£3,070,745	£2,920,050
60% LAR - 40% CIR	14%	£3,926,338	£3,123,400	£3,085,773	£3,079,472	£2,928,967	£2,778,462
60% LAR - 40% CIR	18%	£3,606,821	£2,838,778	£2,801,239	£2,794,963	£2,644,868	£2,494,862
60% LAR - 40% CIR	20%	£3,446,320	£2,696,178	£2,658,683	£2,652,404	£2,502,427	£2,352,450
60% LAR - 40% CIR	24%	£3,125,343	£2,410,413	£2,372,998	£2,366,731	£2,217,071	£2,067,410
60% LAR - 40% CIR	28%	£2,964,567	£2,267,648	£2,229,870	£2,223,610	£2,074,097	£1,924,583
60% LAR - 40% CIR	30%	£2,642,442	£1,980,355	£1,943,045	£1,936,796	£1,787,557	£1,638,162
60% LAR - 40% CIR	35%	£2,238,723	£1,620,692	£1,583,459	£1,577,222	£1,428,005	£1,276,797
60% LAR - 40% CIR	50%	£1,020,563	£300,165	£492,527	£486,220	£336,670	£185,119

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£5,554,814	£4,628,793	£4,590,785	£4,584,432	£4,432,439	£4,280,446
60% LAR - 40% CIR	8%	£4,919,896	£4,064,188	£4,026,413	£4,020,087	£3,868,988	£3,717,890
60% LAR - 40% CIR	12%	£4,801,249	£3,790,718	£3,743,044	£3,736,735	£3,586,039	£3,435,344
60% LAR - 40% CIR	14%	£4,441,532	£3,633,694	£3,601,067	£3,594,766	£3,444,261	£3,293,756
60% LAR - 40% CIR	18%	£4,121,815	£3,354,069	£3,316,533	£3,310,247	£3,160,102	£3,009,956
60% LAR - 40% CIR	20%	£3,961,614	£3,211,472	£3,173,977	£3,167,698	£3,017,721	£2,867,744
60% LAR - 40% CIR	24%	£3,640,637	£2,925,707	£2,888,292	£2,882,025	£2,732,365	£2,582,704
60% LAR - 40% CIR	28%	£3,479,861	£2,782,442	£2,745,164	£2,738,904	£2,589,391	£2,439,877
60% LAR - 40% CIR	30%	£3,157,736	£2,495,649	£2,458,339	£2,452,090	£2,302,851	£2,153,456
60% LAR - 40% CIR	35%	£2,754,017	£2,135,986	£2,098,763	£2,092,516	£1,943,299	£1,792,091
60% LAR - 40% CIR	50%	£1,536,877	£1,045,459	£1,007,821	£1,001,514	£850,864	£700,413

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone C - £1,900 psf
------------	---------------------

No Units	13
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,965,627	£5,025,611	£5,987,614	£5,981,250	£4,826,257	£5,677,264
60% LAR : 40% CIR	8%	£3,260,093	£5,392,111	£5,394,336	£5,348,010	£5,186,911	£5,045,813
60% LAR : 40% CIR	12%	£5,907,040	£5,074,193	£5,036,520	£5,030,210	£4,870,514	£4,728,818
60% LAR : 40% CIR	14%	£5,729,919	£4,914,945	£4,877,318	£4,871,017	£4,720,512	£4,570,007
60% LAR : 40% CIR	18%	£5,375,094	£4,885,874	£4,588,337	£4,552,081	£4,401,906	£4,251,759
60% LAR : 40% CIR	20%	£5,197,588	£4,588,052	£4,388,257	£4,392,978	£4,243,301	£4,092,534
60% LAR : 40% CIR	24%	£4,841,404	£4,115,840	£4,078,425	£4,072,158	£3,922,497	£3,772,837
60% LAR : 40% CIR	28%	£4,653,124	£3,955,450	£3,913,072	£3,911,812	£3,762,299	£3,612,765
60% LAR : 40% CIR	30%	£4,305,963	£3,634,110	£3,596,801	£3,590,550	£3,441,311	£3,292,072
60% LAR : 40% CIR	35%	£3,858,514	£3,231,388	£3,194,153	£3,187,916	£3,038,980	£2,890,042
60% LAR : 40% CIR	50%	£2,609,097	£2,015,687	£1,978,049	£1,971,742	£1,821,191	£1,670,641

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,426,753	£3,486,737	£3,448,740	£3,442,376	£3,292,383	£3,138,390
60% LAR : 40% CIR	0%	£3,721,919	£2,853,237	£2,815,462	£2,809,136	£2,658,037	£2,506,939
60% LAR : 40% CIR	12%	£3,368,166	£2,535,319	£2,497,646	£2,491,336	£2,340,640	£2,189,944
60% LAR : 40% CIR	14%	£3,191,045	£2,376,071	£2,338,444	£2,332,143	£2,181,638	£2,031,133
60% LAR : 40% CIR	18%	£2,836,220	£2,067,600	£2,029,463	£2,013,177	£1,863,031	£1,712,886
60% LAR : 40% CIR	20%	£2,658,515	£1,897,178	£1,859,683	£1,853,404	£1,703,427	£1,553,450
60% LAR : 40% CIR	24%	£2,302,530	£1,578,966	£1,539,551	£1,533,284	£1,383,623	£1,233,963
60% LAR : 40% CIR	26%	£2,124,250	£1,418,576	£1,379,198	£1,372,938	£1,223,425	£1,073,911
60% LAR : 40% CIR	30%	£1,867,119	£1,095,426	£1,057,767	£1,051,676	£902,437	£753,198
60% LAR : 40% CIR	35%	£1,319,640	£692,514	£655,279	£649,042	£500,106	£351,168
60% LAR : 40% CIR	50%	£29,777	£23,187	£20,828	£20,712	£17,868	£16,823

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,478,791	£4,538,775	£4,500,778	£4,494,414	£4,342,421	£4,190,428
60% LAR : 40% CIR	0%	£4,773,957	£3,835,275	£3,897,500	£3,891,174	£3,740,075	£3,588,977
60% LAR : 40% CIR	12%	£4,420,204	£3,587,357	£3,549,684	£3,543,374	£3,392,678	£3,241,982
60% LAR : 40% CIR	14%	£4,243,083	£3,428,109	£3,390,482	£3,384,181	£3,233,676	£3,083,171
60% LAR : 40% CIR	18%	£3,888,258	£3,109,638	£3,071,681	£3,065,215	£2,914,689	£2,764,823
60% LAR : 40% CIR	20%	£3,710,553	£2,949,216	£2,911,721	£2,905,442	£2,755,465	£2,605,488
60% LAR : 40% CIR	24%	£3,354,568	£2,629,004	£2,591,589	£2,585,322	£2,435,681	£2,286,001
60% LAR : 40% CIR	26%	£3,176,288	£2,468,614	£2,431,236	£2,424,976	£2,275,463	£2,125,949
60% LAR : 40% CIR	30%	£2,819,157	£2,147,274	£2,109,985	£2,103,714	£1,954,475	£1,805,236
60% LAR : 40% CIR	35%	£2,371,678	£1,744,552	£1,707,317	£1,701,080	£1,552,144	£1,403,206
60% LAR : 40% CIR	50%	£1,022,261	£528,851	£491,213	£484,906	£334,355	£163,805

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,913,107	£3,191,681	£3,153,684	£3,147,330	£2,995,337	£2,843,344
60% LAR : 40% CIR	8%	£5,209,773	£4,341,191	£4,303,416	£4,297,090	£4,145,991	£3,994,893
60% LAR : 40% CIR	12%	£4,856,120	£4,023,273	£3,985,600	£3,979,290	£3,828,594	£3,677,898
60% LAR : 40% CIR	14%	£4,678,999	£3,864,025	£3,826,398	£3,820,097	£3,669,592	£3,519,087
60% LAR : 40% CIR	18%	£4,324,174	£3,544,864	£3,507,417	£3,501,131	£3,350,866	£3,200,639
60% LAR : 40% CIR	20%	£4,146,469	£3,385,132	£3,347,637	£3,341,368	£3,191,381	£3,041,404
60% LAR : 40% CIR	24%	£3,790,484	£3,064,920	£3,027,595	£3,021,238	£2,871,577	£2,721,917
60% LAR : 40% CIR	26%	£3,612,204	£2,904,530	£2,867,152	£2,860,892	£2,711,379	£2,561,865
60% LAR : 40% CIR	30%	£3,255,073	£2,583,190	£2,545,881	£2,539,630	£2,390,391	£2,241,152
60% LAR : 40% CIR	35%	£2,807,594	£2,180,468	£2,143,233	£2,136,996	£1,988,060	£1,839,122
60% LAR : 40% CIR	50%	£1,456,177	£964,767	£927,129	£920,822	£770,271	£619,721

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,430,001	£5,489,985	£5,451,988	£5,445,531	£5,293,631	£5,141,638
60% LAR : 40% CIR	8%	£5,725,067	£4,856,485	£4,818,710	£4,812,384	£4,661,285	£4,510,187
60% LAR : 40% CIR	12%	£5,371,414	£4,538,567	£4,500,894	£4,494,584	£4,343,888	£4,193,192
60% LAR : 40% CIR	14%	£5,194,293	£4,379,319	£4,341,682	£4,335,391	£4,184,886	£4,034,381
60% LAR : 40% CIR	18%	£4,839,468	£4,060,248	£4,022,711	£4,016,425	£3,866,279	£3,716,133
60% LAR : 40% CIR	20%	£4,661,763	£3,900,426	£3,862,931	£3,856,652	£3,706,675	£3,556,698
60% LAR : 40% CIR	24%	£4,305,778	£3,580,214	£3,542,799	£3,536,532	£3,386,871	£3,237,211
60% LAR : 40% CIR	26%	£4,127,498	£3,419,624	£3,382,446	£3,376,186	£3,226,673	£3,077,159
60% LAR : 40% CIR	30%	£3,770,367	£3,098,484	£3,061,175	£3,054,924	£2,905,685	£2,756,446
60% LAR : 40% CIR	35%	£3,322,388	£2,695,762	£2,658,527	£2,652,290	£2,503,354	£2,354,416
60% LAR : 40% CIR	50%	£1,873,471	£1,480,061	£1,442,423	£1,436,116	£1,286,565	£1,136,015

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone C - £2,000 psf
------------	---------------------

No Units	13
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,549,094	£5,599,740	£6,561,741	£6,555,378	£6,403,385	£6,251,393
60% LAR : 40% CIR	8%	£8,797,474	£5,900,308	£6,882,534	£5,979,238	£5,725,109	£5,574,011
60% LAR : 40% CIR	12%	£8,420,483	£5,579,425	£5,541,752	£5,535,443	£5,384,746	£5,234,051
60% LAR : 40% CIR	14%	£8,231,693	£5,408,695	£5,371,088	£5,364,767	£5,214,262	£5,063,757
60% LAR : 40% CIR	18%	£5,653,509	£5,065,659	£5,029,122	£5,022,836	£4,872,690	£4,722,544
60% LAR : 40% CIR	20%	£5,684,145	£4,956,354	£4,957,360	£4,851,581	£4,701,604	£4,551,626
60% LAR : 40% CIR	24%	£5,284,832	£4,552,177	£4,514,762	£4,508,495	£4,358,834	£4,209,174
60% LAR : 40% CIR	28%	£5,094,983	£4,380,205	£4,342,927	£4,336,667	£4,187,154	£4,037,540
60% LAR : 40% CIR	30%	£4,714,413	£4,036,000	£3,998,690	£3,992,441	£3,843,201	£3,693,961
60% LAR : 40% CIR	35%	£4,237,762	£3,604,572	£3,567,337	£3,561,100	£3,412,163	£3,263,227
60% LAR : 40% CIR	50%	£2,600,626	£2,303,414	£2,266,342	£2,260,130	£2,110,926	£1,960,375

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,010,210	£4,060,886	£4,022,867	£4,016,504	£3,864,511	£3,712,519
60% LAR : 40% CIR	0%	£4,259,600	£3,381,434	£3,343,660	£3,337,294	£3,185,235	£3,033,177
60% LAR : 40% CIR	12%	£3,881,609	£3,040,551	£3,002,678	£2,996,569	£2,845,872	£2,695,177
60% LAR : 40% CIR	14%	£3,692,819	£2,869,821	£2,832,104	£2,825,893	£2,675,388	£2,524,883
60% LAR : 40% CIR	18%	£3,314,655	£2,477,785	£2,440,248	£2,434,062	£2,283,516	£2,133,011
60% LAR : 40% CIR	20%	£3,125,281	£2,356,480	£2,319,986	£2,313,707	£2,163,230	£2,012,752
60% LAR : 40% CIR	24%	£2,745,958	£2,013,303	£1,975,888	£1,969,621	£1,819,960	£1,670,300
60% LAR : 40% CIR	26%	£2,456,009	£1,841,451	£1,804,053	£1,797,793	£1,648,280	£1,498,766
60% LAR : 40% CIR	30%	£2,175,539	£1,607,126	£1,569,816	£1,563,567	£1,414,027	£1,264,487
60% LAR : 40% CIR	35%	£1,698,888	£1,065,698	£1,028,463	£1,022,226	£873,289	£724,353
60% LAR : 40% CIR	50%	£281,952	£235,468	£272,632	£276,744	£247,948	£257,498

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,062,248	£5,112,904	£5,074,305	£5,068,542	£4,916,549	£4,764,557
60% LAR : 40% CIR	0%	£4,310,638	£3,381,434	£3,343,660	£3,337,294	£3,185,235	£3,033,177
60% LAR : 40% CIR	12%	£4,933,647	£4,092,589	£4,054,916	£4,048,607	£3,897,910	£3,747,215
60% LAR : 40% CIR	14%	£4,744,857	£3,921,859	£3,884,232	£3,877,931	£3,727,426	£3,576,921
60% LAR : 40% CIR	18%	£4,366,693	£3,578,823	£3,542,286	£3,536,060	£3,385,854	£3,235,788
60% LAR : 40% CIR	20%	£4,177,319	£3,408,518	£3,371,024	£3,364,745	£3,214,768	£3,064,790
60% LAR : 40% CIR	24%	£3,797,996	£3,065,341	£3,027,926	£3,021,659	£2,871,998	£2,722,338
60% LAR : 40% CIR	26%	£3,608,047	£2,893,460	£2,856,091	£2,849,831	£2,700,318	£2,550,804
60% LAR : 40% CIR	30%	£3,227,577	£2,549,164	£2,511,854	£2,505,605	£2,356,365	£2,207,125
60% LAR : 40% CIR	35%	£2,750,926	£2,117,736	£2,080,501	£2,074,264	£1,925,327	£1,776,391
60% LAR : 40% CIR	50%	£1,313,990	£816,978	£779,506	£773,294	£624,090	£473,539

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,498,164	£3,548,820	£3,510,821	£3,504,488	£3,352,465	£3,200,473
60% LAR : 40% CIR	0%	£5,746,554	£4,869,388	£4,831,614	£4,825,288	£4,674,189	£4,523,091
60% LAR : 40% CIR	12%	£5,369,563	£4,528,505	£4,490,832	£4,484,523	£4,333,826	£4,183,131
60% LAR : 40% CIR	14%	£5,180,773	£4,357,775	£4,320,148	£4,313,847	£4,163,342	£4,012,837
60% LAR : 40% CIR	18%	£4,802,609	£4,015,739	£3,978,202	£3,971,916	£3,821,770	£3,671,624
60% LAR : 40% CIR	20%	£4,613,235	£3,844,434	£3,806,940	£3,800,661	£3,650,684	£3,500,706
60% LAR : 40% CIR	24%	£4,233,912	£3,501,257	£3,463,842	£3,457,575	£3,307,914	£3,158,254
60% LAR : 40% CIR	26%	£4,043,963	£3,329,385	£3,292,007	£3,285,747	£3,136,234	£2,986,720
60% LAR : 40% CIR	30%	£3,663,493	£2,985,080	£2,947,770	£2,941,521	£2,792,281	£2,643,041
60% LAR : 40% CIR	35%	£3,186,842	£2,553,652	£2,516,417	£2,510,180	£2,361,243	£2,212,307
60% LAR : 40% CIR	50%	£1,749,906	£1,252,494	£1,215,422	£1,209,210	£1,060,006	£909,455

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,013,488	£8,064,114	£8,026,115	£8,019,752	£7,867,759	£7,715,767
60% LAR : 40% CIR	0%	£6,261,848	£5,384,682	£5,346,908	£5,340,582	£5,189,483	£5,038,385
60% LAR : 40% CIR	12%	£5,884,857	£5,043,799	£5,006,126	£4,999,817	£4,849,120	£4,698,425
60% LAR : 40% CIR	14%	£5,696,067	£4,873,069	£4,835,442	£4,829,141	£4,678,636	£4,528,131
60% LAR : 40% CIR	18%	£5,317,903	£4,531,033	£4,493,496	£4,487,210	£4,337,064	£4,186,918
60% LAR : 40% CIR	20%	£5,128,529	£4,359,728	£4,322,234	£4,315,955	£4,165,978	£4,016,000
60% LAR : 40% CIR	24%	£4,749,206	£4,016,551	£3,979,136	£3,972,869	£3,823,208	£3,673,548
60% LAR : 40% CIR	26%	£4,559,257	£3,844,679	£3,807,201	£3,801,041	£3,651,526	£3,502,014
60% LAR : 40% CIR	30%	£4,178,787	£3,500,374	£3,463,064	£3,456,815	£3,307,575	£3,158,335
60% LAR : 40% CIR	35%	£3,797,316	£3,068,946	£3,031,711	£3,025,474	£2,876,537	£2,727,601
60% LAR : 40% CIR	50%	£2,355,200	£1,767,788	£1,730,716	£1,724,504	£1,575,300	£1,426,149

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone C - RP Periphery E2,250 paf
------------	----------------------------------

No Units	13
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,007,729	£8,035,060	£7,997,061	£7,990,698	£7,838,705	£7,886,713
60% LAR : 40% CIR	8%	£8,399,427	£7,240,803	£7,203,028	£7,196,703	£7,045,604	£8,894,505
60% LAR : 40% CIR	12%	£7,704,089	£6,842,507	£6,804,834	£6,798,524	£6,647,828	£8,497,133
60% LAR : 40% CIR	14%	£7,486,127	£6,643,070	£6,605,445	£6,599,142	£6,448,638	£8,298,133
60% LAR : 40% CIR	18%	£7,049,817	£6,243,621	£6,206,085	£6,199,788	£6,049,652	£8,099,507
60% LAR : 40% CIR	20%	£6,831,072	£6,043,810	£6,006,117	£6,000,337	£5,849,850	£7,899,583
60% LAR : 40% CIR	24%	£6,393,402	£5,643,021	£5,605,605	£5,599,339	£5,448,678	£7,500,017
60% LAR : 40% CIR	28%	£5,174,280	£5,442,442	£5,405,054	£5,398,834	£5,248,291	£6,999,777
60% LAR : 40% CIR	30%	£5,735,465	£5,040,724	£5,003,414	£4,997,165	£4,847,926	£4,998,685
60% LAR : 40% CIR	35%	£5,185,881	£4,537,530	£4,500,295	£4,494,058	£4,345,121	£4,196,185
60% LAR : 40% CIR	50%	£3,630,148	£3,021,074	£2,984,002	£2,977,790	£2,828,502	£2,681,214

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,468,955	£5,496,196	£5,438,187	£5,451,824	£5,299,831	£5,147,839
60% LAR : 40% CIR	0%	£5,602,553	£5,701,629	£4,964,154	£4,657,629	£4,506,730	£4,355,631
60% LAR : 40% CIR	12%	£5,165,215	£4,303,633	£4,265,980	£4,259,650	£4,108,954	£3,958,259
60% LAR : 40% CIR	14%	£4,947,253	£4,104,196	£4,066,571	£4,060,268	£3,909,784	£3,759,259
60% LAR : 40% CIR	18%	£4,610,743	£3,704,747	£3,667,211	£3,660,934	£3,510,718	£3,360,633
60% LAR : 40% CIR	20%	£4,292,198	£3,504,736	£3,467,243	£3,460,963	£3,310,988	£3,161,000
60% LAR : 40% CIR	24%	£3,854,528	£3,104,147	£3,066,731	£3,060,465	£2,910,804	£2,761,143
60% LAR : 40% CIR	26%	£3,635,406	£2,903,568	£2,866,190	£2,859,930	£2,710,417	£2,560,903
60% LAR : 40% CIR	30%	£3,196,591	£2,501,650	£2,464,540	£2,458,291	£2,308,952	£2,159,811
60% LAR : 40% CIR	35%	£2,647,007	£1,998,656	£1,961,421	£1,955,184	£1,806,247	£1,657,311
60% LAR : 40% CIR	50%	£991,274	£482,200	£445,128	£438,916	£290,628	£142,340

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,620,993	£6,548,224	£6,510,225	£6,503,862	£6,351,869	£6,199,877
60% LAR : 40% CIR	0%	£6,662,591	£5,713,667	£5,716,192	£5,709,827	£5,557,768	£5,405,669
60% LAR : 40% CIR	12%	£6,217,253	£5,355,671	£5,317,998	£5,311,688	£5,160,992	£5,010,297
60% LAR : 40% CIR	14%	£5,999,291	£5,156,234	£5,118,609	£5,112,306	£4,961,802	£4,811,297
60% LAR : 40% CIR	18%	£5,662,781	£4,756,788	£4,719,249	£4,712,962	£4,562,816	£4,412,671
60% LAR : 40% CIR	20%	£5,344,236	£4,556,774	£4,519,281	£4,513,001	£4,363,024	£4,213,047
60% LAR : 40% CIR	24%	£4,906,566	£4,156,185	£4,118,769	£4,112,503	£3,962,842	£3,813,181
60% LAR : 40% CIR	26%	£4,687,444	£3,955,606	£3,918,228	£3,911,988	£3,762,455	£3,612,941
60% LAR : 40% CIR	30%	£4,248,629	£3,553,888	£3,516,578	£3,510,329	£3,361,090	£3,211,849
60% LAR : 40% CIR	35%	£3,699,045	£3,050,604	£3,013,459	£3,007,222	£2,858,285	£2,709,349
60% LAR : 40% CIR	50%	£2,043,312	£1,534,238	£1,497,166	£1,490,954	£1,342,666	£1,194,378

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£48,428,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,893,369	£6,984,140	£6,946,141	£6,939,718	£6,787,785	£6,635,793
60% LAR : 40% CIR	8%	£7,088,507	£6,189,883	£6,152,108	£6,145,783	£5,994,684	£5,843,585
60% LAR : 40% CIR	12%	£6,653,169	£5,791,587	£5,753,914	£5,747,604	£5,596,908	£5,446,213
60% LAR : 40% CIR	14%	£6,435,207	£5,592,150	£5,554,525	£5,548,222	£5,397,718	£5,247,213
60% LAR : 40% CIR	18%	£5,998,697	£5,192,701	£5,155,165	£5,148,878	£4,998,732	£4,848,587
60% LAR : 40% CIR	20%	£5,780,152	£4,992,690	£4,955,197	£4,948,917	£4,798,940	£4,648,963
60% LAR : 40% CIR	24%	£5,342,482	£4,592,101	£4,554,685	£4,548,419	£4,398,758	£4,249,097
60% LAR : 40% CIR	26%	£5,123,360	£4,391,622	£4,354,144	£4,347,884	£4,198,371	£4,048,857
60% LAR : 40% CIR	30%	£4,684,545	£3,989,804	£3,952,494	£3,946,245	£3,797,006	£3,647,765
60% LAR : 40% CIR	35%	£4,134,961	£3,486,610	£3,449,375	£3,443,138	£3,294,201	£3,145,265
60% LAR : 40% CIR	50%	£2,479,228	£1,970,154	£1,933,082	£1,926,870	£1,778,582	£1,630,294

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,472,703	£7,489,432	£7,461,435	£7,455,072	£7,303,070	£7,151,067
60% LAR : 40% CIR	8%	£7,603,801	£6,705,177	£6,667,402	£6,661,077	£6,509,978	£6,358,879
60% LAR : 40% CIR	12%	£7,168,463	£6,306,881	£6,269,208	£6,262,898	£6,112,202	£5,961,507
60% LAR : 40% CIR	14%	£6,950,501	£6,107,444	£6,069,819	£6,063,516	£5,913,012	£5,762,507
60% LAR : 40% CIR	18%	£6,513,991	£5,707,995	£5,670,459	£5,664,172	£5,514,026	£5,363,881
60% LAR : 40% CIR	20%	£6,295,446	£5,507,984	£5,470,491	£5,464,211	£5,314,234	£5,164,257
60% LAR : 40% CIR	24%	£5,857,776	£5,107,395	£5,069,979	£5,063,713	£4,914,052	£4,764,391
60% LAR : 40% CIR	26%	£5,638,654	£4,908,816	£4,869,438	£4,863,178	£4,713,665	£4,564,151
60% LAR : 40% CIR	30%	£5,199,839	£4,508,098	£4,467,788	£4,461,539	£4,312,300	£4,163,059
60% LAR : 40% CIR	35%	£4,650,255	£4,001,904	£3,964,689	£3,958,432	£3,809,495	£3,660,559
60% LAR : 40% CIR	50%	£2,494,522	£2,485,448	£2,448,376	£2,442,164	£2,293,876	£2,145,588

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone C - RP Periphery £2,450 psf
------------	----------------------------------

No Units	13
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,174,644	£9,183,316	£9,145,318	£9,138,954	£8,986,962	£8,834,969
60% LAR : 40% CIR	8%	£9,212,889	£8,207,159	£8,259,424	£8,253,099	£8,102,000	£7,950,901
60% LAR : 40% CIR	12%	£8,730,975	£7,852,973	£7,815,299	£7,808,990	£7,658,294	£7,507,598
60% LAR : 40% CIR	14%	£8,489,674	£7,630,571	£7,592,944	£7,586,643	£7,436,138	£7,285,633
60% LAR : 40% CIR	18%	£8,066,468	£7,185,192	£7,147,655	£7,141,368	£6,991,223	£6,841,077
60% LAR : 40% CIR	20%	£7,854,604	£6,992,474	£6,954,721	£6,948,422	£6,798,465	£6,648,488
60% LAR : 40% CIR	24%	£7,280,257	£6,515,695	£6,478,280	£6,472,013	£6,322,352	£6,172,692
60% LAR : 40% CIR	28%	£7,037,798	£6,292,152	£6,254,773	£6,248,513	£6,099,000	£5,949,496
60% LAR : 40% CIR	30%	£6,552,305	£5,844,503	£5,807,193	£5,800,944	£5,651,705	£5,502,466
60% LAR : 40% CIR	35%	£5,944,376	£5,283,896	£5,246,661	£5,240,424	£5,091,488	£4,942,551
60% LAR : 40% CIR	50%	£4,113,806	£3,565,202	£3,558,130	£3,551,918	£3,403,629	£3,255,342

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,635,710	£6,644,242	£6,606,444	£6,600,080	£6,448,088	£6,296,095
60% LAR : 40% CIR	0%	£6,674,115	£5,788,525	£5,720,650	£5,714,225	£5,563,126	£5,412,027
60% LAR : 40% CIR	12%	£6,192,101	£5,314,099	£5,276,425	£5,270,116	£5,119,420	£4,968,724
60% LAR : 40% CIR	14%	£5,950,800	£5,091,697	£5,054,070	£5,047,769	£4,897,264	£4,746,759
60% LAR : 40% CIR	18%	£5,467,614	£4,646,318	£4,608,781	£4,602,484	£4,452,349	£4,302,203
60% LAR : 40% CIR	20%	£5,225,730	£4,423,341	£4,385,847	£4,379,568	£4,229,591	£4,079,614
60% LAR : 40% CIR	24%	£4,741,383	£3,978,821	£3,939,406	£3,933,139	£3,783,478	£3,633,818
60% LAR : 40% CIR	26%	£4,498,324	£3,753,278	£3,715,899	£3,709,639	£3,560,126	£3,410,612
60% LAR : 40% CIR	30%	£4,013,431	£3,268,629	£3,231,319	£3,225,070	£3,112,831	£2,963,592
60% LAR : 40% CIR	35%	£3,405,502	£2,745,022	£2,707,787	£2,701,544	£2,552,614	£2,403,677
60% LAR : 40% CIR	50%	£1,674,732	£1,056,328	£1,019,256	£1,013,044	£884,755	£716,468

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,687,308	£7,896,490	£7,858,482	£7,852,118	£7,500,126	£7,348,133
60% LAR : 40% CIR	0%	£7,128,153	£9,810,363	£9,772,358	£9,766,263	£9,414,164	£9,262,171
60% LAR : 40% CIR	12%	£7,244,139	£6,366,137	£6,328,463	£6,322,154	£6,171,458	£6,020,762
60% LAR : 40% CIR	14%	£7,002,838	£6,143,735	£6,106,108	£6,099,807	£5,949,302	£5,798,797
60% LAR : 40% CIR	18%	£6,618,652	£5,688,356	£5,650,819	£5,644,518	£5,494,013	£5,343,508
60% LAR : 40% CIR	20%	£6,277,768	£5,475,379	£5,437,885	£5,431,606	£5,281,629	£5,131,652
60% LAR : 40% CIR	24%	£5,793,421	£5,028,859	£4,991,444	£4,985,177	£4,835,516	£4,685,856
60% LAR : 40% CIR	26%	£5,498,324	£4,753,278	£4,715,899	£4,709,639	£4,560,126	£4,410,612
60% LAR : 40% CIR	30%	£4,013,431	£3,268,629	£3,231,319	£3,225,070	£3,112,831	£2,963,592
60% LAR : 40% CIR	35%	£4,457,540	£3,797,060	£3,759,825	£3,753,588	£3,604,652	£3,455,715
60% LAR : 40% CIR	50%	£2,626,772	£2,108,368	£2,071,294	£2,065,082	£1,916,793	£1,768,506

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£49,429,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,123,24	£8,132,396	£8,094,398	£8,088,034	£7,936,042	£7,784,049
60% LAR : 40% CIR	8%	£8,162,069	£7,246,279	£7,208,504	£7,202,179	£7,051,080	£6,899,981
60% LAR : 40% CIR	12%	£7,680,055	£6,802,053	£6,764,379	£6,758,070	£6,607,374	£6,456,678
60% LAR : 40% CIR	14%	£7,438,754	£6,579,651	£6,542,024	£6,535,723	£6,385,218	£6,234,713
60% LAR : 40% CIR	18%	£6,956,668	£6,134,272	£6,096,735	£6,090,448	£5,940,303	£5,790,157
60% LAR : 40% CIR	20%	£6,713,684	£5,911,295	£5,873,801	£5,867,522	£5,717,545	£5,567,568
60% LAR : 40% CIR	24%	£6,229,337	£5,464,775	£5,427,360	£5,421,093	£5,271,432	£5,121,772
60% LAR : 40% CIR	28%	£5,986,878	£5,241,232	£5,203,853	£5,197,593	£5,048,080	£4,898,566
60% LAR : 40% CIR	30%	£5,501,385	£4,793,583	£4,756,273	£4,750,024	£4,600,785	£4,451,546
60% LAR : 40% CIR	35%	£4,893,456	£4,232,976	£4,195,741	£4,189,504	£4,040,568	£3,891,631
60% LAR : 40% CIR	50%	£3,062,686	£2,544,262	£2,507,210	£2,500,996	£2,352,709	£2,204,422

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,630,018	£8,647,690	£8,609,692	£8,603,332	£8,451,336	£8,299,343
60% LAR : 40% CIR	8%	£8,677,363	£7,781,573	£7,743,798	£7,737,473	£7,586,374	£7,435,275
60% LAR : 40% CIR	12%	£8,195,349	£7,337,347	£7,299,673	£7,293,364	£7,142,668	£6,991,972
60% LAR : 40% CIR	14%	£7,954,045	£7,094,945	£7,057,318	£7,051,017	£6,900,512	£6,750,007
60% LAR : 40% CIR	18%	£7,470,962	£6,649,566	£6,612,029	£6,605,742	£6,455,597	£6,305,451
60% LAR : 40% CIR	20%	£7,228,978	£6,426,589	£6,389,095	£6,382,816	£6,232,839	£6,082,862
60% LAR : 40% CIR	24%	£6,744,631	£5,980,069	£5,942,654	£5,936,387	£5,786,726	£5,637,066
60% LAR : 40% CIR	28%	£6,260,172	£5,766,508	£5,719,147	£5,712,867	£5,563,374	£5,413,880
60% LAR : 40% CIR	30%	£6,016,679	£5,308,877	£5,271,567	£5,265,318	£5,116,079	£4,966,840
60% LAR : 40% CIR	35%	£5,408,750	£4,748,270	£4,711,035	£4,704,798	£4,555,862	£4,406,925
60% LAR : 40% CIR	50%	£3,677,989	£3,069,676	£3,022,504	£3,016,292	£2,868,003	£2,719,716

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone C - £1,050 paf
------------	---------------------

No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,300,492	£1,293,002	£1,248,489	£1,241,034	£1,062,981	£884,929
60% LAR : 40% CIR	8%	£1,943,006	£1,011,708	£967,457	£960,046	£783,041	£606,036
60% LAR : 40% CIR	12%	£1,762,873	£869,694	£825,561	£816,169	£641,636	£465,103
60% LAR : 40% CIR	14%	£1,672,463	£798,347	£754,270	£746,888	£570,579	£394,269
60% LAR : 40% CIR	16%	£1,490,957	£654,992	£611,010	£603,645	£427,758	£251,967
60% LAR : 40% CIR	20%	£1,399,863	£582,964	£539,041	£531,685	£356,994	£180,303
60% LAR : 40% CIR	24%	£1,216,958	£438,262	£394,432	£387,090	£211,770	£36,450
60% LAR : 40% CIR	26%	£1,126,230	£365,579	£321,792	£314,458	£139,311	£-37,723
60% LAR : 40% CIR	30%	£941,022	£219,655	£175,849	£168,507	£-46,435	£-192,984
60% LAR : 40% CIR	35%	£709,517	£35,799	£-8,008	£-15,717	£-201,085	£-386,452
60% LAR : 40% CIR	50%	£6,820	£-555,856	£-601,997	£-609,728	£-794,288	£-978,848

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-£191,945,463	-£2,388,835	-£2,413,348	-£2,420,804	-£2,398,357	-£2,778,908
60% LAR : 40% CIR	8%	-£1,716,831	-£2,691,130	-£2,694,389	-£2,701,792	-£2,678,797	-£3,055,891
60% LAR : 40% CIR	12%	-£1,608,954	-£2,792,144	-£2,836,277	-£2,843,689	-£2,820,202	-£3,196,734
60% LAR : 40% CIR	14%	-£1,589,375	-£2,863,490	-£2,907,567	-£2,914,949	-£2,891,259	-£3,267,568
60% LAR : 40% CIR	18%	-£2,170,881	-£3,008,650	-£3,050,928	-£3,058,193	-£3,244,081	-£3,409,970
60% LAR : 40% CIR	20%	-£2,261,976	-£3,074,874	-£3,122,796	-£3,130,163	-£3,305,444	-£3,491,534
60% LAR : 40% CIR	24%	-£2,444,839	-£3,223,578	-£3,267,406	-£3,274,748	-£3,450,068	-£3,625,388
60% LAR : 40% CIR	26%	-£2,636,698	-£3,296,259	-£3,340,043	-£3,347,379	-£3,522,527	-£3,699,550
60% LAR : 40% CIR	30%	-£2,720,816	-£3,442,282	-£3,485,969	-£3,493,310	-£3,688,373	-£3,853,921
60% LAR : 40% CIR	35%	-£2,962,300	-£3,626,038	-£3,669,848	-£3,677,555	-£3,862,523	-£4,048,289
60% LAR : 40% CIR	50%	-£3,855,017	-£4,217,694	-£4,263,834	-£4,271,555	-£4,456,128	-£4,640,685

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£156,017	£851,473	£895,986	£933,441	£1,081,444	£1,259,546
60% LAR : 40% CIR	8%	-£381,608	-£1,162,161	-£1,177,018	-£1,184,629	-£1,361,434	-£1,550,639
60% LAR : 40% CIR	12%	-£391,902	-£1,274,781	-£1,306,306	-£1,318,914	-£1,502,839	-£1,679,372
60% LAR : 40% CIR	14%	-£472,012	-£1,348,128	-£1,390,205	-£1,397,587	-£1,573,898	-£1,750,206
60% LAR : 40% CIR	16%	-£653,618	-£1,468,463	-£1,533,465	-£1,540,800	-£1,716,919	-£1,892,698
60% LAR : 40% CIR	20%	-£744,612	-£1,561,511	-£1,605,434	-£1,612,790	-£1,788,481	-£1,964,172
60% LAR : 40% CIR	24%	-£927,477	-£1,705,213	-£1,750,043	-£1,757,385	-£1,932,705	-£2,108,025
60% LAR : 40% CIR	26%	-£1,019,245	-£1,778,895	-£1,822,683	-£1,830,017	-£2,005,164	-£2,182,198
60% LAR : 40% CIR	30%	-£1,220,816	-£1,942,282	-£2,005,969	-£2,013,310	-£2,268,273	-£2,446,589
60% LAR : 40% CIR	35%	-£1,434,968	-£2,108,678	-£2,182,483	-£2,190,192	-£2,345,560	-£2,530,927
60% LAR : 40% CIR	50%	-£2,137,695	-£2,700,334	-£2,746,472	-£2,754,203	-£2,938,783	-£3,123,323

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£784,742	£229,748	£267,261	£274,716	£452,769	£630,621
60% LAR : 40% CIR	8%	-£427,256	-£649,042	-£646,293	-£655,794	-£732,789	-£809,714
60% LAR : 40% CIR	12%	-£247,123	-£646,056	-£690,189	-£697,581	-£874,114	-£1,050,647
60% LAR : 40% CIR	14%	-£156,713	-£717,403	-£781,480	-£788,892	-£946,171	-£1,121,481
60% LAR : 40% CIR	16%	-£24,995	-£801,768	-£894,040	-£891,505	-£1,087,664	-£1,263,883
60% LAR : 40% CIR	20%	-£115,887	-£932,786	-£976,708	-£984,065	-£1,199,756	-£1,335,447
60% LAR : 40% CIR	24%	-£298,752	-£1,077,489	-£1,121,318	-£1,128,660	-£1,303,980	-£1,479,300
60% LAR : 40% CIR	26%	-£399,509	-£1,158,171	-£1,193,958	-£1,201,292	-£1,376,489	-£1,553,473
60% LAR : 40% CIR	30%	-£574,728	-£1,264,920	-£1,339,901	-£1,347,223	-£1,522,185	-£1,707,834
60% LAR : 40% CIR	35%	-£806,233	-£1,479,951	-£1,523,758	-£1,531,467	-£1,716,835	-£1,902,202
60% LAR : 40% CIR	50%	-£1,568,939	-£2,071,695	-£2,171,747	-£2,179,478	-£2,310,038	-£2,494,898

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,527,365	£820,495	£475,952	£468,486	£280,443	£172,392
60% LAR : 40% CIR	8%	£1,170,469	£239,170	£194,920	£197,508	£10,503	£-116,361
60% LAR : 40% CIR	12%	£990,336	£97,156	£53,023	£45,631	£-130,902	£-307,434
60% LAR : 40% CIR	14%	£899,925	£25,810	£-16,267	£-25,849	£-201,959	£-378,268
60% LAR : 40% CIR	16%	£719,410	£-117,665	£-161,628	£-168,803	£-344,761	£-520,670
60% LAR : 40% CIR	20%	£627,326	£-189,574	£-233,496	£-240,853	£-416,544	£-629,234
60% LAR : 40% CIR	24%	£444,461	£-334,276	£-378,108	£-385,448	£-550,788	£-739,089
60% LAR : 40% CIR	26%	£352,092	£-408,959	£-450,145	£-458,079	£-632,327	£-810,290
60% LAR : 40% CIR	30%	£168,485	£-552,982	£-596,589	£-604,010	£-778,973	£-964,021
60% LAR : 40% CIR	35%	£-63,020	£-738,738	£-780,549	£-788,255	£-973,623	£-1,158,989
60% LAR : 40% CIR	50%	£-665,711	£-1,328,394	£-1,374,534	£-1,382,265	£-1,666,626	£-1,951,368

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone C - £1,150 psf
------------	---------------------

No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,979,976	£1,961,620	£1,917,107	£1,909,652	£1,731,800	£1,253,548
60% LAR - 40% CIR	8%	£2,568,131	£1,628,837	£1,582,286	£1,575,174	£1,398,170	£1,221,165
60% LAR - 40% CIR	12%	£2,360,818	£1,458,079	£1,413,945	£1,406,553	£1,230,020	£1,053,488
60% LAR - 40% CIR	14%	£2,256,818	£1,373,360	£1,329,283	£1,321,900	£1,145,590	£989,281
60% LAR - 40% CIR	18%	£2,048,332	£1,203,249	£1,159,277	£1,151,912	£976,023	£800,135
60% LAR - 40% CIR	20%	£1,943,449	£1,117,859	£1,073,536	£1,066,579	£890,889	£715,197
60% LAR - 40% CIR	24%	£1,733,405	£946,412	£902,581	£895,240	£719,920	£544,599
60% LAR - 40% CIR	26%	£1,628,047	£860,356	£816,570	£809,235	£634,088	£458,840
60% LAR - 40% CIR	30%	£1,416,681	£597,589	£543,892	£536,560	£461,733	£298,807
60% LAR - 40% CIR	35%	£1,151,181	£470,401	£426,793	£419,476	£245,004	£70,532
60% LAR - 40% CIR	50%	£346,562	£-200,672	£-246,811	£-254,543	£-439,103	£-623,663

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£881,862	£-1,700,218	£-1,744,730	£-1,752,188	£-1,930,238	£-2,108,290
60% LAR - 40% CIR	8%	£1,093,046	£2,085,090	£2,079,262	£2,086,863	£2,263,687	£2,440,673
60% LAR - 40% CIR	12%	£1,301,019	£2,203,159	£2,247,862	£2,255,284	£2,431,817	£2,608,350
60% LAR - 40% CIR	14%	£1,405,020	£2,288,478	£2,332,555	£2,339,938	£2,516,247	£2,692,527
60% LAR - 40% CIR	18%	£1,613,705	£2,459,589	£2,552,580	£2,559,923	£2,888,814	£3,061,703
60% LAR - 40% CIR	20%	£1,718,308	£2,543,878	£2,647,862	£2,655,284	£2,779,949	£2,945,840
60% LAR - 40% CIR	24%	£1,926,432	£2,715,426	£2,759,256	£2,766,597	£2,941,917	£3,117,238
60% LAR - 40% CIR	26%	£2,033,791	£2,801,481	£2,845,298	£2,852,692	£3,027,750	£3,202,807
60% LAR - 40% CIR	30%	£2,245,177	£2,914,249	£3,017,966	£3,025,277	£3,200,194	£3,374,831
60% LAR - 40% CIR	35%	£2,510,657	£3,191,436	£3,235,055	£3,242,362	£3,418,834	£3,591,306
60% LAR - 40% CIR	50%	£3,315,276	£3,862,509	£3,608,649	£3,616,381	£4,100,940	£4,285,501

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£535,501	£192,895	£227,388	£234,823	£412,875	£590,927
60% LAR - 40% CIR	8%	£423,656	£217,658	£261,898	£269,291	£446,305	£623,310
60% LAR - 40% CIR	12%	£216,343	£686,396	£730,530	£737,922	£914,455	£1,090,987
60% LAR - 40% CIR	14%	£112,343	£771,115	£815,192	£822,575	£998,885	£1,175,194
60% LAR - 40% CIR	18%	£86,343	£941,226	£986,198	£993,580	£1,188,482	£1,364,360
60% LAR - 40% CIR	20%	£281,026	£-1,026,616	£-1,070,538	£-1,077,896	£-1,253,586	£-1,429,278
60% LAR - 40% CIR	24%	£411,070	£-1,198,063	£-1,241,894	£-1,249,235	£-1,424,555	£-1,599,876
60% LAR - 40% CIR	26%	£316,429	£-1,284,119	£-1,327,905	£-1,335,240	£-1,510,387	£-1,685,535
60% LAR - 40% CIR	30%	£271,814	£-1,466,887	£-1,500,863	£-1,507,915	£-1,686,742	£-1,867,368
60% LAR - 40% CIR	35%	£393,294	£-1,674,074	£-1,717,692	£-1,724,999	£-1,890,471	£-2,073,943
60% LAR - 40% CIR	50%	£1,797,913	£2,345,147	£2,991,288	£2,999,018	£2,684,878	£2,768,139

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£1,464,226	£445,870	£401,357	£393,902	£215,850	£27,798
60% LAR - 40% CIR	8%	£1,052,381	£111,087	£66,836	£59,424	£115,390	£29,385
60% LAR - 40% CIR	12%	£845,068	£37,671	£-101,805	£-108,197	£-285,730	£-462,262
60% LAR - 40% CIR	14%	£741,068	£142,390	£196,467	£193,850	£370,169	£346,469
60% LAR - 40% CIR	18%	£532,382	£312,651	£266,473	£263,838	£509,777	£415,615
60% LAR - 40% CIR	20%	£427,699	£-397,591	£-441,814	£-444,171	£-624,861	£-800,553
60% LAR - 40% CIR	24%	£217,655	£-569,338	£-613,189	£-620,510	£-795,830	£-971,151
60% LAR - 40% CIR	26%	£112,297	£-655,394	£-699,180	£-706,516	£-881,662	£-1,064,810
60% LAR - 40% CIR	30%	£-98,986	£-828,162	£-871,858	£-879,150	£-1,054,017	£-1,228,843
60% LAR - 40% CIR	35%	£-364,569	£-1,045,349	£-1,088,967	£-1,096,274	£-1,270,746	£-1,445,218
60% LAR - 40% CIR	50%	£-1,189,188	£-1,716,422	£-1,762,561	£-1,770,293	£-1,954,853	£-2,130,413

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£2,207,438	£1,189,052	£1,144,310	£1,137,114	£899,062	£781,070
60% LAR - 40% CIR	8%	£1,768,594	£364,300	£310,046	£302,837	£525,833	£448,627
60% LAR - 40% CIR	12%	£1,588,281	£685,541	£641,408	£634,016	£457,833	£280,950
60% LAR - 40% CIR	14%	£1,484,280	£800,822	£566,745	£549,362	£373,053	£196,743
60% LAR - 40% CIR	18%	£1,275,695	£493,711	£396,740	£379,376	£203,486	£71,697
60% LAR - 40% CIR	20%	£1,170,912	£345,322	£301,398	£294,402	£118,351	£-87,340
60% LAR - 40% CIR	24%	£960,868	£173,874	£150,044	£122,703	£-62,617	£-227,938
60% LAR - 40% CIR	26%	£855,599	£37,819	£44,022	£36,696	£-158,450	£-315,987
60% LAR - 40% CIR	30%	£644,123	£-494,949	£-528,656	£-535,977	£-810,804	£-1,085,631
60% LAR - 40% CIR	35%	£376,643	£-802,136	£-845,755	£-853,062	£-1,027,634	£-1,302,006
60% LAR - 40% CIR	50%	£426,976	£-973,269	£-1,016,349	£-1,023,581	£-1,211,640	£-1,586,291

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone C - £1,350 psf
------------	---------------------

No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,326,815	£3,296,858	£3,254,345	£3,246,889	£3,068,836	£2,890,784
60% LAR - 40% CIR	8%	£3,809,646	£2,857,095	£2,812,844	£2,805,433	£2,628,427	£2,451,423
60% LAR - 40% CIR	12%	£3,549,694	£2,634,847	£2,590,713	£2,583,322	£2,406,789	£2,230,256
60% LAR - 40% CIR	14%	£3,419,378	£2,523,383	£2,479,306	£2,471,924	£2,295,614	£2,119,305
60% LAR - 40% CIR	18%	£3,158,072	£2,299,194	£2,265,811	£2,248,446	£2,072,557	£1,896,669
60% LAR - 40% CIR	20%	£3,047,083	£2,187,648	£2,143,726	£2,136,389	£1,966,678	£1,794,987
60% LAR - 40% CIR	24%	£2,764,440	£1,962,712	£1,918,882	£1,911,540	£1,736,220	£1,560,900
60% LAR - 40% CIR	26%	£2,632,786	£1,849,912	£1,806,125	£1,798,791	£1,623,644	£1,448,496
60% LAR - 40% CIR	30%	£2,387,937	£1,623,654	£1,579,947	£1,572,626	£1,397,890	£1,222,932
60% LAR - 40% CIR	35%	£2,034,509	£1,339,606	£1,295,987	£1,288,680	£1,114,208	£939,736
60% LAR - 40% CIR	50%	£1,026,045	£479,410	£435,981	£428,703	£254,991	£81,279

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£664,977	£382,280	£407,493	£414,948	£593,001	£771,083
60% LAR - 40% CIR	8%	£147,899	£894,743	£868,969	£866,496	£1,038,180	£1,210,414
60% LAR - 40% CIR	12%	£1,149,144	£1,026,991	£1,071,124	£1,078,518	£1,255,049	£1,431,582
60% LAR - 40% CIR	14%	£242,460	£1,138,455	£1,182,532	£1,189,914	£1,366,223	£1,542,533
60% LAR - 40% CIR	18%	£393,785	£1,382,054	£1,406,026	£1,414,391	£1,599,280	£1,792,169
60% LAR - 40% CIR	20%	£344,754	£1,474,190	£1,518,112	£1,525,468	£1,741,160	£1,974,856
60% LAR - 40% CIR	24%	£397,398	£1,699,126	£1,742,956	£1,750,298	£1,925,618	£2,100,937
60% LAR - 40% CIR	26%	£1,029,050	£1,811,925	£1,895,712	£1,883,048	£2,038,194	£2,213,342
60% LAR - 40% CIR	30%	£1,293,905	£2,088,164	£2,081,860	£2,098,212	£2,294,038	£2,439,865
60% LAR - 40% CIR	35%	£1,627,328	£2,322,232	£2,365,850	£2,373,157	£2,547,629	£2,722,102
60% LAR - 40% CIR	50%	£2,635,792	£3,182,428	£3,225,857	£3,233,194	£3,406,847	£3,580,558

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£2,182,340	£1,154,383	£1,108,670	£1,102,414	£924,361	£746,309
60% LAR - 40% CIR	8%	£1,665,171	£712,630	£686,969	£680,695	£483,052	£326,848
60% LAR - 40% CIR	12%	£1,405,219	£490,372	£446,238	£438,847	£282,314	£185,781
60% LAR - 40% CIR	14%	£1,274,903	£378,908	£334,831	£327,449	£151,139	£25,170
60% LAR - 40% CIR	18%	£1,013,897	£155,309	£135,336	£103,971	£11,818	£247,806
60% LAR - 40% CIR	20%	£882,698	£43,173	£1,49	£3,106	£183,797	£359,488
60% LAR - 40% CIR	24%	£619,965	£181,763	£225,593	£222,935	£408,255	£583,575
60% LAR - 40% CIR	26%	£486,311	£294,593	£338,350	£345,654	£520,831	£696,979
60% LAR - 40% CIR	30%	£223,462	£520,691	£564,528	£564,528	£746,876	£921,503
60% LAR - 40% CIR	35%	£109,966	£804,869	£848,488	£855,795	£1,030,267	£1,204,759
60% LAR - 40% CIR	50%	£1,118,430	£1,686,085	£1,708,494	£1,718,772	£1,889,454	£2,063,195

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£2,811,065	£1,783,108	£1,738,595	£1,731,139	£1,563,086	£1,375,034
60% LAR - 40% CIR	8%	£2,693,896	£1,341,345	£1,297,094	£1,290,663	£1,112,677	£935,613
60% LAR - 40% CIR	12%	£2,033,944	£1,119,097	£1,074,963	£1,067,572	£891,039	£714,506
60% LAR - 40% CIR	14%	£1,903,628	£1,007,633	£963,556	£956,174	£779,864	£603,655
60% LAR - 40% CIR	18%	£1,642,322	£784,034	£740,961	£732,596	£556,807	£380,910
60% LAR - 40% CIR	20%	£1,511,333	£671,898	£627,976	£620,619	£444,928	£289,237
60% LAR - 40% CIR	24%	£1,248,690	£448,962	£403,132	£395,790	£220,470	£45,150
60% LAR - 40% CIR	26%	£1,117,036	£334,162	£290,376	£283,041	£107,894	£167,264
60% LAR - 40% CIR	30%	£852,167	£107,904	£54,197	£56,875	£111,350	£292,778
60% LAR - 40% CIR	35%	£518,759	£176,144	£219,763	£227,070	£401,542	£576,014
60% LAR - 40% CIR	50%	£488,705	£1,036,340	£1,078,769	£1,087,047	£1,260,759	£1,434,471

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£3,584,277	£2,584,250	£2,481,807	£2,474,352	£2,286,299	£2,116,247
60% LAR - 40% CIR	8%	£3,037,106	£2,084,202	£2,040,306	£2,032,852	£1,855,890	£1,678,886
60% LAR - 40% CIR	12%	£2,777,156	£1,862,309	£1,818,176	£1,810,784	£1,634,251	£1,457,718
60% LAR - 40% CIR	14%	£2,646,840	£1,750,845	£1,706,708	£1,699,386	£1,523,077	£1,346,767
60% LAR - 40% CIR	18%	£2,385,534	£1,527,946	£1,483,714	£1,476,322	£1,300,020	£1,124,131
60% LAR - 40% CIR	20%	£2,254,546	£1,415,110	£1,371,188	£1,363,832	£1,188,140	£1,012,450
60% LAR - 40% CIR	24%	£1,991,902	£1,190,174	£1,146,344	£1,139,002	£963,682	£798,363
60% LAR - 40% CIR	26%	£1,860,248	£1,077,374	£1,033,588	£1,026,254	£851,106	£675,658
60% LAR - 40% CIR	30%	£1,595,400	£851,116	£807,410	£800,088	£625,262	£450,435
60% LAR - 40% CIR	35%	£1,261,972	£567,068	£523,450	£516,143	£341,671	£167,198
60% LAR - 40% CIR	50%	£253,508	£283,128	£366,559	£363,634	£517,947	£691,268

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone C - £1,500 psf
------------	---------------------

No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,336,645	£4,295,195	£4,251,351	£4,244,007	£4,068,631	£3,893,296
60% LAR : 40% CIR	8%	£4,188,691	£3,778,210	£3,732,652	£3,725,333	£3,550,988	£3,374,117
60% LAR : 40% CIR	12%	£4,438,344	£3,515,383	£3,471,913	£3,464,633	£3,289,365	£3,112,832
60% LAR : 40% CIR	14%	£4,287,632	£3,384,632	£3,341,217	£3,333,946	£3,158,132	£2,981,822
60% LAR : 40% CIR	18%	£3,899,132	£3,122,184	£3,079,212	£3,070,847	£2,894,959	£2,719,070
60% LAR : 40% CIR	20%	£3,834,948	£2,989,990	£2,946,068	£2,938,711	£2,763,020	£2,587,330
60% LAR : 40% CIR	24%	£3,631,911	£2,724,937	£2,681,107	£2,673,765	£2,498,445	£2,323,125
60% LAR : 40% CIR	26%	£3,380,080	£2,562,078	£2,548,291	£2,540,957	£2,365,810	£2,190,662
60% LAR : 40% CIR	30%	£3,075,701	£2,325,703	£2,291,999	£2,274,676	£2,099,848	£1,925,022
60% LAR : 40% CIR	35%	£2,694,024	£1,991,508	£1,947,890	£1,940,583	£1,766,111	£1,591,639
60% LAR : 40% CIR	50%	£1,535,658	£980,873	£937,445	£930,168	£756,455	£582,742

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,674,807	£633,358	£589,514	£582,169	£406,794	£231,418
60% LAR : 40% CIR	8%	£1,076,853	£114,381	£70,795	£63,495	£110,685	£89,271
60% LAR : 40% CIR	12%	£716,506	£-146,454	£-139,505	£-139,254	£-132,472	£-149,005
60% LAR : 40% CIR	14%	£625,994	£-277,295	£-270,621	£-270,892	£-263,708	£-280,010
60% LAR : 40% CIR	18%	£324,295	£-530,654	£-533,626	£-530,950	£-508,879	£-542,768
60% LAR : 40% CIR	20%	£13,110	£-1,147,710	£-1,147,710	£-1,147,710	£-938,816	£-1,074,008
60% LAR : 40% CIR	24%	£-129,927	£-936,991	£-930,731	£-938,073	£-1,163,393	£-1,338,712
60% LAR : 40% CIR	26%	£-281,777	£-1,069,760	£-1,113,546	£-1,120,890	£-1,299,028	£-1,471,176
60% LAR : 40% CIR	30%	£-586,146	£-1,348,135	£-1,379,841	£-1,381,162	£-1,661,989	£-1,738,816
60% LAR : 40% CIR	35%	£-667,814	£-1,670,329	£-1,713,948	£-1,721,255	£-1,895,727	£-2,070,169
60% LAR : 40% CIR	50%	£-1,126,170	£-2,680,955	£-2,724,302	£-2,731,670	£-2,905,382	£-3,079,095

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,192,170	£2,150,720	£2,106,876	£2,099,532	£1,924,156	£1,748,781
60% LAR : 40% CIR	8%	£2,694,216	£1,651,744	£1,608,167	£1,600,858	£1,408,513	£1,233,138
60% LAR : 40% CIR	12%	£2,293,869	£1,370,908	£1,327,438	£1,320,158	£1,144,890	£968,357
60% LAR : 40% CIR	14%	£2,143,357	£1,240,157	£1,196,742	£1,189,471	£1,013,657	£837,347
60% LAR : 40% CIR	18%	£1,841,857	£947,739	£933,737	£926,372	£750,484	£574,595
60% LAR : 40% CIR	20%	£1,690,473	£845,615	£801,593	£794,236	£618,545	£442,855
60% LAR : 40% CIR	24%	£1,387,436	£580,462	£536,632	£529,290	£353,970	£178,650
60% LAR : 40% CIR	26%	£1,235,585	£447,603	£403,816	£396,482	£221,335	£46,187
60% LAR : 40% CIR	30%	£931,226	£181,228	£137,521	£130,201	£-44,827	£-219,463
60% LAR : 40% CIR	35%	£549,549	£-152,967	£-196,585	£-203,892	£-378,364	£-552,836
60% LAR : 40% CIR	50%	£-698,817	£-1,183,692	£-1,207,030	£-1,214,307	£-1,398,020	£-1,561,733

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,820,895	£2,779,245	£2,735,601	£2,728,257	£2,552,881	£2,377,506
60% LAR : 40% CIR	8%	£2,694,216	£1,651,744	£1,608,167	£1,600,858	£1,408,513	£1,233,138
60% LAR : 40% CIR	12%	£2,922,594	£1,999,633	£1,956,163	£1,948,883	£1,773,615	£1,597,082
60% LAR : 40% CIR	14%	£2,772,082	£1,868,882	£1,825,467	£1,818,196	£1,642,382	£1,466,072
60% LAR : 40% CIR	18%	£2,470,392	£1,606,434	£1,562,462	£1,555,097	£1,379,209	£1,203,320
60% LAR : 40% CIR	20%	£2,319,198	£1,474,240	£1,430,318	£1,422,961	£1,247,270	£1,071,580
60% LAR : 40% CIR	24%	£2,016,161	£1,209,187	£1,165,367	£1,158,015	£982,695	£807,375
60% LAR : 40% CIR	26%	£1,664,310	£1,076,328	£1,032,541	£1,025,207	£850,060	£674,912
60% LAR : 40% CIR	30%	£1,559,961	£908,653	£769,246	£768,926	£584,098	£409,272
60% LAR : 40% CIR	35%	£1,178,274	£475,758	£432,140	£424,833	£250,361	£75,889
60% LAR : 40% CIR	50%	£19,908	£-234,877	£-278,308	£-285,582	£-479,265	£-633,038

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£4,954,107	£3,322,886	£3,478,814	£3,471,469	£3,296,594	£3,120,718
60% LAR : 40% CIR	8%	£3,666,153	£3,003,691	£2,960,095	£2,952,745	£2,778,450	£2,601,578
60% LAR : 40% CIR	12%	£3,665,806	£2,742,846	£2,699,375	£2,692,096	£2,516,828	£2,340,295
60% LAR : 40% CIR	14%	£3,515,294	£2,612,095	£2,568,679	£2,561,408	£2,386,594	£2,209,285
60% LAR : 40% CIR	18%	£3,413,695	£2,349,646	£2,305,674	£2,298,410	£2,122,421	£1,946,532
60% LAR : 40% CIR	20%	£3,062,410	£2,217,483	£2,173,530	£2,166,174	£1,990,482	£1,814,792
60% LAR : 40% CIR	24%	£2,759,373	£1,992,399	£1,908,569	£1,901,227	£1,725,907	£1,550,588
60% LAR : 40% CIR	26%	£2,607,523	£1,819,540	£1,775,754	£1,768,420	£1,593,272	£1,418,124
60% LAR : 40% CIR	30%	£2,303,164	£1,553,165	£1,509,459	£1,502,138	£1,327,311	£1,152,484
60% LAR : 40% CIR	35%	£1,921,486	£1,218,971	£1,175,352	£1,168,045	£993,573	£819,101
60% LAR : 40% CIR	50%	£763,121	£208,335	£164,908	£157,630	£-62,082	£-189,795

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone C - £1,750 psf
------------	---------------------

No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,019,696	£5,951,334	£5,907,489	£5,900,146	£5,724,770	£5,549,395
60% LAR - 40% CIR	8%	£3,287,097	£5,299,866	£5,256,280	£5,248,060	£5,074,636	£4,900,291
60% LAR - 40% CIR	12%	£5,919,429	£4,972,786	£4,929,315	£4,922,035	£4,748,155	£4,574,276
60% LAR - 40% CIR	14%	£5,735,256	£4,808,911	£4,765,496	£4,758,224	£4,584,565	£4,410,905
60% LAR - 40% CIR	18%	£5,386,234	£4,480,469	£4,437,188	£4,429,934	£4,256,088	£4,083,443
60% LAR - 40% CIR	20%	£5,181,389	£4,315,963	£4,272,700	£4,265,455	£4,092,404	£3,919,354
60% LAR - 40% CIR	24%	£4,811,030	£3,986,235	£3,943,064	£3,935,832	£3,763,147	£3,590,461
60% LAR - 40% CIR	26%	£4,625,518	£3,821,044	£3,777,915	£3,770,691	£3,598,176	£3,425,661
60% LAR - 40% CIR	30%	£4,263,836	£3,490,014	£3,446,904	£3,439,753	£3,267,554	£3,095,104
60% LAR - 40% CIR	35%	£3,788,007	£3,075,018	£3,032,056	£3,024,859	£2,852,616	£2,679,144
60% LAR - 40% CIR	50%	£2,382,461	£1,816,646	£1,773,219	£1,765,941	£1,592,228	£1,418,516

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,357,858	£2,289,497	£2,245,652	£2,238,308	£2,062,933	£1,887,557
60% LAR - 40% CIR	8%	£2,625,860	£1,638,028	£1,594,443	£1,587,142	£1,412,798	£1,238,453
60% LAR - 40% CIR	12%	£2,257,591	£1,310,948	£1,267,478	£1,260,198	£1,086,316	£912,438
60% LAR - 40% CIR	14%	£2,073,418	£1,147,073	£1,103,659	£1,096,387	£922,728	£749,067
60% LAR - 40% CIR	18%	£1,704,397	£818,662	£775,351	£768,096	£594,851	£421,605
60% LAR - 40% CIR	20%	£1,619,851	£664,125	£619,863	£612,617	£439,897	£267,617
60% LAR - 40% CIR	24%	£1,149,192	£324,397	£281,226	£273,994	£101,310	£-17,376
60% LAR - 40% CIR	26%	£963,681	£159,206	£116,078	£108,853	£-63,662	£-236,177
60% LAR - 40% CIR	30%	£591,999	£-117,865	£-149,878	£-142,084	£-394,191	£-566,233
60% LAR - 40% CIR	35%	£126,170	£-586,819	£-629,781	£-636,979	£-809,222	£-983,694
60% LAR - 40% CIR	50%	£-1,278,377	£-1,835,191	£-1,688,619	£-1,695,697	£-2,059,609	£-2,243,322

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£4,875,221	£3,896,859	£3,763,014	£3,755,671	£3,580,295	£3,404,920
60% LAR - 40% CIR	8%	£4,142,622	£3,163,381	£3,119,805	£3,112,505	£2,937,129	£2,761,754
60% LAR - 40% CIR	12%	£3,774,954	£2,828,311	£2,784,840	£2,777,560	£2,602,680	£2,427,801
60% LAR - 40% CIR	14%	£3,590,781	£2,664,436	£2,621,021	£2,613,749	£2,440,090	£2,266,430
60% LAR - 40% CIR	18%	£3,221,759	£2,336,024	£2,292,713	£2,285,459	£2,112,213	£1,938,968
60% LAR - 40% CIR	20%	£3,038,914	£2,171,488	£2,128,225	£2,120,989	£1,947,929	£1,774,879
60% LAR - 40% CIR	24%	£2,666,555	£1,841,760	£1,798,589	£1,791,357	£1,618,672	£1,445,986
60% LAR - 40% CIR	26%	£2,481,043	£1,676,569	£1,633,440	£1,626,216	£1,453,701	£1,281,186
60% LAR - 40% CIR	30%	£2,109,361	£1,345,539	£1,302,489	£1,295,278	£1,123,079	£950,629
60% LAR - 40% CIR	35%	£1,643,532	£930,543	£887,581	£880,384	£708,141	£533,669
60% LAR - 40% CIR	50%	£237,986	£-277,629	£-371,256	£-378,534	£-632,247	£-828,959

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,203,946	£4,435,584	£4,391,739	£4,384,396	£4,209,020	£4,033,645
60% LAR - 40% CIR	8%	£4,142,622	£3,163,381	£3,119,805	£3,112,505	£2,937,129	£2,761,754
60% LAR - 40% CIR	12%	£4,403,679	£3,457,036	£3,413,565	£3,406,285	£3,232,405	£3,058,526
60% LAR - 40% CIR	14%	£4,219,506	£3,293,161	£3,249,746	£3,242,474	£3,068,815	£2,895,155
60% LAR - 40% CIR	18%	£3,850,484	£2,964,750	£2,921,335	£2,914,055	£2,740,335	£2,566,675
60% LAR - 40% CIR	20%	£3,665,639	£2,800,213	£2,756,950	£2,749,705	£2,576,654	£2,403,604
60% LAR - 40% CIR	24%	£3,295,280	£2,470,485	£2,427,314	£2,420,062	£2,247,397	£2,074,711
60% LAR - 40% CIR	26%	£3,109,768	£2,305,294	£2,262,165	£2,254,941	£2,082,426	£1,909,811
60% LAR - 40% CIR	30%	£2,738,086	£1,974,264	£1,931,214	£1,924,003	£1,751,804	£1,579,354
60% LAR - 40% CIR	35%	£2,272,257	£1,559,268	£1,516,306	£1,509,109	£1,336,866	£1,164,394
60% LAR - 40% CIR	50%	£866,711	£300,896	£257,469	£250,191	£76,478	£-97,234

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,247,158	£5,178,797	£5,134,992	£5,127,648	£4,952,233	£4,776,897
60% LAR - 40% CIR	8%	£5,514,560	£4,527,328	£4,483,743	£4,476,448	£4,302,096	£4,127,753
60% LAR - 40% CIR	12%	£5,146,891	£4,200,248	£4,156,778	£4,149,498	£3,975,618	£3,801,738
60% LAR - 40% CIR	14%	£4,962,718	£4,036,373	£3,992,959	£3,985,687	£3,812,028	£3,638,367
60% LAR - 40% CIR	18%	£4,593,697	£3,707,662	£3,664,661	£3,657,366	£3,484,151	£3,310,806
60% LAR - 40% CIR	20%	£4,408,851	£3,543,425	£3,500,163	£3,492,917	£3,319,867	£3,146,817
60% LAR - 40% CIR	24%	£4,038,492	£3,213,697	£3,170,526	£3,163,294	£2,990,610	£2,817,924
60% LAR - 40% CIR	26%	£3,852,981	£3,048,506	£3,005,378	£3,000,153	£2,828,638	£2,655,123
60% LAR - 40% CIR	30%	£3,481,299	£2,717,477	£2,674,427	£2,667,216	£2,495,016	£2,322,567
60% LAR - 40% CIR	35%	£3,015,470	£2,302,481	£2,259,519	£2,252,321	£2,080,078	£1,905,606
60% LAR - 40% CIR	50%	£1,659,923	£1,044,109	£1,000,681	£993,403	£819,691	£645,978

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone C - £1,900 psf
------------	---------------------

No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£8,029,527	£6,945,017	£6,901,173	£6,893,830	£6,718,453	£6,543,077
60% LAR : 40% CIR	8%	£7,216,341	£6,214,655	£6,170,488	£6,163,169	£5,988,824	£5,814,489
60% LAR : 40% CIR	12%	£6,808,080	£5,847,226	£5,803,757	£5,796,476	£5,622,597	£5,448,717
60% LAR : 40% CIR	14%	£6,603,710	£5,663,479	£5,620,063	£5,612,792	£5,439,132	£5,265,473
60% LAR : 40% CIR	18%	£6,194,296	£5,255,319	£5,252,088	£5,244,754	£5,071,509	£4,898,264
60% LAR : 40% CIR	20%	£5,989,283	£5,110,910	£5,067,647	£5,060,401	£4,887,350	£4,714,300
60% LAR : 40% CIR	24%	£5,578,501	£4,741,433	£4,698,262	£4,691,032	£4,518,346	£4,345,661
60% LAR : 40% CIR	26%	£5,372,793	£4,556,370	£4,513,241	£4,506,017	£4,333,502	£4,160,867
60% LAR : 40% CIR	30%	£4,960,716	£4,185,592	£4,142,542	£4,135,332	£3,963,131	£3,790,932
60% LAR : 40% CIR	35%	£4,444,397	£3,720,913	£3,677,951	£3,670,753	£3,498,903	£3,327,053
60% LAR : 40% CIR	50%	£2,887,377	£2,318,111	£2,274,682	£2,267,404	£2,095,692	£1,919,980

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,367,689	£3,283,180	£3,239,336	£3,231,992	£3,056,616	£2,881,240
60% LAR : 40% CIR	8%	£3,554,303	£2,552,217	£2,508,681	£2,501,331	£2,326,886	£2,152,642
60% LAR : 40% CIR	12%	£3,146,242	£2,185,589	£2,141,919	£2,134,638	£1,960,759	£1,786,879
60% LAR : 40% CIR	14%	£2,941,872	£2,001,641	£1,958,226	£1,950,955	£1,777,295	£1,603,635
60% LAR : 40% CIR	18%	£2,532,458	£1,633,482	£1,590,170	£1,582,917	£1,408,671	£1,234,426
60% LAR : 40% CIR	20%	£2,327,416	£1,449,072	£1,405,810	£1,398,563	£1,224,513	£1,050,463
60% LAR : 40% CIR	24%	£1,916,663	£1,079,596	£1,036,425	£1,029,194	£856,508	£683,824
60% LAR : 40% CIR	26%	£1,710,956	£894,532	£851,404	£844,179	£671,664	£499,149
60% LAR : 40% CIR	30%	£1,299,380	£523,754	£480,705	£473,494	£301,294	£129,005
60% LAR : 40% CIR	35%	£782,560	£50,075	£16,113	£8,916	£-162,935	£-334,784
60% LAR : 40% CIR	50%	£-774,461	£-343,727	£-387,158	£-394,433	£-568,145	£-741,857

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,885,052	£4,800,542	£4,756,698	£4,749,355	£4,573,978	£4,398,602
60% LAR : 40% CIR	8%	£5,071,666	£4,069,580	£4,025,983	£4,018,684	£3,844,349	£3,669,005
60% LAR : 40% CIR	12%	£4,663,605	£3,702,751	£3,659,282	£3,652,001	£3,478,122	£3,304,242
60% LAR : 40% CIR	14%	£4,459,235	£3,519,004	£3,475,588	£3,468,317	£3,294,657	£3,120,998
60% LAR : 40% CIR	18%	£4,049,821	£3,150,644	£3,107,650	£3,100,379	£2,927,034	£2,753,789
60% LAR : 40% CIR	20%	£3,844,778	£2,966,435	£2,923,172	£2,915,926	£2,742,875	£2,569,825
60% LAR : 40% CIR	24%	£3,434,026	£2,598,568	£2,555,787	£2,548,557	£2,375,871	£2,201,186
60% LAR : 40% CIR	26%	£3,228,318	£2,411,895	£2,368,766	£2,361,542	£2,188,027	£2,013,512
60% LAR : 40% CIR	30%	£2,816,243	£2,041,117	£1,998,807	£1,991,657	£1,818,656	£1,644,457
60% LAR : 40% CIR	35%	£2,299,922	£1,576,438	£1,533,476	£1,526,278	£1,354,428	£1,182,578
60% LAR : 40% CIR	50%	£742,902	£173,636	£130,207	£122,929	£-260,783	£-434,486

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£6,513,777	£5,429,267	£5,385,423	£5,378,080	£5,202,703	£5,027,327
60% LAR : 40% CIR	8%	£5,700,391	£4,609,305	£4,565,716	£4,558,419	£4,383,074	£4,208,739
60% LAR : 40% CIR	12%	£5,292,330	£4,331,476	£4,288,007	£4,280,726	£4,106,847	£3,932,967
60% LAR : 40% CIR	14%	£5,087,960	£4,147,729	£4,104,313	£4,097,042	£3,923,382	£3,749,723
60% LAR : 40% CIR	18%	£4,678,546	£3,779,689	£3,736,288	£3,729,007	£3,555,759	£3,382,514
60% LAR : 40% CIR	20%	£4,473,503	£3,595,160	£3,551,897	£3,544,651	£3,371,600	£3,198,550
60% LAR : 40% CIR	24%	£4,062,751	£3,225,683	£3,182,512	£3,175,282	£3,002,566	£2,829,911
60% LAR : 40% CIR	26%	£3,857,043	£3,040,620	£2,997,491	£2,990,267	£2,817,792	£2,645,237
60% LAR : 40% CIR	30%	£3,444,968	£2,669,842	£2,626,792	£2,619,682	£2,447,381	£2,275,182
60% LAR : 40% CIR	35%	£2,928,647	£2,205,163	£2,162,201	£2,155,003	£1,983,153	£1,811,303
60% LAR : 40% CIR	50%	£1,371,627	£802,361	£758,932	£751,654	£577,942	£404,230

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,286,989	£6,172,490	£6,128,636	£6,121,292	£5,946,916	£5,770,540
60% LAR : 40% CIR	8%	£6,443,603	£5,441,517	£5,397,651	£5,390,351	£5,216,286	£5,041,942
60% LAR : 40% CIR	12%	£6,035,542	£5,074,689	£5,031,219	£5,023,938	£4,850,059	£4,676,179
60% LAR : 40% CIR	14%	£5,831,172	£4,890,941	£4,847,526	£4,840,255	£4,666,595	£4,492,935
60% LAR : 40% CIR	18%	£5,421,758	£4,522,920	£4,479,470	£4,472,217	£4,298,971	£4,125,726
60% LAR : 40% CIR	20%	£5,216,715	£4,338,372	£4,295,110	£4,287,863	£4,114,813	£3,941,763
60% LAR : 40% CIR	24%	£4,805,963	£3,968,896	£3,925,725	£3,918,494	£3,745,808	£3,573,124
60% LAR : 40% CIR	26%	£4,600,256	£3,783,632	£3,740,704	£3,733,479	£3,560,964	£3,388,449
60% LAR : 40% CIR	30%	£4,188,180	£3,413,064	£3,370,005	£3,362,794	£3,190,594	£3,018,395
60% LAR : 40% CIR	35%	£3,671,860	£2,948,375	£2,905,413	£2,898,216	£2,726,365	£2,554,516
60% LAR : 40% CIR	50%	£2,114,839	£1,545,973	£1,502,144	£1,494,867	£1,321,154	£1,147,443

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone C - £2,000 psf
------------	---------------------

No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,702,747	£7,607,472	£7,563,628	£7,556,285	£7,380,909	£7,205,533
60% LAR : 40% CIR	8%	£7,836,504	£8,862,514	£8,770,927	£8,772,638	£8,598,283	£8,423,939
60% LAR : 40% CIR	12%	£7,400,514	£6,430,188	£6,386,717	£6,379,437	£6,205,557	£6,031,678
60% LAR : 40% CIR	14%	£7,182,680	£6,233,191	£6,189,775	£6,182,504	£6,008,844	£5,835,184
60% LAR : 40% CIR	18%	£6,746,336	£5,838,533	£5,795,222	£5,787,958	£5,614,722	£5,441,477
60% LAR : 40% CIR	20%	£6,527,930	£5,640,874	£5,697,612	£5,690,365	£5,417,315	£5,244,264
60% LAR : 40% CIR	24%	£6,090,148	£5,244,900	£5,201,729	£5,194,497	£5,021,813	£4,849,127
60% LAR : 40% CIR	26%	£5,870,977	£5,046,587	£5,003,458	£4,996,234	£4,823,719	£4,651,204
60% LAR : 40% CIR	30%	£5,431,973	£4,649,311	£4,606,261	£4,599,060	£4,426,851	£4,254,652
60% LAR : 40% CIR	35%	£4,881,990	£4,151,509	£4,108,547	£4,101,349	£3,929,499	£3,757,649
60% LAR : 40% CIR	50%	£3,223,986	£2,650,174	£2,607,399	£2,600,230	£2,428,002	£2,254,289

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,040,910	£3,945,635	£3,901,791	£3,894,447	£3,719,072	£3,543,695
60% LAR : 40% CIR	8%	£4,173,697	£5,161,676	£5,118,060	£5,110,780	£4,935,445	£4,760,101
60% LAR : 40% CIR	12%	£3,738,076	£2,768,350	£2,724,880	£2,717,600	£2,543,720	£2,369,841
60% LAR : 40% CIR	14%	£3,520,842	£2,571,353	£2,527,938	£2,520,667	£2,347,006	£2,173,347
60% LAR : 40% CIR	18%	£3,084,499	£2,176,696	£2,133,394	£2,126,130	£1,952,885	£1,779,639
60% LAR : 40% CIR	20%	£2,865,992	£1,979,636	£1,936,774	£1,929,529	£1,756,477	£1,582,427
60% LAR : 40% CIR	24%	£2,428,310	£1,583,063	£1,539,891	£1,532,660	£1,359,975	£1,187,289
60% LAR : 40% CIR	26%	£2,209,139	£1,384,749	£1,341,620	£1,334,396	£1,161,881	£989,366
60% LAR : 40% CIR	30%	£1,770,125	£987,474	£944,424	£937,213	£765,153	£592,614
60% LAR : 40% CIR	35%	£1,220,153	£489,671	£446,709	£439,512	£267,661	£95,812
60% LAR : 40% CIR	50%	£437,851	£1,011,654	£1,054,438	£1,061,607	£1,233,838	£1,407,548

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,558,272	£5,462,997	£5,419,153	£5,411,810	£5,236,434	£5,061,058
60% LAR : 40% CIR	8%	£5,691,029	£4,679,020	£4,635,452	£4,628,153	£4,453,808	£4,279,464
60% LAR : 40% CIR	12%	£5,256,039	£4,285,713	£4,242,242	£4,234,962	£4,061,082	£3,887,203
60% LAR : 40% CIR	14%	£5,038,205	£4,088,716	£4,045,300	£4,038,029	£3,864,369	£3,690,709
60% LAR : 40% CIR	18%	£4,601,861	£3,694,059	£3,650,747	£3,643,483	£3,470,287	£3,297,002
60% LAR : 40% CIR	20%	£4,383,355	£3,496,399	£3,453,137	£3,445,890	£3,272,840	£3,099,788
60% LAR : 40% CIR	24%	£3,945,673	£3,100,425	£3,057,254	£3,050,022	£2,877,338	£2,704,652
60% LAR : 40% CIR	26%	£3,726,502	£2,902,112	£2,858,983	£2,851,759	£2,679,244	£2,506,729
60% LAR : 40% CIR	30%	£3,287,498	£2,504,636	£2,461,786	£2,454,575	£2,282,376	£2,110,177
60% LAR : 40% CIR	35%	£2,737,515	£2,007,034	£1,964,072	£1,956,874	£1,785,024	£1,613,174
60% LAR : 40% CIR	50%	£1,079,911	£505,699	£462,924	£455,756	£283,527	£109,814

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,196,997	£6,091,722	£6,047,878	£6,040,535	£5,865,159	£5,689,783
60% LAR : 40% CIR	8%	£6,310,754	£5,907,784	£5,864,177	£5,856,878	£5,682,533	£5,507,158
60% LAR : 40% CIR	12%	£5,884,764	£4,914,438	£4,870,967	£4,863,687	£4,689,807	£4,515,928
60% LAR : 40% CIR	14%	£5,666,930	£4,717,441	£4,674,025	£4,666,754	£4,493,094	£4,319,434
60% LAR : 40% CIR	18%	£5,230,586	£4,322,733	£4,279,472	£4,272,218	£4,098,972	£3,925,727
60% LAR : 40% CIR	20%	£5,012,080	£4,125,124	£4,081,862	£4,074,615	£3,901,565	£3,728,514
60% LAR : 40% CIR	24%	£4,574,398	£3,729,150	£3,685,979	£3,678,747	£3,506,063	£3,333,377
60% LAR : 40% CIR	26%	£4,355,227	£3,530,837	£3,487,798	£3,480,484	£3,307,969	£3,135,454
60% LAR : 40% CIR	30%	£3,916,223	£3,133,261	£3,090,511	£3,083,300	£2,911,101	£2,738,902
60% LAR : 40% CIR	35%	£3,366,240	£2,635,759	£2,592,797	£2,585,599	£2,413,749	£2,241,899
60% LAR : 40% CIR	50%	£1,708,236	£1,134,424	£1,091,649	£1,084,480	£912,252	£738,539

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,950,510	£6,848,856	£6,797,991	£6,790,747	£6,606,372	£6,422,986
60% LAR : 40% CIR	8%	£7,082,967	£6,050,976	£6,007,390	£6,000,090	£5,825,745	£5,651,401
60% LAR : 40% CIR	12%	£6,627,976	£5,657,650	£5,614,180	£5,606,900	£5,433,020	£5,259,141
60% LAR : 40% CIR	14%	£6,410,142	£5,460,653	£5,417,238	£5,409,967	£5,236,306	£5,062,647
60% LAR : 40% CIR	18%	£5,973,799	£5,065,624	£5,022,684	£5,015,430	£4,842,195	£4,668,939
60% LAR : 40% CIR	20%	£5,755,292	£4,868,336	£4,825,074	£4,817,828	£4,644,777	£4,471,727
60% LAR : 40% CIR	24%	£5,317,010	£4,472,363	£4,429,191	£4,421,960	£4,249,275	£4,076,589
60% LAR : 40% CIR	26%	£5,098,439	£4,274,040	£4,230,920	£4,223,696	£4,051,181	£3,878,666
60% LAR : 40% CIR	30%	£4,659,435	£3,876,774	£3,833,724	£3,826,513	£3,654,313	£3,482,114
60% LAR : 40% CIR	35%	£4,109,453	£3,378,971	£3,336,009	£3,328,812	£3,156,961	£2,985,112
60% LAR : 40% CIR	50%	£2,451,449	£1,877,636	£1,834,861	£1,827,693	£1,655,464	£1,483,751

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone C - RP Periphery £2,250 psf
------------	----------------------------------

No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£10,385,798	£9,263,611	£9,219,767	£9,212,424	£9,037,048	£8,861,677
60% LAR : 40% CIR	8%	£9,383,911	£8,347,162	£8,303,576	£8,296,275	£8,121,931	£7,947,586
60% LAR : 40% CIR	12%	£8,881,598	£7,857,590	£7,844,119	£7,836,839	£7,662,959	£7,489,079
60% LAR : 40% CIR	14%	£8,630,104	£7,657,469	£7,614,055	£7,606,784	£7,433,124	£7,259,464
60% LAR : 40% CIR	18%	£8,129,438	£7,156,567	£7,153,256	£7,146,001	£6,972,756	£6,799,510
60% LAR : 40% CIR	20%	£7,874,270	£6,965,785	£6,922,522	£6,915,276	£6,742,226	£6,569,176
60% LAR : 40% CIR	24%	£7,369,267	£6,503,566	£6,460,394	£6,453,163	£6,280,478	£6,107,792
60% LAR : 40% CIR	26%	£7,116,434	£6,272,130	£6,229,001	£6,221,777	£6,049,262	£5,876,747
60% LAR : 40% CIR	30%	£6,610,108	£5,809,608	£5,765,569	£5,758,347	£5,586,148	£5,413,949
60% LAR : 40% CIR	35%	£5,975,974	£5,227,999	£5,185,337	£5,177,840	£5,005,989	£4,834,140
60% LAR : 40% CIR	50%	£4,065,513	£3,478,243	£3,435,468	£3,428,300	£3,257,197	£3,086,096

Residual Land values compared to benchmark land values

Higher Value Secondary Offices								£97,649,000
Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	
60% LAR : 40% CIR	0%	£8,723,961	£5,601,774	£5,557,930	£5,550,586	£5,375,211	£5,199,834	
60% LAR : 40% CIR	8%	£5,722,074	£4,685,324	£4,641,738	£4,634,437	£4,460,093	£4,285,748	
60% LAR : 40% CIR	12%	£5,119,761	£4,225,792	£4,182,282	£4,175,001	£4,001,122	£3,827,242	
60% LAR : 40% CIR	14%	£4,968,266	£3,995,632	£3,952,217	£3,944,946	£3,771,286	£3,597,627	
60% LAR : 40% CIR	18%	£4,464,001	£3,534,730	£3,491,418	£3,484,164	£3,310,918	£3,137,673	
60% LAR : 40% CIR	20%	£4,212,432	£3,303,848	£3,260,685	£3,253,439	£3,080,389	£2,907,339	
60% LAR : 40% CIR	24%	£3,707,420	£2,841,728	£2,798,557	£2,791,325	£2,618,641	£2,445,955	
60% LAR : 40% CIR	26%	£3,454,096	£2,610,292	£2,567,163	£2,559,939	£2,387,424	£2,214,909	
60% LAR : 40% CIR	30%	£2,948,270	£2,148,771	£2,105,721	£2,098,510	£1,924,310	£1,752,111	
60% LAR : 40% CIR	35%	£2,314,136	£1,586,162	£1,523,199	£1,516,002	£1,344,152	£1,172,302	
60% LAR : 40% CIR	50%	£403,675	£183,594	£226,369	£223,538	£404,640	£575,742	

Residual Land values compared to benchmark land values

Medium Value Secondary Offices								£57,186,000
Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	
60% LAR : 40% CIR	0%	£8,241,323	£7,119,136	£7,075,292	£7,067,949	£6,892,573	£6,717,196	
60% LAR : 40% CIR	8%	£7,250,436	£6,202,687	£6,159,101	£6,151,850	£5,977,456	£5,803,079	
60% LAR : 40% CIR	12%	£6,737,123	£5,743,115	£5,699,644	£5,692,364	£5,518,484	£5,344,604	
60% LAR : 40% CIR	14%	£6,485,629	£5,512,994	£5,469,580	£5,462,309	£5,288,649	£5,114,989	
60% LAR : 40% CIR	18%	£5,981,363	£5,052,092	£5,008,781	£5,001,526	£4,828,281	£4,654,035	
60% LAR : 40% CIR	20%	£5,728,795	£4,821,310	£4,778,047	£4,770,801	£4,597,751	£4,424,701	
60% LAR : 40% CIR	24%	£5,224,792	£4,359,091	£4,315,919	£4,308,688	£4,136,003	£3,963,317	
60% LAR : 40% CIR	26%	£4,971,959	£4,127,655	£4,084,526	£4,077,302	£3,904,787	£3,732,272	
60% LAR : 40% CIR	30%	£4,465,033	£3,664,133	£3,621,083	£3,613,872	£3,441,673	£3,269,474	
60% LAR : 40% CIR	35%	£3,831,499	£3,083,524	£3,040,562	£3,033,365	£2,861,514	£2,689,665	
60% LAR : 40% CIR	50%	£1,621,038	£1,333,768	£1,290,993	£1,283,625	£1,112,722	£941,621	

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space								£40,420,000
Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	
60% LAR : 40% CIR	0%	£8,870,048	£7,747,861	£7,704,017	£7,696,674	£7,521,298	£7,345,921	
60% LAR : 40% CIR	8%	£7,869,161	£6,831,412	£6,787,626	£6,780,283	£6,604,907	£6,429,530	
60% LAR : 40% CIR	12%	£7,365,848	£6,371,840	£6,328,369	£6,321,029	£6,146,209	£5,971,329	
60% LAR : 40% CIR	14%	£7,114,354	£6,141,719	£6,098,305	£6,091,034	£5,917,374	£5,743,714	
60% LAR : 40% CIR	18%	£6,610,089	£5,681,247	£5,637,936	£5,630,681	£5,457,026	£5,283,366	
60% LAR : 40% CIR	20%	£6,358,520	£5,450,035	£5,406,772	£5,399,526	£5,226,476	£5,053,426	
60% LAR : 40% CIR	24%	£5,853,517	£4,987,816	£4,944,644	£4,937,413	£4,764,728	£4,592,042	
60% LAR : 40% CIR	26%	£5,600,684	£4,756,380	£4,713,251	£4,706,027	£4,533,512	£4,360,997	
60% LAR : 40% CIR	30%	£5,094,358	£4,292,658	£4,249,608	£4,242,697	£4,070,388	£3,898,189	
60% LAR : 40% CIR	35%	£4,460,224	£3,712,249	£3,669,287	£3,662,090	£3,490,239	£3,318,390	
60% LAR : 40% CIR	50%	£2,549,763	£1,962,493	£1,919,718	£1,912,550	£1,741,447	£1,570,346	

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution								£20,691,000
Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	
60% LAR : 40% CIR	0%	£8,813,261	£8,813,261	£8,447,230	£8,439,886	£8,264,511	£8,089,134	
60% LAR : 40% CIR	8%	£8,611,574	£7,574,624	£7,531,038	£7,523,737	£7,349,363	£7,175,048	
60% LAR : 40% CIR	12%	£8,109,061	£7,115,052	£7,071,582	£7,064,301	£6,890,422	£6,716,542	
60% LAR : 40% CIR	14%	£7,857,566	£6,894,532	£6,841,517	£6,834,246	£6,660,586	£6,486,927	
60% LAR : 40% CIR	18%	£7,353,901	£6,404,030	£6,360,718	£6,353,464	£6,201,216	£6,027,973	
60% LAR : 40% CIR	20%	£7,101,732	£6,193,248	£6,149,985	£6,142,739	£5,989,689	£5,836,638	
60% LAR : 40% CIR	24%	£6,596,729	£5,731,028	£5,687,857	£5,680,625	£5,507,941	£5,335,255	
60% LAR : 40% CIR	26%	£6,343,896	£5,499,592	£5,456,463	£5,449,239	£5,276,724	£5,104,209	
60% LAR : 40% CIR	30%	£5,837,570	£5,036,071	£4,993,021	£4,985,810	£4,813,610	£4,641,411	
60% LAR : 40% CIR	35%	£5,203,436	£4,455,462	£4,412,499	£4,405,302	£4,233,452	£4,061,602	
60% LAR : 40% CIR	50%	£3,292,975	£2,705,706	£2,662,931	£2,655,762	£2,484,660	£2,313,558	

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone C - RP Periphery £2,450 psf
------------	----------------------------------

No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,732,239	£10,588,523	£10,544,679	£10,537,335	£10,361,958	£10,186,583
60% LAR : 40% CIR	8%	£10,822,837	£9,566,080	£9,522,404	£9,515,193	£9,340,849	£9,166,504
60% LAR : 40% CIR	12%	£10,066,467	£9,053,511	£9,010,041	£9,002,761	£8,828,881	£8,655,001
60% LAR : 40% CIR	14%	£9,788,042	£8,796,894	£8,753,478	£8,746,207	£8,572,547	£8,398,888
60% LAR : 40% CIR	18%	£9,230,520	£8,262,983	£8,239,882	£8,232,429	£8,059,183	£7,885,938
60% LAR : 40% CIR	20%	£8,851,423	£8,025,714	£7,982,451	£7,975,205	£7,802,155	£7,629,104
60% LAR : 40% CIR	24%	£8,392,562	£7,510,498	£7,467,327	£7,460,095	£7,287,411	£7,114,725
60% LAR : 40% CIR	26%	£8,112,800	£7,252,564	£7,209,435	£7,202,211	£7,029,696	£6,857,181
60% LAR : 40% CIR	30%	£7,552,617	£6,736,046	£6,692,896	£6,685,785	£6,513,586	£6,341,387
60% LAR : 40% CIR	35%	£6,851,160	£6,089,191	£6,046,229	£6,039,032	£5,867,181	£5,695,332
60% LAR : 40% CIR	50%	£4,738,733	£4,140,699	£4,097,923	£4,090,755	£3,919,654	£3,748,552

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,070,402	£6,926,685	£6,882,841	£6,875,498	£6,700,121	£6,524,745
60% LAR : 40% CIR	8%	£6,960,799	£5,944,242	£5,900,666	£5,893,355	£5,678,011	£5,502,666
60% LAR : 40% CIR	12%	£6,404,629	£5,391,673	£5,348,204	£5,340,923	£5,125,044	£4,949,164
60% LAR : 40% CIR	14%	£6,126,205	£5,135,056	£5,091,641	£5,084,370	£4,910,709	£4,735,050
60% LAR : 40% CIR	18%	£5,568,083	£4,621,156	£4,577,945	£4,570,591	£4,397,346	£4,224,100
60% LAR : 40% CIR	20%	£5,289,885	£4,363,876	£4,320,613	£4,313,368	£4,140,317	£3,967,267
60% LAR : 40% CIR	24%	£4,730,724	£3,848,661	£3,805,489	£3,798,258	£3,625,573	£3,452,887
60% LAR : 40% CIR	26%	£4,450,963	£3,590,726	£3,547,597	£3,540,373	£3,367,858	£3,195,343
60% LAR : 40% CIR	30%	£3,890,779	£3,074,299	£3,031,159	£3,023,948	£2,851,748	£2,679,549
60% LAR : 40% CIR	35%	£3,189,323	£2,427,354	£2,384,391	£2,377,194	£2,205,344	£2,033,494
60% LAR : 40% CIR	50%	£1,076,896	£478,861	£436,086	£428,918	£257,816	£86,715

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,587,764	£8,444,048	£8,400,204	£8,392,860	£8,217,483	£8,042,108
60% LAR : 40% CIR	8%	£8,478,162	£7,421,625	£7,378,019	£7,370,718	£7,195,311	£7,020,026
60% LAR : 40% CIR	12%	£7,921,992	£6,909,036	£6,865,566	£6,858,286	£6,684,406	£6,510,526
60% LAR : 40% CIR	14%	£7,643,567	£6,652,419	£6,609,003	£6,601,732	£6,428,072	£6,254,413
60% LAR : 40% CIR	18%	£7,085,045	£6,138,516	£6,095,207	£6,087,894	£5,914,708	£5,741,463
60% LAR : 40% CIR	20%	£6,806,948	£5,881,238	£5,837,976	£5,830,730	£5,657,680	£5,484,629
60% LAR : 40% CIR	24%	£6,248,087	£5,366,023	£5,322,852	£5,315,626	£5,142,936	£4,970,250
60% LAR : 40% CIR	26%	£5,968,325	£5,108,089	£5,064,960	£5,057,736	£4,885,221	£4,712,706
60% LAR : 40% CIR	30%	£5,408,142	£4,591,571	£4,548,521	£4,541,310	£4,369,111	£4,196,912
60% LAR : 40% CIR	35%	£4,706,685	£3,944,716	£3,901,754	£3,894,557	£3,722,706	£3,550,857
60% LAR : 40% CIR	50%	£2,694,258	£1,996,224	£1,953,448	£1,946,280	£1,775,179	£1,604,077

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,216,489	£9,072,773	£9,028,929	£9,021,585	£8,846,208	£8,670,833
60% LAR : 40% CIR	8%	£9,106,887	£8,063,330	£8,019,744	£8,012,443	£7,837,066	£7,661,691
60% LAR : 40% CIR	12%	£8,550,717	£7,537,761	£7,494,291	£7,487,011	£7,312,131	£7,137,251
60% LAR : 40% CIR	14%	£8,272,292	£7,281,144	£7,237,728	£7,230,457	£7,055,797	£6,881,138
60% LAR : 40% CIR	18%	£7,713,770	£6,767,243	£6,723,827	£6,716,556	£6,541,896	£6,367,237
60% LAR : 40% CIR	20%	£7,435,673	£6,509,964	£6,466,701	£6,459,455	£6,284,405	£6,109,354
60% LAR : 40% CIR	24%	£6,876,812	£5,994,748	£5,951,577	£5,944,345	£5,771,661	£5,598,975
60% LAR : 40% CIR	26%	£6,597,050	£5,736,814	£5,693,685	£5,686,461	£5,513,946	£5,341,431
60% LAR : 40% CIR	30%	£6,038,967	£5,220,596	£5,177,246	£5,170,035	£4,997,836	£4,825,637
60% LAR : 40% CIR	35%	£5,335,410	£4,573,441	£4,530,479	£4,523,282	£4,351,431	£4,179,582
60% LAR : 40% CIR	50%	£3,222,983	£2,624,949	£2,582,173	£2,575,005	£2,403,904	£2,232,802

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,959,702	£9,815,985	£9,772,141	£9,764,788	£9,589,421	£9,414,056
60% LAR : 40% CIR	8%	£9,850,099	£8,733,342	£8,749,866	£8,742,655	£8,568,311	£8,393,966
60% LAR : 40% CIR	12%	£9,293,929	£8,280,973	£8,237,504	£8,230,223	£8,056,344	£7,882,464
60% LAR : 40% CIR	14%	£9,015,505	£8,024,256	£7,980,941	£7,973,670	£7,800,009	£7,626,350
60% LAR : 40% CIR	18%	£8,457,983	£7,510,456	£7,467,145	£7,459,891	£7,286,646	£7,113,400
60% LAR : 40% CIR	20%	£8,178,885	£7,253,176	£7,209,913	£7,202,668	£7,029,617	£6,856,567
60% LAR : 40% CIR	24%	£7,620,024	£6,737,961	£6,694,789	£6,687,558	£6,514,873	£6,342,187
60% LAR : 40% CIR	26%	£7,340,263	£6,480,026	£6,436,897	£6,429,673	£6,257,158	£6,084,643
60% LAR : 40% CIR	30%	£6,780,079	£5,963,509	£5,920,459	£5,913,248	£5,741,048	£5,568,849
60% LAR : 40% CIR	35%	£6,078,623	£5,316,654	£5,273,691	£5,266,494	£5,094,644	£4,922,794
60% LAR : 40% CIR	50%	£3,966,196	£3,368,161	£3,325,386	£3,318,218	£3,147,116	£2,976,016

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone C - £1,050 paf
------------	---------------------

No Units	18
Site Area	0.04 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,085,721	£1,920,847	£1,870,379	£1,861,362	£1,859,515	£1,457,666
60% LAR : 40% CIR	8%	£2,656,676	£1,579,151	£1,528,968	£1,520,023	£1,519,362	£1,118,701
60% LAR : 40% CIR	12%	£2,440,578	£1,406,756	£1,356,725	£1,347,785	£1,347,559	£947,534
60% LAR : 40% CIR	14%	£2,332,138	£1,320,174	£1,270,206	£1,261,278	£1,261,405	£881,532
60% LAR : 40% CIR	16%	£2,114,483	£1,146,246	£1,096,397	£1,087,491	£1,087,095	£808,700
60% LAR : 40% CIR	20%	£2,005,269	£1,058,903	£1,009,110	£1,000,213	£1,000,042	£801,971
60% LAR : 40% CIR	24%	£1,786,075	£883,461	£833,773	£824,895	£824,143	£427,392
60% LAR : 40% CIR	26%	£1,676,095	£795,363	£745,725	£736,855	£736,300	£338,744
60% LAR : 40% CIR	30%	£1,455,375	£618,423	£569,875	£560,001	£560,001	£163,829
60% LAR : 40% CIR	35%	£1,178,068	£395,857	£346,409	£337,573	£337,573	£-80,527
60% LAR : 40% CIR	50%	£36,866	£-293,847	£-345,367	£-354,578	£-350,659	£-766,741

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£914,662	£1,779,542	£1,830,004	£1,839,021	£2,040,869	£2,242,717
60% LAR : 40% CIR	8%	£1,043,702	£2,121,232	£2,171,598	£2,179,361	£2,381,021	£1,945,083
60% LAR : 40% CIR	12%	£1,259,805	£2,203,628	£2,243,658	£2,249,598	£2,552,724	£1,752,850
60% LAR : 40% CIR	14%	£1,368,245	£2,380,210	£2,430,178	£2,436,106	£2,838,979	£1,538,852
60% LAR : 40% CIR	16%	£1,585,901	£2,584,137	£2,603,986	£2,612,892	£3,192,288	£1,011,683
60% LAR : 40% CIR	20%	£1,105,114	£2,641,486	£2,691,273	£2,699,170	£2,809,841	£-1,068,512
60% LAR : 40% CIR	24%	£-1,914,309	£2,816,922	£2,866,610	£2,875,488	£3,074,240	£-3,272,992
60% LAR : 40% CIR	26%	£-2,024,288	£2,905,020	£2,954,659	£2,963,528	£3,182,084	£-3,369,630
60% LAR : 40% CIR	30%	£-2,245,008	£3,081,950	£3,131,608	£3,140,362	£3,388,654	£-3,535,748
60% LAR : 40% CIR	35%	£-2,522,315	£3,304,528	£3,353,974	£3,362,810	£3,560,000	£-3,760,910
60% LAR : 40% CIR	50%	£-3,363,518	£3,994,230	£4,045,751	£4,054,951	£4,261,043	£-4,467,123

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£918,673	£246,207	£296,669	£395,687	£507,594	£709,882
60% LAR : 40% CIR	8%	£489,628	£587,807	£588,063	£591,026	£941,686	£1,045,248
60% LAR : 40% CIR	12%	£273,529	£760,293	£810,324	£819,263	£1,109,389	£1,219,515
60% LAR : 40% CIR	14%	£165,090	£848,875	£898,843	£905,771	£1,105,844	£1,305,517
60% LAR : 40% CIR	16%	£82,866	£1,028,802	£1,070,651	£1,075,658	£1,278,863	£1,476,348
60% LAR : 40% CIR	20%	£-181,773	£1,108,146	£1,157,638	£1,166,835	£1,368,006	£1,865,178
60% LAR : 40% CIR	24%	£-880,974	£1,283,588	£1,333,276	£1,342,184	£1,540,905	£1,739,657
60% LAR : 40% CIR	26%	£-940,954	£1,371,685	£1,421,324	£1,430,193	£1,628,749	£1,827,304
60% LAR : 40% CIR	30%	£-1,171,671	£1,548,026	£1,598,174	£1,607,027	£1,805,220	£-2,034,411
60% LAR : 40% CIR	35%	£-1,388,980	£1,771,191	£1,820,630	£1,829,475	£2,027,266	£-2,227,575
60% LAR : 40% CIR	50%	£-1,830,169	£2,460,896	£2,512,416	£2,521,627	£2,727,708	£-2,933,789

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,554,016	£389,136	£338,674	£329,657	£127,809	£74,039
60% LAR : 40% CIR	8%	£1,124,971	£47,446	£2,720	£11,683	£212,391	£13,076
60% LAR : 40% CIR	12%	£908,873	£124,950	£174,981	£183,020	£384,046	£-584,172
60% LAR : 40% CIR	14%	£800,433	£211,532	£281,500	£270,426	£470,301	£-670,174
60% LAR : 40% CIR	16%	£592,777	£385,459	£485,908	£444,214	£643,610	£-843,009
60% LAR : 40% CIR	20%	£473,564	£472,802	£522,595	£531,492	£730,663	£-929,635
60% LAR : 40% CIR	24%	£254,369	£448,244	£497,833	£496,810	£905,562	£-1,104,314
60% LAR : 40% CIR	26%	£144,390	£336,242	£386,881	£384,861	£988,086	£-1,181,361
60% LAR : 40% CIR	30%	£-171,671	£293,282	£262,851	£271,684	£1,169,517	£-1,369,068
60% LAR : 40% CIR	35%	£-353,637	£1,135,848	£1,165,299	£1,164,132	£1,391,922	£-1,592,232
60% LAR : 40% CIR	50%	£-1,194,849	£1,625,952	£1,877,073	£1,898,284	£2,092,365	£-2,298,448

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,385,052	£1,740,712	£1,088,710	£1,080,692	£873,848	£876,997
60% LAR : 40% CIR	8%	£1,876,007	£798,491	£743,316	£736,353	£538,693	£338,031
60% LAR : 40% CIR	12%	£626,086	£576,066	£567,055	£567,116	£366,990	£166,864
60% LAR : 40% CIR	14%	£1,551,469	£539,504	£489,536	£480,608	£280,735	£80,862
60% LAR : 40% CIR	16%	£1,333,815	£365,577	£315,728	£306,621	£107,425	£-97,898
60% LAR : 40% CIR	20%	£1,224,600	£278,233	£228,441	£219,544	£20,373	£-178,799
60% LAR : 40% CIR	24%	£1,005,405	£102,791	£83,103	£44,225	£-104,838	£-353,278
60% LAR : 40% CIR	26%	£895,425	£14,684	£-84,845	£-163,814	£-242,370	£-640,025
60% LAR : 40% CIR	30%	£674,708	£-162,247	£-211,795	£-220,648	£-418,841	£-617,052
60% LAR : 40% CIR	35%	£397,399	£-384,812	£-434,260	£-443,027	£-640,897	£-841,190
60% LAR : 40% CIR	50%	£463,894	£-1,074,917	£-1,286,037	£-1,356,248	£-1,341,299	£-1,547,410

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone C - £1,150 psf
------------	---------------------

No Units	18
Site Area	0.04 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,896,794	£2,723,183	£2,672,721	£2,663,704	£2,461,857	£2,260,009
60% LAR - 40% CIR	8%	£3,405,388	£2,317,306	£2,267,740	£2,258,177	£2,057,517	£1,856,855
60% LAR - 40% CIR	12%	£3,158,113	£2,112,817	£2,062,785	£2,053,847	£1,853,720	£1,653,594
60% LAR - 40% CIR	14%	£3,033,365	£2,010,188	£1,960,220	£1,951,292	£1,751,419	£1,551,546
60% LAR - 40% CIR	16%	£2,953,095	£1,904,167	£1,754,319	£1,745,411	£1,546,016	£1,346,620
60% LAR - 40% CIR	20%	£2,657,674	£1,700,777	£1,650,984	£1,642,087	£1,442,916	£1,243,744
60% LAR - 40% CIR	24%	£2,405,763	£1,493,240	£1,443,552	£1,434,674	£1,238,923	£1,037,172
60% LAR - 40% CIR	26%	£2,219,476	£1,389,097	£1,339,457	£1,330,588	£1,132,032	£933,477
60% LAR - 40% CIR	30%	£2,028,344	£1,193,062	£1,133,014	£1,124,161	£929,468	£729,277
60% LAR - 40% CIR	35%	£1,708,065	£917,380	£867,931	£859,095	£681,305	£463,515
60% LAR - 40% CIR	50%	£744,555	£120,206	£70,974	£62,173	£-140,843	£-346,924

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£196,411	£97,200	£-1,027,862	£-1,036,679	£-1,238,526	£-1,440,375
60% LAR - 40% CIR	8%	£296,895	£1,363,076	£1,453,243	£1,442,266	£1,642,867	£1,843,528
60% LAR - 40% CIR	12%	£542,270	£1,587,596	£1,537,598	£1,646,536	£1,846,053	£2,046,789
60% LAR - 40% CIR	14%	£667,018	£1,690,195	£1,740,163	£1,749,091	£1,948,964	£2,148,837
60% LAR - 40% CIR	16%	£917,288	£1,866,217	£1,946,065	£1,954,972	£2,154,367	£2,353,763
60% LAR - 40% CIR	20%	£1,642,810	£1,969,607	£2,063,369	£2,068,296	£2,257,767	£2,459,439
60% LAR - 40% CIR	24%	£1,294,620	£2,207,143	£2,256,831	£2,265,799	£2,464,460	£2,663,211
60% LAR - 40% CIR	26%	£1,420,907	£2,311,286	£2,390,905	£2,399,795	£2,569,351	£2,766,906
60% LAR - 40% CIR	30%	£1,674,245	£2,563,231	£2,569,869	£2,578,763	£2,776,915	£2,975,108
60% LAR - 40% CIR	35%	£1,992,510	£2,783,003	£2,832,452	£2,841,288	£3,039,078	£3,246,868
60% LAR - 40% CIR	50%	£2,955,626	£3,580,177	£3,629,410	£3,638,211	£3,841,226	£4,047,307

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,729,746	£556,135	£505,673	£496,656	£294,808	£92,960
60% LAR - 40% CIR	8%	£1,238,340	£150,257	£100,092	£91,125	£108,633	£57,186
60% LAR - 40% CIR	12%	£991,064	£-54,232	£-104,263	£-113,202	£-313,328	£-513,455
60% LAR - 40% CIR	14%	£866,316	£-156,860	£-208,828	£-215,758	£-415,629	£-615,502
60% LAR - 40% CIR	16%	£916,847	£-382,862	£-414,740	£-421,637	£-621,032	£-820,426
60% LAR - 40% CIR	20%	£409,525	£456,272	£516,095	£524,961	£724,133	£928,304
60% LAR - 40% CIR	24%	£238,714	£-673,808	£-723,496	£-732,374	£-931,126	£-1,129,876
60% LAR - 40% CIR	26%	£1,420,907	£-777,951	£-827,891	£-836,461	£-1,035,016	£-1,233,672
60% LAR - 40% CIR	30%	£1,674,245	£-986,965	£-1,036,534	£-1,045,386	£-1,245,980	£-1,441,172
60% LAR - 40% CIR	35%	£458,984	£-1,249,609	£-1,299,117	£-1,307,953	£-1,505,743	£-1,703,533
60% LAR - 40% CIR	50%	£1,422,493	£-2,046,843	£-2,096,075	£-2,104,878	£-2,307,891	£-2,513,973

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£2,365,089	£1,191,478	£1,141,016	£1,131,999	£930,152	£728,303
60% LAR - 40% CIR	8%	£1,833,683	£769,600	£706,435	£706,472	£529,811	£325,150
60% LAR - 40% CIR	12%	£1,626,408	£581,112	£531,080	£522,142	£322,015	£121,889
60% LAR - 40% CIR	14%	£1,501,660	£478,483	£426,515	£419,587	£219,714	£18,841
60% LAR - 40% CIR	16%	£1,251,590	£272,461	£222,813	£213,706	£14,311	£-185,885
60% LAR - 40% CIR	20%	£1,125,868	£169,071	£119,278	£110,382	£-88,788	£-287,961
60% LAR - 40% CIR	24%	£874,058	£-38,465	£-88,153	£-97,631	£-295,783	£-494,533
60% LAR - 40% CIR	26%	£747,771	£-162,895	£-182,246	£-182,111	£-398,078	£-596,223
60% LAR - 40% CIR	30%	£684,438	£-351,543	£-401,191	£-410,045	£-608,237	£-806,428
60% LAR - 40% CIR	35%	£176,359	£-614,326	£-663,774	£-672,610	£-870,400	£-1,068,190
60% LAR - 40% CIR	50%	£787,159	£-1,411,506	£-1,466,732	£-1,469,533	£-1,672,548	£-1,876,629

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£3,176,725	£1,942,314	£1,882,294	£1,883,056	£1,681,187	£1,479,339
60% LAR - 40% CIR	8%	£2,624,710	£1,536,636	£1,486,474	£1,477,595	£1,275,847	£1,076,186
60% LAR - 40% CIR	12%	£2,377,443	£1,332,147	£1,282,116	£1,273,177	£1,073,051	£872,924
60% LAR - 40% CIR	14%	£2,252,695	£1,229,519	£1,179,551	£1,170,623	£970,750	£770,877
60% LAR - 40% CIR	16%	£2,002,467	£1,023,469	£984,742	£984,742	£765,341	£565,651
60% LAR - 40% CIR	20%	£1,876,904	£920,107	£870,314	£861,418	£662,246	£463,075
60% LAR - 40% CIR	24%	£1,625,093	£712,571	£662,883	£654,005	£455,253	£256,803
60% LAR - 40% CIR	26%	£1,468,800	£508,428	£558,788	£549,918	£251,363	£152,807
60% LAR - 40% CIR	30%	£1,245,474	£309,393	£340,845	£340,991	£142,799	£-56,393
60% LAR - 40% CIR	35%	£927,395	£136,710	£87,262	£78,426	£-119,364	£-317,154
60% LAR - 40% CIR	50%	£46,114	£-660,464	£-709,696	£-716,897	£-921,512	£-1,127,594

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone C - £1,350 psf
------------	---------------------

No Units	18
Site Area	0.04 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,512,523	£4,325,602	£4,275,899	£4,267,018	£4,066,541	£3,864,693
60% LAR - 40% CIR	8%	£4,891,859	£3,793,616	£3,743,450	£3,734,487	£3,533,926	£3,333,165
60% LAR - 40% CIR	12%	£4,579,976	£3,524,939	£3,474,908	£3,465,968	£3,265,843	£3,065,716
60% LAR - 40% CIR	14%	£4,423,649	£3,390,217	£3,340,249	£3,331,320	£3,131,447	£2,931,574
60% LAR - 40% CIR	16%	£4,110,232	£3,120,068	£3,070,159	£3,061,253	£2,861,957	£2,662,461
60% LAR - 40% CIR	20%	£3,953,143	£2,984,524	£2,934,731	£2,925,835	£2,725,963	£2,527,492
60% LAR - 40% CIR	24%	£3,638,209	£2,712,800	£2,663,113	£2,654,234	£2,454,484	£2,256,732
60% LAR - 40% CIR	26%	£3,480,367	£2,576,363	£2,526,924	£2,518,054	£2,318,499	£2,120,943
60% LAR - 40% CIR	30%	£3,163,933	£2,263,347	£2,213,792	£2,204,940	£2,005,747	£1,808,566
60% LAR - 40% CIR	35%	£2,767,000	£1,980,425	£1,910,977	£1,902,140	£1,704,350	£1,506,560
60% LAR - 40% CIR	50%	£1,559,936	£922,548	£873,316	£864,515	£667,586	£470,657

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£1,812,140	£625,219	£575,516	£566,635	£366,158	£164,310
60% LAR - 40% CIR	0%	£1,191,476	£93,233	£43,067	£34,104	£16,657	£37,218
60% LAR - 40% CIR	12%	£978,952	£175,484	£225,476	£224,415	£434,540	£434,667
60% LAR - 40% CIR	14%	£723,266	£10,167	£300,135	£269,053	£569,938	£768,809
60% LAR - 40% CIR	16%	£409,849	£580,375	£939,224	£639,130	£638,526	£1,037,922
60% LAR - 40% CIR	20%	£252,760	£715,602	£715,602	£714,546	£97,720	£1,172,901
60% LAR - 40% CIR	24%	£82,174	£887,583	£1,037,270	£1,046,149	£1,244,900	£1,443,651
60% LAR - 40% CIR	26%	£220,017	£1,123,821	£1,173,499	£1,192,329	£1,380,884	£1,579,440
60% LAR - 40% CIR	30%	£586,463	£1,367,943	£1,468,990	£1,455,444	£1,653,636	£1,851,827
60% LAR - 40% CIR	35%	£933,383	£1,739,569	£1,789,406	£1,768,243	£1,966,033	£2,163,823
60% LAR - 40% CIR	50%	£2,140,447	£2,777,835	£2,627,067	£2,835,668	£3,032,767	£3,229,728

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,345,475	£2,158,554	£2,106,851	£2,099,970	£1,899,493	£1,697,644
60% LAR - 40% CIR	0%	£2,124,811	£1,626,567	£1,576,402	£1,567,439	£1,366,777	£1,166,117
60% LAR - 40% CIR	12%	£2,412,928	£1,357,891	£1,307,859	£1,298,920	£1,098,794	£898,668
60% LAR - 40% CIR	14%	£2,256,600	£1,223,168	£1,173,200	£1,164,272	£964,399	£764,526
60% LAR - 40% CIR	16%	£1,943,184	£989,980	£939,111	£930,205	£694,809	£485,413
60% LAR - 40% CIR	20%	£1,788,094	£817,476	£767,653	£758,798	£559,615	£380,443
60% LAR - 40% CIR	24%	£1,471,161	£545,752	£496,065	£487,186	£288,435	£89,684
60% LAR - 40% CIR	26%	£1,313,318	£409,514	£359,876	£351,006	£162,450	£46,108
60% LAR - 40% CIR	30%	£966,864	£198,263	£186,745	£177,891	£42,891	£-16,415
60% LAR - 40% CIR	35%	£599,952	£206,624	£256,071	£264,908	£462,658	£660,489
60% LAR - 40% CIR	50%	£697,113	£1,244,901	£1,293,733	£1,302,634	£1,499,463	£1,696,391

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,980,918	£2,793,897	£2,744,194	£2,735,313	£2,534,836	£2,332,988
60% LAR - 40% CIR	0%	£3,360,154	£2,261,910	£2,211,745	£2,202,782	£2,002,121	£1,801,460
60% LAR - 40% CIR	12%	£3,048,271	£1,993,234	£1,943,202	£1,934,263	£1,734,138	£1,534,011
60% LAR - 40% CIR	14%	£2,891,944	£1,858,511	£1,808,543	£1,799,615	£1,599,742	£1,399,869
60% LAR - 40% CIR	16%	£2,578,527	£1,598,303	£1,538,454	£1,529,548	£1,329,152	£1,129,756
60% LAR - 40% CIR	20%	£2,421,438	£1,452,819	£1,403,026	£1,394,129	£1,194,958	£995,787
60% LAR - 40% CIR	24%	£2,106,504	£1,181,095	£1,131,408	£1,122,529	£923,778	£725,027
60% LAR - 40% CIR	26%	£1,948,061	£1,044,857	£995,218	£986,349	£787,794	£589,236
60% LAR - 40% CIR	30%	£1,632,226	£771,636	£722,058	£713,234	£515,042	£316,851
60% LAR - 40% CIR	35%	£1,235,295	£428,719	£379,272	£370,435	£172,645	£-25,145
60% LAR - 40% CIR	50%	£28,231	£608,157	£658,390	£667,191	£864,119	£1,061,049

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,131,854	£3,344,955	£3,495,230	£3,486,349	£3,285,972	£3,084,023
60% LAR - 40% CIR	0%	£4,111,190	£3,012,346	£2,862,791	£2,853,818	£2,753,156	£2,652,496
60% LAR - 40% CIR	12%	£3,799,307	£2,744,270	£2,694,238	£2,685,299	£2,485,173	£2,285,047
60% LAR - 40% CIR	14%	£3,642,979	£2,609,547	£2,559,579	£2,550,651	£2,350,778	£2,150,905
60% LAR - 40% CIR	16%	£3,429,663	£2,339,339	£2,289,480	£2,280,549	£2,081,169	£1,881,792
60% LAR - 40% CIR	20%	£3,172,473	£2,203,855	£2,154,062	£2,145,165	£1,945,994	£1,746,822
60% LAR - 40% CIR	24%	£2,857,540	£1,932,131	£1,882,444	£1,873,565	£1,674,814	£1,476,062
60% LAR - 40% CIR	26%	£2,699,697	£1,795,893	£1,746,254	£1,737,365	£1,538,829	£1,340,274
60% LAR - 40% CIR	30%	£2,383,263	£1,522,672	£1,473,124	£1,464,270	£1,266,078	£1,067,886
60% LAR - 40% CIR	35%	£1,986,330	£1,179,755	£1,130,308	£1,121,471	£923,681	£725,890
60% LAR - 40% CIR	50%	£79,266	£141,878	£92,646	£83,845	£113,084	£630,612

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats	
No Units	18
Site Area	0.04 Ha

Value Area	Zone C - £1,500 psf
Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£6,724,319	£5,518,023	£5,468,319	£5,459,438	£5,260,623	£5,061,809
60% LAR : 40% CIR	8%	£3,006,712	£4,891,175	£4,941,763	£4,932,935	£4,635,290	£4,437,844
60% LAR : 40% CIR	12%	£5,646,357	£4,576,224	£4,526,945	£4,518,140	£4,321,022	£4,123,903
60% LAR : 40% CIR	14%	£5,465,794	£4,418,371	£4,369,154	£4,360,360	£4,163,491	£3,966,596
60% LAR : 40% CIR	18%	£5,103,905	£4,101,911	£4,052,811	£4,044,038	£3,847,640	£3,649,342
60% LAR : 40% CIR	20%	£4,622,581	£3,843,307	£3,894,282	£3,885,500	£3,689,321	£3,490,302
60% LAR : 40% CIR	24%	£4,559,174	£3,625,355	£3,576,414	£3,567,669	£3,370,153	£3,171,402
60% LAR : 40% CIR	26%	£4,277,096	£3,466,009	£3,417,116	£3,408,380	£3,210,099	£3,011,544
60% LAR : 40% CIR	30%	£4,012,191	£3,145,801	£3,096,253	£3,087,269	£2,889,206	£2,691,015
60% LAR : 40% CIR	35%	£3,554,668	£2,742,708	£2,693,280	£2,684,424	£2,486,634	£2,288,844
60% LAR : 40% CIR	50%	£2,171,470	£1,524,305	£1,475,072	£1,466,271	£1,269,342	£1,072,414

Residual Land values compared to benchmark land values

Higher Value Secondary Offices								£97,649,000
Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	
		£3,023,936	£1,817,639	£1,787,935	£1,759,054	£1,560,240	£1,381,426	
60% LAR : 40% CIR	0%	£2,356,329	£1,190,792	£1,141,380	£1,132,652	£934,907	£737,261	
60% LAR : 40% CIR	8%	£1,945,974	£976,841	£956,562	£917,757	£720,636	£543,500	
60% LAR : 40% CIR	14%	£1,765,411	£717,988	£688,771	£659,977	£463,108	£266,213	
60% LAR : 40% CIR	18%	£1,403,522	£401,528	£362,428	£343,655	£147,256	£31,041	
60% LAR : 40% CIR	20%	£1,222,198	£242,924	£212,919	£193,919	£11,096	£-210,001	
60% LAR : 40% CIR	24%	£858,791	£-75,075	£-123,869	£-132,714	£-330,239	£-528,982	
60% LAR : 40% CIR	26%	£676,713	£-234,375	£-293,287	£-292,003	£-490,284	£-688,940	
60% LAR : 40% CIR	30%	£311,897	£-554,963	£-609,131	£-613,494	£-811,177	£-1,009,368	
60% LAR : 40% CIR	35%	£-145,715	£-957,676	£-1,007,123	£-1,015,959	£-1,213,749	£-1,411,639	
60% LAR : 40% CIR	50%	£-1,528,910	£-1,178,078	£-1,225,311	£-1,234,112	£-1,431,041	£-1,627,969	

Residual Land values compared to benchmark land values

Medium Value Secondary Offices								£57,186,000
Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	
		£4,527,271	£3,350,974	£3,301,270	£3,292,389	£3,093,575	£2,894,760	
60% LAR : 40% CIR	0%	£3,659,864	£2,224,126	£2,174,715	£2,165,987	£2,068,242	£1,970,586	
60% LAR : 40% CIR	12%	£3,479,308	£2,099,176	£2,389,897	£2,351,091	£2,153,973	£1,956,855	
60% LAR : 40% CIR	14%	£3,298,746	£2,251,323	£2,202,105	£2,193,311	£1,996,442	£1,799,548	
60% LAR : 40% CIR	18%	£2,936,857	£1,954,963	£1,895,762	£1,816,960	£1,680,591	£1,482,294	
60% LAR : 40% CIR	20%	£2,456,532	£1,176,289	£1,172,714	£1,118,451	£1,022,273	£1,323,254	
60% LAR : 40% CIR	24%	£2,392,126	£1,458,306	£1,409,365	£1,400,621	£1,203,105	£1,004,353	
60% LAR : 40% CIR	26%	£2,210,047	£1,298,960	£1,250,068	£1,241,331	£1,043,051	£844,495	
60% LAR : 40% CIR	30%	£1,845,142	£978,752	£939,204	£930,350	£722,158	£523,967	
60% LAR : 40% CIR	35%	£1,387,620	£575,659	£526,212	£517,378	£319,586	£121,796	
60% LAR : 40% CIR	50%	£4,422	£-842,744	£-801,978	£-790,777	£-687,708	£-1,094,635	

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space								£40,420,000
Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	
		£5,192,014	£3,986,317	£3,936,613	£3,927,732	£3,728,918	£3,530,104	
60% LAR : 40% CIR	0%	£4,475,007	£3,359,470	£3,310,068	£3,301,220	£3,103,585	£2,905,959	
60% LAR : 40% CIR	12%	£4,114,652	£3,044,519	£2,995,240	£2,986,435	£2,789,316	£2,592,198	
60% LAR : 40% CIR	14%	£3,934,089	£2,896,666	£2,837,449	£2,828,654	£2,631,785	£2,434,891	
60% LAR : 40% CIR	18%	£3,572,200	£2,570,206	£2,521,106	£2,512,333	£2,315,934	£2,117,837	
60% LAR : 40% CIR	20%	£3,390,676	£2,411,602	£2,362,557	£2,353,795	£2,157,616	£1,958,597	
60% LAR : 40% CIR	24%	£3,027,469	£2,093,649	£2,044,709	£2,035,964	£1,838,448	£1,639,696	
60% LAR : 40% CIR	26%	£2,845,391	£1,934,303	£1,885,411	£1,876,675	£1,679,384	£1,479,838	
60% LAR : 40% CIR	30%	£2,480,485	£1,514,096	£1,564,547	£1,555,694	£1,357,501	£1,156,310	
60% LAR : 40% CIR	35%	£2,022,963	£1,211,002	£1,161,555	£1,152,719	£954,929	£757,139	
60% LAR : 40% CIR	50%	£639,765	£-7,401	£-6,633	£-6,434	£-262,363	£-469,282	

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution								£20,691,000
Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	
		£5,943,650	£4,737,355	£4,687,669	£4,678,768	£4,479,984	£4,281,199	
60% LAR : 40% CIR	0%	£5,428,043	£4,110,505	£4,061,094	£4,052,265	£3,854,621	£3,656,976	
60% LAR : 40% CIR	12%	£4,865,687	£3,795,555	£3,746,275	£3,737,470	£3,540,352	£3,343,234	
60% LAR : 40% CIR	14%	£4,685,125	£3,637,702	£3,588,484	£3,579,690	£3,382,821	£3,185,927	
60% LAR : 40% CIR	18%	£4,323,236	£3,321,242	£3,272,141	£3,263,369	£3,066,970	£2,869,673	
60% LAR : 40% CIR	20%	£4,141,911	£3,162,637	£3,113,593	£3,104,830	£2,908,652	£2,709,633	
60% LAR : 40% CIR	24%	£3,778,905	£2,844,685	£2,795,744	£2,787,000	£2,589,484	£2,390,732	
60% LAR : 40% CIR	26%	£3,596,426	£2,685,339	£2,636,447	£2,627,710	£2,429,430	£2,230,674	
60% LAR : 40% CIR	30%	£3,231,521	£2,365,131	£2,315,583	£2,306,729	£2,108,537	£1,910,346	
60% LAR : 40% CIR	35%	£2,773,999	£1,962,038	£1,912,591	£1,903,755	£1,705,965	£1,508,175	
60% LAR : 40% CIR	50%	£1,399,801	£743,635	£694,403	£685,602	£488,673	£291,744	

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone C - £1,750 psf
------------	---------------------

No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£8,743,981	£7,505,389	£7,455,685	£7,446,804	£7,247,990	£7,049,175
60% LAR - 40% CIR	8%	£7,864,800	£6,719,562	£6,670,140	£6,661,312	£6,463,567	£6,266,021
60% LAR - 40% CIR	12%	£7,423,659	£6,325,107	£6,275,827	£6,267,022	£6,069,904	£5,872,786
60% LAR - 40% CIR	14%	£7,202,703	£6,127,506	£6,078,289	£6,069,495	£5,872,626	£5,675,757
60% LAR - 40% CIR	18%	£6,760,028	£5,731,551	£5,682,452	£5,673,080	£5,477,280	£5,280,881
60% LAR - 40% CIR	20%	£6,538,310	£5,533,200	£5,484,155	£5,475,393	£5,279,214	£5,083,037
60% LAR - 40% CIR	24%	£6,094,118	£5,135,753	£5,086,812	£5,078,067	£4,882,303	£4,686,539
60% LAR - 40% CIR	26%	£5,871,846	£4,936,660	£4,887,767	£4,879,031	£4,683,459	£4,487,888
60% LAR - 40% CIR	30%	£5,425,954	£4,537,737	£4,488,304	£4,480,213	£4,285,000	£4,089,787
60% LAR - 40% CIR	35%	£4,867,447	£4,037,716	£3,989,011	£3,980,308	£3,785,490	£3,590,673
60% LAR - 40% CIR	50%	£3,182,795	£2,527,232	£2,478,000	£2,469,199	£2,272,270	£2,075,341

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,043,598	£3,805,006	£3,755,302	£3,746,421	£3,547,607	£3,348,792
60% LAR - 40% CIR	8%	£4,164,417	£3,019,189	£2,969,767	£2,960,929	£2,762,284	£2,563,638
60% LAR - 40% CIR	12%	£3,723,276	£2,624,704	£2,575,444	£2,566,639	£2,368,021	£2,169,406
60% LAR - 40% CIR	14%	£3,502,320	£2,427,123	£2,377,906	£2,369,112	£2,172,243	£1,975,374
60% LAR - 40% CIR	18%	£3,059,644	£2,031,188	£1,982,069	£1,973,296	£1,776,897	£1,580,498
60% LAR - 40% CIR	20%	£2,837,606	£1,832,817	£1,783,172	£1,774,010	£1,578,631	£1,382,054
60% LAR - 40% CIR	24%	£2,393,734	£1,435,370	£1,386,429	£1,377,684	£1,181,920	£986,156
60% LAR - 40% CIR	26%	£2,171,262	£1,236,277	£1,187,394	£1,178,648	£983,076	£787,605
60% LAR - 40% CIR	30%	£1,725,370	£837,354	£788,551	£779,830	£584,617	£389,404
60% LAR - 40% CIR	35%	£1,167,064	£337,333	£288,628	£279,924	£85,107	£109,710
60% LAR - 40% CIR	50%	£517,558	£117,511	£1,222,383	£1,231,184	£1,428,113	£1,625,042

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£6,576,932	£5,338,341	£5,288,637	£5,279,756	£5,080,941	£4,882,127
60% LAR - 40% CIR	8%	£5,697,752	£4,452,624	£4,403,082	£4,394,264	£4,206,619	£4,009,073
60% LAR - 40% CIR	12%	£5,256,611	£4,158,059	£4,108,779	£4,099,974	£3,902,856	£3,705,737
60% LAR - 40% CIR	14%	£5,035,655	£3,960,458	£3,911,240	£3,902,446	£3,705,577	£3,508,708
60% LAR - 40% CIR	18%	£4,592,979	£3,564,503	£3,515,404	£3,506,631	£3,310,232	£3,113,633
60% LAR - 40% CIR	20%	£4,371,921	£3,366,152	£3,317,107	£3,308,344	£3,112,166	£2,915,988
60% LAR - 40% CIR	24%	£3,927,069	£2,968,705	£2,919,764	£2,911,019	£2,715,254	£2,519,491
60% LAR - 40% CIR	26%	£3,704,597	£2,769,612	£2,720,719	£2,711,982	£2,516,411	£2,320,940
60% LAR - 40% CIR	30%	£3,258,905	£2,370,689	£2,321,886	£2,313,165	£2,117,951	£1,922,739
60% LAR - 40% CIR	35%	£2,700,399	£1,870,668	£1,821,963	£1,813,259	£1,618,441	£1,423,625
60% LAR - 40% CIR	50%	£1,015,747	£360,184	£310,952	£302,151	£105,222	£11,707

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,212,276	£5,973,684	£5,923,980	£5,915,099	£5,716,284	£5,517,470
60% LAR - 40% CIR	8%	£6,333,056	£5,187,847	£5,138,435	£5,129,607	£4,931,962	£4,734,316
60% LAR - 40% CIR	12%	£5,891,954	£4,793,402	£4,744,122	£4,735,317	£4,538,199	£4,341,080
60% LAR - 40% CIR	14%	£5,670,998	£4,595,801	£4,546,594	£4,537,790	£4,340,921	£4,144,052
60% LAR - 40% CIR	18%	£5,228,322	£4,199,840	£4,150,747	£4,141,974	£3,945,575	£3,749,176
60% LAR - 40% CIR	20%	£5,006,604	£4,001,495	£3,952,450	£3,943,688	£3,747,509	£3,551,331
60% LAR - 40% CIR	24%	£4,562,412	£3,604,048	£3,555,107	£3,546,362	£3,350,598	£3,154,834
60% LAR - 40% CIR	26%	£4,339,940	£3,404,955	£3,356,062	£3,347,325	£3,151,754	£2,956,183
60% LAR - 40% CIR	30%	£3,894,248	£3,008,032	£2,959,229	£2,950,608	£2,755,295	£2,559,382
60% LAR - 40% CIR	35%	£3,335,742	£2,506,011	£2,457,306	£2,448,602	£2,253,785	£2,058,968
60% LAR - 40% CIR	50%	£1,651,090	£995,527	£946,295	£937,494	£740,965	£543,636

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,963,311	£6,724,720	£6,675,016	£6,666,135	£6,467,320	£6,268,506
60% LAR - 40% CIR	8%	£7,084,131	£5,938,862	£5,889,471	£5,880,643	£5,681,828	£5,483,014
60% LAR - 40% CIR	12%	£6,642,990	£5,544,438	£5,495,158	£5,486,353	£5,287,538	£5,088,724
60% LAR - 40% CIR	14%	£6,422,034	£5,346,837	£5,297,619	£5,288,825	£5,091,956	£4,895,087
60% LAR - 40% CIR	18%	£5,979,358	£4,950,862	£4,901,763	£4,892,010	£4,695,141	£4,498,272
60% LAR - 40% CIR	20%	£5,757,640	£4,752,530	£4,703,486	£4,694,723	£4,498,545	£4,302,676
60% LAR - 40% CIR	24%	£5,313,448	£4,355,084	£4,306,143	£4,297,398	£4,101,633	£3,905,870
60% LAR - 40% CIR	26%	£5,090,976	£4,153,981	£4,105,098	£4,096,311	£3,900,790	£3,705,219
60% LAR - 40% CIR	30%	£4,645,284	£3,757,068	£3,708,265	£3,699,544	£3,504,330	£3,309,118
60% LAR - 40% CIR	35%	£4,086,778	£3,257,047	£3,208,342	£3,199,638	£3,004,820	£2,810,004
60% LAR - 40% CIR	50%	£2,402,128	£1,746,563	£1,697,331	£1,688,530	£1,493,601	£1,298,672

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone C - £1,900 psf
------------	---------------------

No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,955,778	£9,697,809	£8,648,105	£8,639,224	£8,440,409	£8,241,595
60% LAR : 40% CIR	8%	£3,970,954	£7,816,579	£7,787,167	£7,758,339	£7,560,993	£7,363,048
60% LAR : 40% CIR	12%	£8,490,040	£7,374,437	£7,325,156	£7,316,352	£7,119,234	£6,922,116
60% LAR : 40% CIR	14%	£8,244,849	£7,152,987	£7,103,770	£7,094,976	£6,898,107	£6,701,238
60% LAR : 40% CIR	18%	£7,753,701	£6,709,336	£6,660,236	£6,651,463	£6,455,065	£6,258,665
60% LAR : 40% CIR	20%	£7,607,746	£6,487,136	£6,438,091	£6,429,328	£6,233,151	£6,036,972
60% LAR : 40% CIR	24%	£7,015,083	£6,041,993	£5,993,052	£5,984,307	£5,788,542	£5,592,778
60% LAR : 40% CIR	26%	£6,768,375	£5,819,051	£5,770,157	£5,761,422	£5,565,850	£5,370,279
60% LAR : 40% CIR	30%	£5,274,211	£5,372,432	£5,323,609	£5,314,908	£5,119,694	£4,924,481
60% LAR : 40% CIR	35%	£5,655,115	£4,812,788	£4,764,084	£4,755,381	£4,560,563	£4,365,745
60% LAR : 40% CIR	50%	£3,788,694	£3,124,871	£3,076,379	£3,067,711	£2,873,742	£2,677,098

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,255,395	£4,997,426	£4,947,721	£4,938,840	£4,740,026	£4,541,212
60% LAR : 40% CIR	8%	£5,279,270	£4,116,196	£4,066,784	£4,057,696	£3,860,310	£3,662,665
60% LAR : 40% CIR	12%	£4,789,697	£3,574,053	£3,524,773	£3,515,969	£3,318,851	£3,121,732
60% LAR : 40% CIR	14%	£4,544,466	£3,452,604	£3,403,386	£3,394,593	£3,197,274	£3,000,854
60% LAR : 40% CIR	18%	£4,053,317	£3,008,953	£2,959,853	£2,951,080	£2,754,682	£2,558,282
60% LAR : 40% CIR	20%	£3,807,963	£2,786,753	£2,737,708	£2,728,945	£2,532,768	£2,336,589
60% LAR : 40% CIR	24%	£3,314,700	£2,341,609	£2,292,689	£2,283,924	£2,088,159	£1,892,395
60% LAR : 40% CIR	26%	£3,067,992	£2,118,668	£2,069,774	£2,061,039	£1,865,467	£1,669,895
60% LAR : 40% CIR	30%	£2,573,839	£1,672,040	£1,623,245	£1,614,525	£1,418,311	£1,224,098
60% LAR : 40% CIR	35%	£1,954,732	£1,112,405	£1,063,701	£1,054,998	£860,180	£665,362
60% LAR : 40% CIR	50%	£88,311	£-175,572	£-224,004	£-232,872	£-426,641	£-1,023,285

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,788,729	£6,530,760	£6,481,056	£6,472,175	£6,273,361	£6,074,546
60% LAR : 40% CIR	8%	£6,812,925	£5,649,630	£5,600,119	£5,591,291	£5,393,645	£5,196,000
60% LAR : 40% CIR	12%	£6,322,991	£5,207,388	£5,158,108	£5,149,304	£4,952,186	£4,755,067
60% LAR : 40% CIR	14%	£6,077,800	£4,985,938	£4,936,721	£4,927,928	£4,731,059	£4,534,189
60% LAR : 40% CIR	18%	£5,586,652	£4,542,288	£4,493,188	£4,484,415	£4,287,016	£4,089,617
60% LAR : 40% CIR	20%	£5,340,998	£4,320,088	£4,271,043	£4,262,290	£4,065,102	£3,867,924
60% LAR : 40% CIR	24%	£4,848,035	£3,874,944	£3,826,003	£3,817,259	£3,621,494	£3,425,729
60% LAR : 40% CIR	26%	£4,601,326	£3,652,002	£3,603,109	£3,594,374	£3,398,802	£3,203,230
60% LAR : 40% CIR	30%	£4,107,163	£3,205,983	£3,156,980	£3,147,859	£2,952,646	£2,757,432
60% LAR : 40% CIR	35%	£3,488,067	£2,645,740	£2,597,036	£2,588,332	£2,393,515	£2,198,697
60% LAR : 40% CIR	50%	£1,621,045	£957,823	£909,331	£900,663	£706,693	£510,050

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,424,073	£7,186,103	£7,136,399	£7,127,518	£6,928,704	£6,729,890
60% LAR : 40% CIR	8%	£7,447,949	£6,294,874	£6,245,462	£6,236,634	£6,037,866	£5,839,052
60% LAR : 40% CIR	12%	£6,958,335	£5,842,731	£5,793,451	£5,784,647	£5,585,529	£5,386,410
60% LAR : 40% CIR	14%	£6,713,144	£5,621,282	£5,572,064	£5,563,271	£5,364,402	£5,165,532
60% LAR : 40% CIR	18%	£6,221,995	£5,177,631	£5,128,531	£5,119,758	£4,920,360	£4,721,360
60% LAR : 40% CIR	20%	£5,976,041	£4,955,431	£4,906,386	£4,897,623	£4,701,445	£4,505,267
60% LAR : 40% CIR	24%	£5,483,378	£4,510,287	£4,461,346	£4,452,602	£4,256,837	£4,061,072
60% LAR : 40% CIR	26%	£5,236,669	£4,287,345	£4,238,462	£4,229,717	£4,034,145	£3,838,573
60% LAR : 40% CIR	30%	£4,742,506	£3,840,726	£3,791,923	£3,783,202	£3,587,889	£3,392,776
60% LAR : 40% CIR	35%	£4,123,410	£3,281,083	£3,232,379	£3,223,676	£3,028,858	£2,834,040
60% LAR : 40% CIR	50%	£2,256,988	£1,593,106	£1,544,674	£1,536,006	£1,342,036	£1,145,393

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,175,108	£7,917,139	£7,867,758	£7,858,584	£7,659,740	£7,460,926
60% LAR : 40% CIR	8%	£8,188,984	£7,035,909	£6,986,488	£6,977,659	£6,778,024	£6,578,378
60% LAR : 40% CIR	12%	£7,709,370	£6,593,767	£6,544,487	£6,535,683	£6,336,565	£6,141,446
60% LAR : 40% CIR	14%	£7,464,179	£6,372,317	£6,323,100	£6,314,307	£6,115,438	£5,920,568
60% LAR : 40% CIR	18%	£6,973,031	£5,928,667	£5,879,467	£5,870,794	£5,671,395	£5,472,096
60% LAR : 40% CIR	20%	£6,727,077	£5,706,467	£5,657,422	£5,648,659	£5,449,481	£5,250,303
60% LAR : 40% CIR	24%	£6,234,414	£5,261,323	£5,212,382	£5,203,638	£5,004,873	£4,812,108
60% LAR : 40% CIR	26%	£5,987,705	£5,038,381	£4,989,488	£4,980,752	£4,781,191	£4,581,609
60% LAR : 40% CIR	30%	£5,493,542	£4,591,762	£4,542,959	£4,534,238	£4,335,025	£4,143,811
60% LAR : 40% CIR	35%	£4,874,446	£4,032,119	£3,983,415	£3,974,711	£3,775,894	£3,585,076
60% LAR : 40% CIR	50%	£3,008,024	£2,344,202	£2,295,710	£2,287,041	£2,093,072	£1,898,429

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone C - £2,000 psf
------------	---------------------

No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,763,642	£9,492,756	£9,443,052	£9,434,171	£9,235,356	£9,036,542
60% LAR : 40% CIR	8%	£9,722,889	£8,547,509	£8,498,518	£8,489,690	£8,292,044	£8,094,400
60% LAR : 40% CIR	12%	£9,200,960	£8,073,990	£8,024,710	£8,015,906	£7,818,787	£7,621,669
60% LAR : 40% CIR	14%	£8,939,612	£7,836,641	£7,787,424	£7,778,630	£7,581,761	£7,384,892
60% LAR : 40% CIR	18%	£8,416,150	£7,361,192	£7,312,063	£7,303,320	£7,106,520	£6,909,522
60% LAR : 40% CIR	20%	£8,154,038	£7,123,093	£7,074,049	£7,065,296	£6,868,107	£6,671,000
60% LAR : 40% CIR	24%	£7,629,060	£6,646,152	£6,597,210	£6,588,466	£6,392,702	£6,196,937
60% LAR : 40% CIR	26%	£7,366,194	£6,407,311	£6,358,418	£6,349,682	£6,154,111	£5,958,539
60% LAR : 40% CIR	30%	£6,839,717	£5,880,805	£5,831,900	£5,823,121	£5,627,157	£5,431,344
60% LAR : 40% CIR	35%	£6,180,227	£5,329,504	£5,280,800	£5,272,096	£5,077,279	£4,882,461
60% LAR : 40% CIR	50%	£4,192,625	£3,522,345	£3,473,853	£3,465,183	£3,271,215	£3,077,245

Residual Land values compared to benchmark land values

Higher Value Secondary Offices	£97,649,000
--------------------------------	-------------

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,063,259	£5,792,373	£5,742,688	£5,733,787	£5,534,973	£5,336,159
60% LAR : 40% CIR	8%	£6,022,006	£4,847,546	£4,798,154	£4,789,307	£4,590,601	£4,391,916
60% LAR : 40% CIR	12%	£5,500,577	£4,373,607	£4,324,327	£4,315,523	£4,116,404	£3,917,286
60% LAR : 40% CIR	14%	£5,239,220	£4,136,258	£4,087,041	£4,078,247	£3,879,128	£3,680,010
60% LAR : 40% CIR	18%	£4,715,767	£3,660,809	£3,611,709	£3,602,937	£3,403,537	£3,204,139
60% LAR : 40% CIR	20%	£4,453,655	£3,422,710	£3,373,686	£3,364,903	£3,165,724	£2,966,547
60% LAR : 40% CIR	24%	£3,928,676	£2,945,769	£2,896,827	£2,888,083	£2,689,319	£2,490,554
60% LAR : 40% CIR	26%	£3,665,811	£2,706,928	£2,658,035	£2,649,299	£2,450,728	£2,252,156
60% LAR : 40% CIR	30%	£3,139,333	£2,228,511	£2,179,707	£2,170,988	£1,972,774	£1,774,561
60% LAR : 40% CIR	35%	£2,479,844	£1,629,121	£1,580,417	£1,571,713	£1,373,896	£1,176,083
60% LAR : 40% CIR	50%	£492,242	£178,038	£226,531	£226,200	£428,168	£423,137

Residual Land values compared to benchmark land values

Medium Value Secondary Offices	£57,186,000
--------------------------------	-------------

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,696,594	£7,325,707	£7,276,003	£7,267,122	£7,068,308	£6,869,493
60% LAR : 40% CIR	8%	£7,655,841	£6,380,821	£6,331,469	£6,322,642	£6,123,996	£5,925,351
60% LAR : 40% CIR	12%	£7,033,912	£5,906,941	£5,857,681	£5,848,857	£5,650,139	£5,451,421
60% LAR : 40% CIR	14%	£6,772,564	£5,669,593	£5,620,376	£5,611,581	£5,412,712	£5,213,844
60% LAR : 40% CIR	18%	£6,249,101	£5,144,143	£5,145,944	£5,136,272	£4,937,872	£4,739,473
60% LAR : 40% CIR	20%	£5,986,990	£4,880,045	£4,880,001	£4,870,237	£4,702,059	£4,533,881
60% LAR : 40% CIR	24%	£5,462,011	£4,479,104	£4,430,162	£4,421,417	£4,225,654	£4,029,889
60% LAR : 40% CIR	26%	£5,199,146	£4,240,263	£4,191,370	£4,182,633	£3,987,063	£3,791,491
60% LAR : 40% CIR	30%	£4,672,668	£3,711,646	£3,713,042	£3,704,322	£3,508,109	£3,311,896
60% LAR : 40% CIR	35%	£4,013,179	£3,162,455	£3,113,752	£3,105,048	£2,910,230	£2,715,413
60% LAR : 40% CIR	50%	£2,025,577	£1,385,296	£1,306,804	£1,298,135	£1,104,167	£910,198

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space	£40,420,000
---	-------------

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,231,937	£7,961,050	£7,911,346	£7,902,465	£7,703,651	£7,504,837
60% LAR : 40% CIR	8%	£8,191,184	£7,016,224	£6,966,812	£6,957,985	£6,759,339	£6,560,694
60% LAR : 40% CIR	12%	£7,669,255	£6,542,285	£6,493,005	£6,484,200	£6,285,882	£6,087,564
60% LAR : 40% CIR	14%	£7,407,907	£6,304,936	£6,255,719	£6,246,925	£6,050,056	£5,853,187
60% LAR : 40% CIR	18%	£6,884,444	£5,829,487	£5,780,387	£5,771,615	£5,574,215	£5,376,816
60% LAR : 40% CIR	20%	£6,622,333	£5,591,388	£5,542,344	£5,533,581	£5,336,402	£5,139,224
60% LAR : 40% CIR	24%	£6,097,354	£5,114,447	£5,065,505	£5,056,761	£4,860,997	£4,665,232
60% LAR : 40% CIR	26%	£5,834,489	£4,875,606	£4,826,713	£4,817,916	£4,622,406	£4,426,834
60% LAR : 40% CIR	30%	£5,308,011	£4,347,189	£4,348,386	£4,339,665	£4,144,452	£3,949,238
60% LAR : 40% CIR	35%	£4,648,522	£3,797,799	£3,749,095	£3,740,391	£3,545,573	£3,350,756
60% LAR : 40% CIR	50%	£2,660,920	£1,990,640	£1,942,147	£1,933,478	£1,739,510	£1,545,541

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution	£20,691,000
---	-------------

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,882,973	£8,712,086	£8,662,382	£8,653,501	£8,454,687	£8,255,872
60% LAR : 40% CIR	8%	£8,842,220	£7,671,290	£7,621,748	£7,612,921	£7,414,107	£7,215,292
60% LAR : 40% CIR	12%	£8,420,291	£7,293,320	£7,244,040	£7,235,236	£7,036,422	£6,837,607
60% LAR : 40% CIR	14%	£8,158,943	£7,055,972	£7,006,755	£7,007,960	£6,809,146	£6,610,331
60% LAR : 40% CIR	18%	£7,635,460	£6,531,493	£6,511,423	£6,502,640	£6,303,826	£6,105,011
60% LAR : 40% CIR	20%	£7,373,369	£6,342,424	£6,293,380	£6,284,616	£6,085,802	£5,887,017
60% LAR : 40% CIR	24%	£6,848,390	£5,865,483	£5,816,541	£5,807,796	£5,608,982	£5,410,167
60% LAR : 40% CIR	26%	£6,585,525	£5,626,642	£5,577,749	£5,568,912	£5,370,107	£5,171,292
60% LAR : 40% CIR	30%	£6,059,047	£5,148,225	£5,099,421	£5,090,701	£4,891,896	£4,703,081
60% LAR : 40% CIR	35%	£5,399,558	£4,584,834	£4,500,131	£4,491,427	£4,292,622	£4,103,807
60% LAR : 40% CIR	50%	£3,411,956	£2,741,675	£2,693,183	£2,684,514	£2,490,546	£2,296,578

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone C - RP Periphery E2,250 psf
------------	----------------------------------

No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£12,783,304	£11,480,122	£11,430,418	£11,421,537	£11,222,723	£11,023,908
60% LAR : 40% CIR	8%	£11,580,977	£10,376,306	£10,326,806	£10,318,067	£10,120,422	£9,923,777
60% LAR : 40% CIR	12%	£10,976,263	£9,822,872	£9,773,592	£9,764,788	£9,567,670	£9,370,551
60% LAR : 40% CIR	14%	£10,676,520	£9,545,776	£9,496,559	£9,487,766	£9,290,896	£9,094,027
60% LAR : 40% CIR	18%	£10,072,272	£8,940,833	£8,841,733	£8,832,960	£8,736,581	£8,540,162
60% LAR : 40% CIR	20%	£9,789,767	£8,712,987	£8,653,942	£8,655,179	£8,459,001	£8,262,823
60% LAR : 40% CIR	24%	£9,164,003	£8,156,551	£8,107,610	£8,098,865	£7,903,100	£7,707,336
60% LAR : 40% CIR	26%	£8,860,744	£7,871,862	£7,823,069	£7,820,334	£7,624,762	£7,429,190
60% LAR : 40% CIR	30%	£8,253,490	£7,300,051	£7,271,249	£7,262,507	£7,067,313	£6,872,100
60% LAR : 40% CIR	35%	£7,493,007	£6,621,292	£6,572,588	£6,563,884	£6,369,067	£6,174,249
60% LAR : 40% CIR	50%	£5,202,457	£4,516,028	£4,467,535	£4,458,867	£4,264,898	£4,070,929

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£9,682,921	£7,779,739	£7,730,035	£7,721,184	£7,522,340	£7,323,525
60% LAR : 40% CIR	8%	£7,680,394	£6,075,363	£6,026,513	£6,017,664	£5,818,820	£5,619,975
60% LAR : 40% CIR	12%	£7,277,880	£5,122,489	£5,073,209	£5,064,405	£4,867,287	£4,670,168
60% LAR : 40% CIR	14%	£6,976,137	£4,845,393	£4,796,176	£4,787,383	£4,590,513	£4,393,644
60% LAR : 40% CIR	18%	£6,371,989	£4,290,450	£4,241,350	£4,232,577	£4,036,178	£3,839,779
60% LAR : 40% CIR	20%	£6,069,394	£4,012,604	£3,963,569	£3,954,796	£3,758,618	£3,562,440
60% LAR : 40% CIR	24%	£5,463,620	£4,456,167	£4,407,227	£4,398,482	£4,202,717	£4,006,953
60% LAR : 40% CIR	26%	£5,160,361	£4,177,879	£4,128,686	£4,119,951	£3,924,379	£3,728,807
60% LAR : 40% CIR	30%	£4,553,096	£3,619,668	£3,570,865	£3,562,144	£3,366,930	£3,171,717
60% LAR : 40% CIR	35%	£3,792,624	£2,920,909	£2,872,205	£2,863,501	£2,668,683	£2,473,866
60% LAR : 40% CIR	50%	£1,502,074	£815,644	£767,152	£758,454	£564,515	£370,546

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£10,616,255	£9,313,074	£9,263,370	£9,254,489	£9,055,674	£8,856,860
60% LAR : 40% CIR	8%	£9,413,929	£8,209,258	£8,159,847	£8,151,019	£7,952,373	£7,753,728
60% LAR : 40% CIR	12%	£8,811,214	£7,655,824	£7,606,544	£7,597,740	£7,400,621	£7,203,503
60% LAR : 40% CIR	14%	£8,509,472	£7,378,728	£7,329,511	£7,320,718	£7,123,848	£6,926,979
60% LAR : 40% CIR	18%	£7,905,223	£6,823,786	£6,774,686	£6,765,912	£6,569,512	£6,373,114
60% LAR : 40% CIR	20%	£7,602,710	£6,545,939	£6,496,894	£6,488,131	£6,291,953	£6,095,774
60% LAR : 40% CIR	24%	£6,996,954	£5,989,502	£5,940,561	£5,931,817	£5,736,052	£5,540,287
60% LAR : 40% CIR	26%	£6,693,095	£5,710,914	£5,662,021	£5,653,285	£5,457,714	£5,262,142
60% LAR : 40% CIR	30%	£6,088,431	£5,153,002	£5,104,199	£5,095,479	£4,900,295	£4,705,052
60% LAR : 40% CIR	35%	£5,325,959	£4,454,243	£4,405,539	£4,396,836	£4,202,018	£4,007,201
60% LAR : 40% CIR	50%	£3,035,408	£2,348,979	£2,300,487	£2,291,819	£2,097,850	£1,903,880

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£11,251,599	£9,948,417	£9,898,713	£9,889,832	£9,691,018	£9,492,203
60% LAR : 40% CIR	8%	£10,049,272	£8,844,601	£8,795,190	£8,786,362	£8,587,716	£8,389,071
60% LAR : 40% CIR	12%	£9,446,557	£8,291,167	£8,241,887	£8,233,083	£8,035,965	£7,838,846
60% LAR : 40% CIR	14%	£9,144,815	£8,014,071	£7,964,854	£7,956,061	£7,759,191	£7,562,322
60% LAR : 40% CIR	18%	£8,540,567	£7,459,128	£7,410,028	£7,401,255	£7,204,855	£7,008,457
60% LAR : 40% CIR	20%	£8,238,062	£7,181,282	£7,132,237	£7,123,474	£6,927,296	£6,731,117
60% LAR : 40% CIR	24%	£7,632,297	£6,624,845	£6,575,904	£6,567,160	£6,371,395	£6,175,631
60% LAR : 40% CIR	26%	£7,329,039	£6,346,257	£6,297,354	£6,288,628	£6,093,057	£5,897,485
60% LAR : 40% CIR	30%	£6,724,774	£5,788,346	£5,739,543	£5,730,822	£5,535,608	£5,340,395
60% LAR : 40% CIR	35%	£5,961,302	£5,029,587	£5,040,883	£5,032,179	£4,837,361	£4,642,544
60% LAR : 40% CIR	50%	£3,670,751	£2,984,322	£2,935,830	£2,927,162	£2,733,193	£2,539,223

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£12,002,634	£10,869,853	£10,849,749	£10,840,868	£10,444,283	£10,243,239
60% LAR : 40% CIR	8%	£10,800,308	£9,565,637	£9,546,208	£9,537,288	£9,339,752	£9,142,107
60% LAR : 40% CIR	12%	£10,197,593	£9,042,203	£9,022,923	£9,014,119	£8,787,000	£8,589,882
60% LAR : 40% CIR	14%	£9,895,851	£8,765,107	£8,745,880	£8,737,096	£8,510,227	£8,313,358
60% LAR : 40% CIR	18%	£9,291,002	£8,210,164	£8,191,064	£8,182,281	£7,955,691	£7,759,493
60% LAR : 40% CIR	20%	£8,989,098	£7,932,318	£7,913,273	£7,904,509	£7,678,332	£7,482,153
60% LAR : 40% CIR	24%	£8,383,333	£7,375,881	£7,356,940	£7,348,196	£7,122,431	£6,926,666
60% LAR : 40% CIR	26%	£8,080,074	£7,097,293	£7,078,450	£7,069,684	£6,844,093	£6,648,521
60% LAR : 40% CIR	30%	£7,472,810	£6,539,381	£6,490,578	£6,481,857	£6,286,644	£6,091,430
60% LAR : 40% CIR	35%	£6,712,338	£5,840,622	£5,791,918	£5,783,215	£5,588,397	£5,393,579
60% LAR : 40% CIR	50%	£4,421,787	£3,735,358	£3,686,866	£3,678,198	£3,484,229	£3,290,259

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone C - RP Periphery £2,450 psf
------------	----------------------------------

No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£14,399,033	£13,070,015	£13,020,311	£13,014,430	£12,812,616	£12,613,801
60% LAR : 40% CIR	8%	£13,987,448	£11,839,009	£11,789,597	£11,780,760	£11,583,123	£11,385,478
60% LAR : 40% CIR	12%	£12,400,104	£11,221,978	£11,172,699	£11,163,894	£10,966,776	£10,769,657
60% LAR : 40% CIR	14%	£12,095,048	£10,913,084	£10,863,867	£10,855,074	£10,658,205	£10,461,336
60% LAR : 40% CIR	18%	£11,397,170	£10,294,545	£10,245,445	£10,236,672	£10,040,274	£9,843,874
60% LAR : 40% CIR	20%	£11,062,361	£9,984,901	£9,935,856	£9,927,094	£9,730,916	£9,534,737
60% LAR : 40% CIR	24%	£10,391,957	£9,364,869	£9,315,928	£9,307,184	£9,111,419	£8,915,655
60% LAR : 40% CIR	26%	£10,056,383	£9,054,483	£9,005,591	£8,996,854	£8,801,283	£8,605,711
60% LAR : 40% CIR	30%	£9,394,490	£8,432,976	£8,384,173	£8,375,453	£8,180,239	£7,985,026
60% LAR : 40% CIR	35%	£8,543,231	£7,654,723	£7,606,018	£7,597,314	£7,402,498	£7,207,680
60% LAR : 40% CIR	50%	£6,010,321	£5,310,975	£5,262,482	£5,253,814	£5,059,845	£4,865,876

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£10,698,649	£9,369,632	£9,319,928	£9,311,047	£9,112,233	£8,913,418
60% LAR : 40% CIR	8%	£9,367,965	£8,136,626	£8,089,214	£8,080,386	£7,882,740	£7,685,956
60% LAR : 40% CIR	12%	£8,699,721	£7,521,595	£7,472,316	£7,463,511	£7,266,392	£7,069,274
60% LAR : 40% CIR	14%	£8,365,665	£7,212,701	£7,163,484	£7,154,691	£6,957,822	£6,760,953
60% LAR : 40% CIR	18%	£7,696,787	£6,594,162	£6,545,062	£6,536,289	£6,339,891	£6,143,491
60% LAR : 40% CIR	20%	£7,361,968	£6,284,518	£6,235,413	£6,226,711	£6,030,532	£5,834,354
60% LAR : 40% CIR	24%	£6,691,574	£5,664,486	£5,615,545	£5,606,800	£5,411,036	£5,215,272
60% LAR : 40% CIR	26%	£6,356,000	£5,354,100	£5,305,208	£5,296,471	£5,100,899	£4,905,328
60% LAR : 40% CIR	30%	£5,684,107	£4,732,593	£4,683,789	£4,675,070	£4,479,856	£4,284,643
60% LAR : 40% CIR	35%	£4,842,848	£3,954,340	£3,905,635	£3,896,931	£3,702,115	£3,507,297
60% LAR : 40% CIR	50%	£2,309,938	£1,610,591	£1,562,099	£1,553,431	£1,359,462	£1,165,493

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£12,231,984	£10,902,967	£10,853,263	£10,844,382	£10,645,567	£10,446,753
60% LAR : 40% CIR	8%	£10,900,400	£9,671,980	£9,622,649	£9,613,720	£9,415,075	£9,216,430
60% LAR : 40% CIR	12%	£10,233,055	£9,054,930	£9,005,651	£9,006,845	£8,799,727	£8,602,609
60% LAR : 40% CIR	14%	£9,898,999	£8,746,036	£8,696,819	£8,688,025	£8,491,156	£8,294,287
60% LAR : 40% CIR	18%	£9,230,122	£8,127,497	£8,078,397	£8,069,624	£7,873,225	£7,676,826
60% LAR : 40% CIR	20%	£8,896,303	£7,817,653	£7,768,808	£7,760,046	£7,563,987	£7,367,988
60% LAR : 40% CIR	24%	£8,224,909	£7,197,821	£7,148,880	£7,140,135	£6,944,370	£6,748,607
60% LAR : 40% CIR	26%	£7,899,334	£6,887,435	£6,838,542	£6,829,806	£6,634,234	£6,438,663
60% LAR : 40% CIR	30%	£7,217,441	£6,265,927	£6,217,104	£6,208,404	£6,013,191	£5,817,977
60% LAR : 40% CIR	35%	£6,376,182	£5,487,675	£5,438,970	£5,430,266	£5,235,449	£5,040,632
60% LAR : 40% CIR	50%	£3,843,273	£3,143,926	£3,095,434	£3,086,766	£2,892,797	£2,698,827

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£12,967,327	£11,538,310	£11,488,606	£11,479,725	£11,280,911	£11,082,096
60% LAR : 40% CIR	8%	£11,635,743	£10,207,303	£10,257,892	£10,249,064	£10,051,418	£9,853,773
60% LAR : 40% CIR	12%	£10,868,398	£9,690,273	£9,640,994	£9,632,189	£9,435,070	£9,237,952
60% LAR : 40% CIR	14%	£10,534,343	£9,381,379	£9,332,162	£9,323,369	£9,126,500	£8,929,631
60% LAR : 40% CIR	18%	£9,865,465	£8,762,840	£8,713,740	£8,704,967	£8,508,569	£8,312,169
60% LAR : 40% CIR	20%	£9,530,646	£8,453,196	£8,404,151	£8,395,389	£8,199,210	£8,003,032
60% LAR : 40% CIR	24%	£8,860,252	£7,833,164	£7,784,223	£7,775,478	£7,579,714	£7,383,950
60% LAR : 40% CIR	26%	£8,524,678	£7,522,778	£7,473,868	£7,465,149	£7,269,577	£7,074,006
60% LAR : 40% CIR	30%	£7,852,785	£6,901,270	£6,852,467	£6,843,747	£6,648,534	£6,453,321
60% LAR : 40% CIR	35%	£7,011,526	£6,123,018	£6,074,313	£6,065,609	£5,870,792	£5,675,975
60% LAR : 40% CIR	50%	£4,478,616	£3,779,269	£3,730,777	£3,722,109	£3,528,140	£3,334,170

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£19,916,363	£12,289,346	£12,239,942	£12,230,761	£12,031,946	£11,833,131
60% LAR : 40% CIR	8%	£12,286,779	£10,059,330	£10,009,926	£10,001,099	£9,802,454	£9,603,809
60% LAR : 40% CIR	12%	£11,619,434	£10,441,309	£10,392,029	£10,383,224	£10,184,106	£9,985,988
60% LAR : 40% CIR	14%	£11,285,378	£10,132,415	£10,083,197	£10,074,404	£9,877,535	£9,680,666
60% LAR : 40% CIR	18%	£10,616,501	£9,513,676	£9,464,776	£9,455,953	£9,259,604	£9,063,205
60% LAR : 40% CIR	20%	£10,281,682	£9,204,232	£9,155,187	£9,146,425	£8,950,246	£8,754,068
60% LAR : 40% CIR	24%	£9,611,287	£8,584,200	£8,535,289	£8,526,514	£8,330,749	£8,134,986
60% LAR : 40% CIR	26%	£9,275,713	£8,273,814	£8,224,921	£8,216,185	£8,020,613	£7,825,041
60% LAR : 40% CIR	30%	£7,852,785	£7,052,306	£7,003,503	£7,004,783	£6,809,570	£6,614,356
60% LAR : 40% CIR	35%	£7,762,561	£6,874,053	£6,825,349	£6,816,645	£6,621,828	£6,427,011
60% LAR : 40% CIR	50%	£5,229,652	£4,530,305	£4,481,813	£4,473,145	£4,279,178	£4,085,206

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats	
-------------------	--

Value Area	Zone C - £1,050 psf
------------	---------------------

No Units	20
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,133,313	£1,769,189	£1,713,064	£1,703,045	£1,478,539	£1,254,033
60% LAR : 40% CIR	8%	£2,650,998	£1,399,844	£1,343,066	£1,333,107	£1,109,963	£886,880
60% LAR : 40% CIR	12%	£2,421,521	£1,211,881	£1,156,261	£1,146,328	£923,847	£701,364
60% LAR : 40% CIR	14%	£2,301,831	£1,117,956	£1,062,411	£1,052,491	£830,309	£608,126
60% LAR : 40% CIR	18%	£2,061,569	£929,226	£873,823	£863,926	£642,311	£420,695
60% LAR : 40% CIR	20%	£1,940,977	£834,423	£779,086	£769,201	£547,853	£326,506
60% LAR : 40% CIR	24%	£1,898,928	£643,946	£588,735	£578,870	£388,026	£137,182
60% LAR : 40% CIR	26%	£1,577,484	£548,274	£483,122	£483,267	£262,659	£42,051
60% LAR : 40% CIR	30%	£1,333,662	£356,072	£301,030	£291,192	£110,025	£-155,650
60% LAR : 40% CIR	35%	£1,027,283	£114,218	£59,299	£49,481	£-177,638	£-407,523
60% LAR : 40% CIR	50%	£97,483	£-650,272	£-707,456	£-717,689	£-946,426	£-1,175,163

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,831,587	£7,995,711	£8,051,838	£8,061,855	£8,286,381	£8,510,867
60% LAR : 40% CIR	8%	£7,104,462	£6,396,056	£6,421,834	£6,431,793	£6,654,467	£6,879,260
60% LAR : 40% CIR	12%	£7,343,379	£6,553,019	£6,608,639	£6,618,572	£6,841,053	£7,063,536
60% LAR : 40% CIR	14%	£7,463,069	£6,646,944	£6,702,489	£6,712,409	£6,934,591	£7,156,774
60% LAR : 40% CIR	18%	£7,703,341	£6,835,674	£6,891,077	£6,900,974	£7,122,589	£7,344,205
60% LAR : 40% CIR	20%	£7,824,263	£6,929,417	£6,985,814	£6,995,696	£7,217,047	£7,438,394
60% LAR : 40% CIR	24%	£8,065,972	£6,920,554	£6,918,168	£6,928,030	£7,162,718	£7,362,718
60% LAR : 40% CIR	26%	£8,197,436	£6,916,626	£6,921,778	£6,921,633	£6,902,241	£6,722,849
60% LAR : 40% CIR	30%	£8,431,236	£6,908,628	£6,903,670	£6,903,708	£6,869,875	£6,620,593
60% LAR : 40% CIR	35%	£8,737,617	£6,850,662	£6,705,601	£6,715,419	£6,942,538	£6,702,423
60% LAR : 40% CIR	50%	£8,667,417	£6,415,172	£6,472,358	£6,482,589	£6,711,326	£6,480,053

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,585,287	£8,949,411	£8,095,538	£8,015,555	£8,240,061	£8,464,567
60% LAR : 40% CIR	8%	£8,348,462	£8,019,726	£7,175,534	£7,095,493	£7,320,001	£7,544,507
60% LAR : 40% CIR	12%	£8,297,019	£8,506,719	£4,562,339	£4,572,272	£4,794,753	£5,017,236
60% LAR : 40% CIR	14%	£8,416,789	£4,800,644	£4,656,189	£4,666,109	£4,888,291	£5,110,474
60% LAR : 40% CIR	18%	£8,657,041	£4,788,574	£4,844,871	£4,854,674	£5,076,289	£5,297,895
60% LAR : 40% CIR	20%	£8,777,523	£4,884,177	£4,939,514	£4,949,359	£5,170,747	£5,392,094
60% LAR : 40% CIR	24%	£8,016,672	£5,074,654	£5,129,885	£5,139,730	£5,360,574	£5,581,418
60% LAR : 40% CIR	26%	£8,141,136	£5,179,326	£5,225,478	£5,235,333	£5,455,941	£5,676,549
60% LAR : 40% CIR	30%	£8,431,236	£5,408,628	£5,463,670	£5,473,708	£5,669,875	£5,874,209
60% LAR : 40% CIR	35%	£8,691,317	£5,604,382	£5,659,301	£5,669,119	£5,896,238	£6,126,123
60% LAR : 40% CIR	50%	£8,621,117	£6,308,872	£6,426,056	£6,436,289	£6,665,029	£6,893,793

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£608,887	£2,272,811	£2,328,938	£2,338,955	£2,563,461	£2,787,967
60% LAR : 40% CIR	8%	£3,348,479	£3,019,726	£2,175,534	£2,095,493	£2,320,001	£2,544,507
60% LAR : 40% CIR	12%	£1,620,419	£2,830,119	£2,885,739	£2,895,672	£3,118,153	£3,340,636
60% LAR : 40% CIR	14%	£1,740,189	£2,924,044	£2,879,589	£2,889,509	£3,111,691	£3,333,874
60% LAR : 40% CIR	18%	£3,980,441	£3,112,774	£3,168,177	£3,178,074	£3,399,889	£3,621,305
60% LAR : 40% CIR	20%	£2,101,023	£3,207,577	£3,262,914	£3,272,799	£3,494,147	£3,715,494
60% LAR : 40% CIR	24%	£2,343,072	£3,398,054	£3,453,265	£3,463,139	£3,685,674	£3,904,818
60% LAR : 40% CIR	26%	£2,464,536	£3,483,726	£3,548,878	£3,558,733	£3,778,341	£3,999,848
60% LAR : 40% CIR	30%	£2,198,338	£3,685,028	£3,740,870	£3,750,695	£3,970,925	£4,197,609
60% LAR : 40% CIR	35%	£3,014,717	£3,927,782	£3,982,701	£3,992,519	£4,219,639	£4,449,523
60% LAR : 40% CIR	50%	£3,844,517	£4,692,272	£4,749,456	£4,759,689	£4,988,426	£5,217,189

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,073,213	£898,811	£897,388	£897,388	£897,388	£897,388
60% LAR : 40% CIR	8%	£599,898	£661,256	£717,034	£726,993	£850,107	£1,193,220
60% LAR : 40% CIR	12%	£361,421	£848,219	£903,839	£913,772	£1,136,253	£1,358,736
60% LAR : 40% CIR	14%	£241,731	£942,144	£997,689	£1,007,609	£1,229,791	£1,451,974
60% LAR : 40% CIR	18%	£1,459	£1,189,914	£1,196,277	£1,196,174	£1,417,798	£1,649,405
60% LAR : 40% CIR	20%	£-119,123	£1,225,677	£1,281,014	£1,290,859	£1,512,247	£1,733,594
60% LAR : 40% CIR	24%	£391,172	£1,418,194	£1,471,385	£1,481,239	£1,702,674	£1,922,918
60% LAR : 40% CIR	26%	£643,636	£1,611,828	£1,666,978	£1,676,833	£1,927,441	£2,019,848
60% LAR : 40% CIR	30%	£726,438	£1,704,028	£1,759,070	£1,768,908	£1,980,075	£2,215,709
60% LAR : 40% CIR	35%	£1,032,817	£1,945,882	£2,000,801	£2,010,619	£2,237,738	£2,487,823
60% LAR : 40% CIR	50%	£1,963,917	£2,710,972	£2,767,656	£2,777,789	£3,096,588	£3,266,269

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 20 Flats

Value Area	Zone C - £1,150 psf
------------	---------------------

No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,038,678	£2,660,681	£2,604,554	£2,594,535	£2,370,029	£2,145,524
60% LAR - 40% CIR	8%	£3,483,498	£2,219,017	£2,163,238	£2,153,219	£1,930,165	£1,707,052
60% LAR - 40% CIR	12%	£3,218,781	£1,996,303	£1,940,774	£1,930,840	£1,708,359	£1,485,877
60% LAR - 40% CIR	14%	£3,080,973	£1,884,639	£1,829,094	£1,819,174	£1,596,991	£1,374,809
60% LAR - 40% CIR	18%	£2,854,481	£1,680,249	£1,624,845	£1,594,949	£1,373,334	£1,151,718
60% LAR - 40% CIR	20%	£2,665,759	£1,547,616	£1,492,279	£1,482,394	£1,267,046	£1,038,688
60% LAR - 40% CIR	24%	£2,387,472	£1,321,479	£1,266,288	£1,256,403	£1,038,559	£814,715
60% LAR - 40% CIR	28%	£2,247,888	£1,207,978	£1,152,828	£1,142,970	£922,362	£701,754
60% LAR - 40% CIR	30%	£1,987,947	£980,115	£926,074	£916,226	£696,069	£474,802
60% LAR - 40% CIR	35%	£1,616,169	£693,688	£638,769	£628,950	£409,276	£189,601
60% LAR - 40% CIR	50%	£550,472	£-183,809	£-240,994	£-231,227	£-479,964	£-708,701

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,728,222	£7,104,219	£7,180,348	£7,170,385	£7,394,871	£7,619,376
60% LAR - 40% CIR	8%	£5,271,402	£7,745,985	£7,670,862	£7,611,661	£7,841,785	£8,067,868
60% LAR - 40% CIR	12%	£4,546,110	£7,768,507	£7,524,126	£7,834,060	£8,056,541	£8,279,023
60% LAR - 40% CIR	14%	£4,683,927	£7,880,261	£7,935,806	£7,945,726	£8,167,909	£8,390,091
60% LAR - 40% CIR	18%	£3,960,430	£8,104,851	£8,160,055	£8,169,951	£8,391,596	£8,613,182
60% LAR - 40% CIR	20%	£7,699,141	£8,217,284	£8,272,611	£8,282,468	£8,503,694	£8,725,202
60% LAR - 40% CIR	24%	£7,377,428	£8,443,421	£8,498,632	£8,508,497	£8,729,341	£8,950,185
60% LAR - 40% CIR	28%	£7,917,912	£8,566,922	£8,612,074	£8,621,930	£8,842,538	£9,063,148
60% LAR - 40% CIR	30%	£7,797,053	£8,384,185	£8,339,868	£8,349,694	£8,569,631	£8,789,958
60% LAR - 40% CIR	35%	£8,148,731	£9,071,212	£9,126,131	£9,135,950	£9,353,624	£9,575,299
60% LAR - 40% CIR	50%	£9,214,426	£9,998,708	£10,005,894	£10,016,127	£10,241,664	£10,473,601

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,079,922	£3,057,919	£3,114,048	£3,124,085	£3,348,571	£3,573,076
60% LAR - 40% CIR	8%	£2,251,402	£3,745,985	£3,802,114	£3,812,151	£4,036,637	£4,261,142
60% LAR - 40% CIR	12%	£2,499,810	£3,722,207	£3,777,826	£3,787,760	£4,010,241	£4,232,723
60% LAR - 40% CIR	14%	£2,637,627	£3,833,361	£3,889,506	£3,899,426	£4,121,609	£4,343,791
60% LAR - 40% CIR	18%	£2,914,138	£4,068,361	£4,123,785	£4,123,661	£4,346,288	£4,568,868
60% LAR - 40% CIR	20%	£5,052,841	£4,170,884	£4,226,361	£4,236,206	£4,457,554	£4,678,902
60% LAR - 40% CIR	24%	£3,331,128	£4,397,121	£4,452,332	£4,462,197	£4,683,041	£4,903,885
60% LAR - 40% CIR	28%	£3,470,712	£4,516,622	£4,568,774	£4,576,630	£4,796,238	£5,016,648
60% LAR - 40% CIR	30%	£7,797,053	£4,738,485	£4,793,508	£4,803,384	£5,020,531	£5,241,098
60% LAR - 40% CIR	35%	£4,102,431	£5,024,312	£5,079,831	£5,089,650	£5,309,324	£5,529,999
60% LAR - 40% CIR	50%	£5,188,128	£5,902,498	£5,958,594	£5,969,627	£6,198,564	£6,427,901

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,322	£1,381,319	£1,437,448	£1,447,385	£1,671,971	£1,896,476
60% LAR - 40% CIR	8%	£348,602	£1,662,865	£1,618,762	£1,588,721	£2,111,635	£2,334,906
60% LAR - 40% CIR	12%	£823,219	£2,045,607	£2,101,226	£2,111,160	£2,333,641	£2,556,123
60% LAR - 40% CIR	14%	£991,027	£2,187,361	£2,212,905	£2,222,839	£2,445,009	£2,667,191
60% LAR - 40% CIR	18%	£1,337,639	£2,488,361	£2,513,785	£2,523,719	£2,746,288	£2,968,370
60% LAR - 40% CIR	20%	£1,376,241	£2,494,384	£2,549,721	£2,559,656	£2,780,954	£3,002,302
60% LAR - 40% CIR	24%	£1,854,529	£2,720,521	£2,775,732	£2,785,597	£3,008,441	£3,227,285
60% LAR - 40% CIR	28%	£1,784,412	£2,884,622	£2,889,174	£2,898,939	£3,116,638	£3,348,246
60% LAR - 40% CIR	30%	£2,074,153	£3,061,685	£3,116,326	£3,126,164	£3,346,931	£3,567,098
60% LAR - 40% CIR	35%	£2,425,831	£3,348,312	£3,403,231	£3,413,060	£3,632,724	£3,852,399
60% LAR - 40% CIR	50%	£3,491,528	£4,226,608	£4,282,694	£4,293,227	£4,521,864	£4,749,701

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,978,378	£691,581	£568,454	£558,435	£508,929	£285,421
60% LAR - 40% CIR	8%	£1,433,388	£1,691,917	£1,603,138	£1,593,175	£1,624,925	£1,654,048
60% LAR - 40% CIR	12%	£1,158,681	£93,707	£-119,326	£-129,260	£-351,741	£-574,223
60% LAR - 40% CIR	14%	£1,020,873	£175,481	£231,006	£240,928	£-683,109	£-886,281
60% LAR - 40% CIR	18%	£744,361	£306,626	£466,746	£476,668	£-686,766	£-890,362
60% LAR - 40% CIR	20%	£605,659	£312,484	£-567,821	£-577,708	£-799,054	£-1,020,402
60% LAR - 40% CIR	24%	£327,372	£738,621	£793,832	£803,697	£-1,024,541	£-1,245,885
60% LAR - 40% CIR	28%	£1,784,412	£2,884,622	£2,889,174	£2,898,939	£3,116,638	£3,348,246
60% LAR - 40% CIR	30%	£522,253	£-1,079,585	£-1,135,026	£-1,144,864	£-1,363,031	£-1,585,168
60% LAR - 40% CIR	35%	£443,931	£-1,368,412	£-1,421,331	£-1,431,150	£-1,650,824	£-1,870,499
60% LAR - 40% CIR	50%	£-1,609,628	£-2,243,909	£-2,301,084	£-2,311,327	£-2,540,664	£-2,769,891

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 20 Flats

Value Area	Zone C - £1,350 psf
------------	---------------------

No Units	20
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,833,933	£4,443,663	£4,387,537	£4,377,518	£4,165,013	£3,928,507
60% LAR - 40% CIR	8%	£3,147,658	£3,859,360	£3,803,561	£3,793,622	£3,570,510	£3,347,396
60% LAR - 40% CIR	12%	£4,802,728	£3,565,418	£3,509,798	£3,499,865	£3,277,384	£3,054,902
60% LAR - 40% CIR	14%	£4,629,820	£3,418,005	£3,362,458	£3,352,538	£3,130,356	£2,908,175
60% LAR - 40% CIR	18%	£4,263,121	£3,122,295	£3,068,891	£3,058,984	£2,835,380	£2,612,764
60% LAR - 40% CIR	20%	£4,108,332	£2,974,002	£2,918,665	£2,908,779	£2,687,432	£2,466,084
60% LAR - 40% CIR	24%	£3,760,886	£2,676,547	£2,621,335	£2,611,471	£2,390,626	£2,169,782
60% LAR - 40% CIR	26%	£3,886,229	£2,527,385	£2,472,233	£2,462,378	£2,241,769	£2,021,161
60% LAR - 40% CIR	30%	£3,298,054	£2,228,203	£2,173,102	£2,163,204	£1,943,157	£1,722,989
60% LAR - 40% CIR	35%	£2,783,940	£1,852,626	£1,797,708	£1,787,889	£1,568,214	£1,348,540
60% LAR - 40% CIR	50%	£1,456,449	£715,400	£660,756	£650,977	£432,399	£213,820

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		-£3,930,367	-£5,321,237	-£5,377,363	-£5,387,382	-£5,611,887	-£5,836,393
60% LAR - 40% CIR	8%	-£4,617,242	-£5,965,540	-£6,061,319	-£6,071,278	-£6,346,380	-£6,571,804
60% LAR - 40% CIR	12%	-£4,962,172	-£6,199,482	-£6,255,102	-£6,265,088	-£6,487,516	-£6,709,998
60% LAR - 40% CIR	14%	-£5,135,080	-£6,346,895	-£6,402,442	-£6,412,362	-£6,634,544	-£6,856,725
60% LAR - 40% CIR	18%	-£5,481,779	-£6,642,605	-£6,698,009	-£6,707,996	-£6,929,520	-£7,151,136
60% LAR - 40% CIR	20%	-£5,655,608	-£6,790,698	-£6,846,235	-£6,856,121	-£7,077,468	-£7,299,816
60% LAR - 40% CIR	24%	-£6,004,014	-£7,088,353	-£7,143,565	-£7,153,426	-£7,374,274	-£7,595,118
60% LAR - 40% CIR	26%	-£6,178,671	-£7,237,615	-£7,292,867	-£7,302,692	-£7,523,131	-£7,743,739
60% LAR - 40% CIR	30%	-£6,539,845	-£7,546,697	-£7,601,738	-£7,611,576	-£7,831,743	-£8,051,811
60% LAR - 40% CIR	35%	-£6,970,060	-£7,912,274	-£7,967,192	-£7,977,011	-£8,196,686	-£8,416,360
60% LAR - 40% CIR	50%	-£8,308,451	-£9,089,500	-£9,104,144	-£9,113,663	-£9,332,501	-£9,551,080

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		-£115,533	-£1,274,937	-£1,331,083	-£1,341,082	-£1,565,587	-£1,790,693
60% LAR - 40% CIR	8%	-£105,842	-£1,869,940	-£1,915,019	-£1,924,978	-£2,149,482	-£2,374,588
60% LAR - 40% CIR	12%	-£915,872	-£2,153,182	-£2,208,802	-£2,218,735	-£2,441,216	-£2,663,688
60% LAR - 40% CIR	14%	-£1,088,780	-£2,300,395	-£2,356,142	-£2,366,062	-£2,588,244	-£2,810,425
60% LAR - 40% CIR	18%	-£1,635,478	-£2,896,385	-£2,951,709	-£2,961,696	-£3,183,220	-£3,404,858
60% LAR - 40% CIR	20%	-£1,609,268	-£2,744,598	-£2,799,935	-£2,809,821	-£3,031,158	-£3,252,516
60% LAR - 40% CIR	24%	-£1,357,714	-£3,042,053	-£3,097,265	-£3,107,129	-£3,327,974	-£3,548,818
60% LAR - 40% CIR	26%	-£2,192,971	-£3,191,215	-£3,246,367	-£3,256,222	-£3,476,831	-£3,697,439
60% LAR - 40% CIR	30%	-£3,589,845	-£3,546,697	-£3,591,738	-£3,601,576	-£3,776,443	-£3,951,811
60% LAR - 40% CIR	35%	-£2,924,660	-£3,865,374	-£3,920,892	-£3,930,711	-£4,150,386	-£4,370,660
60% LAR - 40% CIR	50%	-£4,282,151	-£5,003,200	-£5,018,844	-£5,028,623	-£5,248,201	-£5,468,780

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,791,933	£401,683	£345,537	£335,518	£111,013	£113,493
60% LAR - 40% CIR	8%	£1,105,658	£1,869,940	£1,915,019	£1,924,978	£2,149,482	£2,374,588
60% LAR - 40% CIR	12%	£760,728	£476,582	£532,202	£542,135	£644,618	£697,098
60% LAR - 40% CIR	14%	£587,820	£923,995	£979,542	£989,492	£911,644	£1,133,825
60% LAR - 40% CIR	18%	£241,121	£919,705	£975,109	£985,006	£1,206,630	£1,428,236
60% LAR - 40% CIR	20%	£67,332	£1,067,998	£1,123,335	£1,133,221	£1,354,568	£1,575,916
60% LAR - 40% CIR	24%	£281,114	£1,355,453	£1,420,665	£1,430,529	£1,651,374	£1,872,218
60% LAR - 40% CIR	26%	£465,771	£1,614,615	£1,689,787	£1,699,662	£1,920,281	£2,141,839
60% LAR - 40% CIR	30%	£905,546	£1,613,797	£1,688,838	£1,698,676	£1,919,643	£2,140,811
60% LAR - 40% CIR	35%	£1,248,060	£2,189,374	£2,244,202	£2,254,111	£2,473,786	£2,693,460
60% LAR - 40% CIR	50%	£2,586,581	£3,326,600	£3,381,244	£3,391,023	£3,609,601	£3,828,180

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,738,833	£2,383,965	£2,327,437	£2,317,416	£2,092,915	£1,868,107
60% LAR - 40% CIR	8%	£3,087,658	£1,789,280	£1,743,481	£1,733,622	£1,510,410	£1,287,296
60% LAR - 40% CIR	12%	£2,742,628	£1,505,318	£1,449,698	£1,439,765	£1,217,284	£994,802
60% LAR - 40% CIR	14%	£2,669,720	£1,357,905	£1,302,358	£1,292,438	£1,070,256	£848,075
60% LAR - 40% CIR	18%	£2,623,021	£1,062,165	£1,006,791	£996,894	£775,261	£563,664
60% LAR - 40% CIR	20%	£2,049,232	£913,902	£858,565	£848,679	£627,332	£405,584
60% LAR - 40% CIR	24%	£1,700,786	£916,447	£861,235	£851,371	£630,526	£409,682
60% LAR - 40% CIR	26%	£1,526,139	£487,285	£442,133	£432,278	£181,669	£18,888
60% LAR - 40% CIR	30%	£1,175,954	£168,103	£113,062	£103,224	£116,943	£37,111
60% LAR - 40% CIR	35%	£733,840	£207,474	£262,392	£272,211	£491,886	£711,560
60% LAR - 40% CIR	50%	£698,681	£1,344,799	£1,399,344	£1,408,123	£1,627,704	£1,846,280

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone C - £1,500 psf
------------	---------------------

No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£7,180,374	£5,771,285	£5,716,003	£5,706,135	£5,485,003	£5,263,877
60% LAR : 40% CIR	12%	£3,386,383	£3,063,668	£3,020,019	£3,010,209	£4,799,450	£4,577,654
60% LAR : 40% CIR	14%	£5,987,596	£4,738,532	£4,683,747	£4,673,964	£4,454,152	£4,231,671
60% LAR : 40% CIR	18%	£5,787,758	£4,565,382	£4,510,671	£4,500,900	£4,290,381	£4,068,198
60% LAR : 40% CIR	20%	£5,387,202	£4,218,215	£4,163,486	£4,153,559	£3,933,914	£3,710,299
60% LAR : 40% CIR	24%	£5,186,485	£4,043,791	£3,988,455	£3,978,569	£3,757,222	£3,535,674
60% LAR : 40% CIR	26%	£4,784,181	£3,692,846	£3,637,635	£3,627,770	£3,406,926	£3,186,082
60% LAR : 40% CIR	28%	£4,582,995	£3,516,940	£3,461,788	£3,451,933	£3,231,325	£3,010,717
60% LAR : 40% CIR	30%	£4,178,992	£3,164,270	£3,109,227	£3,099,380	£2,879,222	£2,659,055
60% LAR : 40% CIR	35%	£3,671,921	£2,721,831	£2,666,911	£2,657,093	£2,437,419	£2,217,743
60% LAR : 40% CIR	50%	£2,135,933	£1,384,019	£1,329,374	£1,319,596	£1,101,017	£882,439

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,584,526	£3,993,615	£4,048,897	£4,058,785	£4,278,897	£4,501,029
60% LAR : 40% CIR	8%	£3,318,517	£4,680,942	£4,735,881	£4,745,661	£4,965,450	£5,187,246
60% LAR : 40% CIR	12%	£3,777,304	£5,026,368	£5,081,153	£5,090,936	£5,310,748	£5,533,229
60% LAR : 40% CIR	14%	£3,977,142	£5,190,518	£5,245,229	£5,254,000	£5,474,519	£5,705,702
60% LAR : 40% CIR	18%	£4,377,698	£5,546,585	£5,601,474	£5,611,371	£5,832,986	£6,064,601
60% LAR : 40% CIR	20%	£4,578,415	£5,721,100	£5,776,445	£5,786,341	£6,007,618	£6,239,026
60% LAR : 40% CIR	24%	£4,980,710	£6,072,054	£6,127,265	£6,137,130	£6,357,974	£6,578,618
60% LAR : 40% CIR	26%	£5,182,305	£6,247,960	£6,303,112	£6,312,987	£6,533,575	£6,754,183
60% LAR : 40% CIR	30%	£5,586,538	£6,603,630	£6,658,673	£6,668,510	£6,885,618	£7,105,845
60% LAR : 40% CIR	35%	£6,092,070	£7,043,069	£7,097,989	£7,107,807	£7,327,481	£7,547,167
60% LAR : 40% CIR	50%	£7,628,967	£8,380,851	£8,435,528	£8,445,304	£8,663,883	£8,882,461

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,461,774	£52,685	£2,597	£12,465	£233,597	£454,729
60% LAR : 40% CIR	8%	£957,753	£284,862	£388,451	£388,293	£519,153	£640,946
60% LAR : 40% CIR	12%	£268,596	£980,068	£1,034,853	£1,044,636	£1,264,448	£1,486,929
60% LAR : 40% CIR	14%	£69,158	£1,153,218	£1,207,929	£1,217,700	£1,438,219	£1,660,402
60% LAR : 40% CIR	18%	£287,988	£1,800,385	£1,855,974	£1,865,611	£1,788,686	£2,008,301
60% LAR : 40% CIR	20%	£532,115	£1,674,809	£1,730,145	£1,740,031	£1,861,318	£2,082,728
60% LAR : 40% CIR	24%	£334,419	£2,025,754	£2,080,965	£2,090,830	£2,311,674	£2,532,518
60% LAR : 40% CIR	26%	£1,136,005	£2,261,960	£2,286,812	£2,286,687	£2,487,278	£2,707,883
60% LAR : 40% CIR	30%	£1,540,038	£2,564,373	£2,601,373	£2,611,210	£2,836,318	£3,056,145
60% LAR : 40% CIR	35%	£2,046,870	£2,968,769	£3,051,689	£3,051,507	£3,281,181	£3,500,857
60% LAR : 40% CIR	50%	£3,582,967	£4,334,681	£4,389,228	£4,398,004	£4,617,583	£4,836,161

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,138,374	£1,729,285	£1,674,003	£1,664,135	£1,443,003	£1,221,877
60% LAR : 40% CIR	8%	£2,344,383	£1,041,668	£997,019	£977,209	£757,450	£535,654
60% LAR : 40% CIR	12%	£1,945,596	£696,532	£641,747	£631,964	£412,152	£189,671
60% LAR : 40% CIR	14%	£1,745,758	£523,382	£468,671	£458,900	£238,381	£16,198
60% LAR : 40% CIR	18%	£1,345,202	£178,215	£121,426	£111,529	£100,986	£51,901
60% LAR : 40% CIR	20%	£1,144,485	£1,791	£53,545	£53,431	£284,778	£506,126
60% LAR : 40% CIR	24%	£742,181	£349,154	£404,365	£414,230	£635,074	£855,918
60% LAR : 40% CIR	26%	£540,985	£235,960	£280,212	£280,087	£416,675	£631,263
60% LAR : 40% CIR	30%	£1,365,582	£377,230	£332,774	£332,610	£1,152,778	£1,367,945
60% LAR : 40% CIR	35%	£3,070,079	£1,320,169	£1,375,089	£1,384,907	£1,604,581	£1,824,257
60% LAR : 40% CIR	50%	£1,986,967	£2,657,681	£2,712,626	£2,722,404	£2,940,883	£3,159,561

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,420,274	£3,711,185	£3,655,903	£3,646,035	£3,424,903	£3,203,777
60% LAR : 40% CIR	8%	£4,526,283	£3,023,858	£2,968,619	£2,958,109	£2,736,360	£2,514,614
60% LAR : 40% CIR	12%	£3,927,496	£2,678,432	£2,623,647	£2,613,864	£2,394,052	£2,171,571
60% LAR : 40% CIR	14%	£3,727,658	£2,505,282	£2,450,571	£2,440,800	£2,220,281	£1,998,098
60% LAR : 40% CIR	18%	£3,627,102	£2,158,115	£2,103,326	£2,093,429	£1,871,814	£1,650,199
60% LAR : 40% CIR	20%	£3,126,385	£1,983,691	£1,928,355	£1,918,469	£1,697,122	£1,475,774
60% LAR : 40% CIR	24%	£2,724,081	£1,632,746	£1,577,535	£1,567,670	£1,346,826	£1,125,982
60% LAR : 40% CIR	26%	£2,622,495	£1,456,840	£1,401,688	£1,391,833	£1,171,225	£956,617
60% LAR : 40% CIR	30%	£2,118,462	£1,104,170	£1,049,127	£1,039,290	£819,122	£598,955
60% LAR : 40% CIR	35%	£1,611,821	£661,731	£606,811	£596,993	£377,319	£157,643
60% LAR : 40% CIR	50%	£75,833	£676,981	£680,726	£680,504	£696,082	£1,177,961

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 20 Flats

Value Area	Zone C - £1,750 psf
------------	---------------------

No Units	20
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£9,424,442	£7,979,471	£7,926,187	£7,914,319	£7,893,187	£7,472,057
60% LAR - 40% CIR	8%	£8,450,926	£7,115,489	£7,060,549	£7,050,739	£7,030,979	£6,611,219
60% LAR - 40% CIR	12%	£7,962,376	£6,681,735	£6,626,951	£6,617,167	£6,598,029	£6,178,891
60% LAR - 40% CIR	14%	£7,717,657	£6,464,422	£6,409,711	£6,399,940	£6,381,097	£5,962,254
60% LAR - 40% CIR	18%	£7,227,837	£6,028,626	£5,974,356	£5,964,008	£5,945,323	£5,526,039
60% LAR - 40% CIR	20%	£6,981,740	£5,810,748	£5,756,243	£5,746,505	£5,728,484	£5,310,463
60% LAR - 40% CIR	24%	£6,489,673	£5,373,532	£5,319,150	£5,309,434	£5,291,909	£4,874,384
60% LAR - 40% CIR	26%	£6,243,205	£5,154,488	£5,100,175	£5,090,467	£5,073,175	£4,655,882
60% LAR - 40% CIR	30%	£5,749,610	£4,715,933	£4,661,368	£4,651,678	£4,634,819	£4,217,962
60% LAR - 40% CIR	35%	£5,130,564	£4,165,362	£4,111,269	£4,101,569	£4,085,226	£3,666,417
60% LAR - 40% CIR	50%	£3,263,524	£2,498,383	£2,443,738	£2,433,959	£2,418,382	£1,996,803

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£340,458	£1,785,429	£1,840,713	£1,830,581	£2,071,713	£2,292,843
60% LAR - 40% CIR	0%	£1,319,674	£2,869,411	£2,945,361	£2,941,161	£2,933,671	£3,153,681
60% LAR - 40% CIR	12%	£1,802,524	£3,083,165	£3,137,949	£3,137,733	£3,130,871	£3,350,009
60% LAR - 40% CIR	14%	£2,247,243	£3,300,478	£3,355,189	£3,354,960	£3,348,303	£3,567,646
60% LAR - 40% CIR	18%	£2,537,583	£3,726,374	£3,780,544	£3,780,292	£3,773,577	£3,992,861
60% LAR - 40% CIR	20%	£2,783,103	£4,164,132	£4,218,617	£4,218,366	£4,211,616	£4,430,454
60% LAR - 40% CIR	24%	£3,275,227	£4,391,388	£4,445,750	£4,445,496	£4,438,746	£4,657,516
60% LAR - 40% CIR	26%	£3,521,995	£4,810,402	£4,864,725	£4,864,433	£4,857,725	£5,109,618
60% LAR - 40% CIR	30%	£4,015,665	£5,049,317	£5,103,565	£5,103,222	£5,096,581	£5,348,538
60% LAR - 40% CIR	35%	£4,534,336	£5,599,538	£5,653,831	£5,653,501	£5,646,874	£5,898,483
60% LAR - 40% CIR	50%	£5,591,376	£7,268,517	£7,321,162	£7,320,641	£7,314,518	£7,768,087

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,705,842	£2,260,871	£2,205,587	£2,195,719	£1,974,587	£1,753,457
60% LAR - 40% CIR	0%	£2,122,626	£1,396,889	£1,341,949	£1,332,139	£1,112,239	£882,619
60% LAR - 40% CIR	12%	£2,243,776	£963,135	£908,351	£898,567	£679,429	£480,291
60% LAR - 40% CIR	14%	£1,999,057	£745,822	£691,111	£681,340	£462,497	£243,654
60% LAR - 40% CIR	18%	£1,568,737	£310,328	£255,758	£246,008	£27,723	£-386,861
60% LAR - 40% CIR	20%	£1,263,140	£96,148	£37,643	£27,905	£-100,119	£-468,137
60% LAR - 40% CIR	24%	£771,073	£-435,068	£-399,450	£-409,166	£-626,691	£-844,216
60% LAR - 40% CIR	26%	£524,695	£-684,102	£-618,428	£-629,133	£-845,428	£-1,062,718
60% LAR - 40% CIR	30%	£30,810	£-1,033,017	£-1,027,232	£-1,026,922	£-1,243,781	£-1,501,638
60% LAR - 40% CIR	35%	£-388,036	£-1,553,238	£-1,607,331	£-1,617,001	£-1,833,374	£-2,052,183
60% LAR - 40% CIR	50%	£-2,485,076	£-3,220,217	£-3,274,862	£-3,284,641	£-3,503,218	£-3,721,797

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,362,442	£3,937,471	£3,882,187	£3,872,319	£3,851,187	£3,430,057
60% LAR - 40% CIR	0%	£4,408,926	£3,013,489	£2,958,549	£2,948,739	£2,928,979	£2,509,219
60% LAR - 40% CIR	12%	£3,920,376	£2,639,735	£2,584,951	£2,575,167	£2,556,029	£2,136,891
60% LAR - 40% CIR	14%	£3,675,657	£2,422,422	£2,367,711	£2,357,940	£2,339,097	£1,920,254
60% LAR - 40% CIR	18%	£3,185,837	£1,986,626	£1,932,356	£1,922,608	£1,904,323	£1,485,039
60% LAR - 40% CIR	20%	£2,939,740	£1,768,748	£1,714,243	£1,704,505	£1,686,484	£1,268,463
60% LAR - 40% CIR	24%	£2,447,673	£1,331,532	£1,277,150	£1,267,434	£1,249,909	£832,384
60% LAR - 40% CIR	26%	£2,201,205	£1,112,488	£1,058,175	£1,048,467	£1,031,175	£615,882
60% LAR - 40% CIR	30%	£1,707,610	£673,933	£619,368	£609,678	£592,819	£175,962
60% LAR - 40% CIR	35%	£1,088,564	£123,362	£69,269	£59,599	£-156,774	£-375,583
60% LAR - 40% CIR	50%	£-778,476	£-1,543,617	£-1,598,262	£-1,608,041	£-1,826,618	£-2,045,197

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,354,342	£5,919,311	£5,864,027	£5,854,219	£5,833,087	£5,411,957
60% LAR - 40% CIR	0%	£6,380,826	£5,055,389	£5,000,449	£4,990,639	£4,970,879	£4,551,119
60% LAR - 40% CIR	12%	£5,902,276	£4,621,635	£4,566,851	£4,557,067	£4,537,929	£4,118,791
60% LAR - 40% CIR	14%	£5,657,557	£4,404,322	£4,349,611	£4,339,840	£4,320,997	£3,902,154
60% LAR - 40% CIR	18%	£5,167,737	£3,968,626	£3,913,915	£3,904,108	£3,885,223	£3,467,039
60% LAR - 40% CIR	20%	£4,921,640	£3,750,648	£3,696,143	£3,686,405	£3,667,384	£3,250,363
60% LAR - 40% CIR	24%	£4,429,573	£3,313,432	£3,259,050	£3,249,334	£3,230,809	£2,814,284
60% LAR - 40% CIR	26%	£4,183,105	£3,094,388	£3,040,075	£3,030,367	£3,011,075	£2,595,782
60% LAR - 40% CIR	30%	£3,689,310	£2,655,483	£2,601,268	£2,591,578	£2,572,719	£2,157,862
60% LAR - 40% CIR	35%	£3,070,464	£2,105,262	£2,051,169	£2,041,499	£2,022,126	£1,606,317
60% LAR - 40% CIR	50%	£1,253,424	£438,283	£383,638	£373,859	£354,282	£-63,297

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone C - £1,900 psf
------------	---------------------

No Units	20
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,770,883	£9,304,382	£9,249,099	£9,239,230	£9,018,099	£8,796,967
60% LAR : 40% CIR	8%	£9,689,652	£8,334,407	£8,279,467	£8,269,657	£8,049,697	£7,830,137
60% LAR : 40% CIR	12%	£9,147,244	£7,847,657	£7,792,672	£7,783,089	£7,563,951	£7,344,812
60% LAR : 40% CIR	14%	£8,875,596	£7,603,845	£7,549,134	£7,539,363	£7,320,520	£7,101,677
60% LAR : 40% CIR	18%	£8,451,419	£7,115,354	£7,060,783	£7,051,035	£6,832,750	£6,614,466
60% LAR : 40% CIR	20%	£8,068,892	£6,870,676	£6,816,171	£6,806,434	£6,588,413	£6,370,392
60% LAR : 40% CIR	24%	£7,512,968	£6,380,465	£6,326,083	£6,316,366	£6,098,841	£5,881,316
60% LAR : 40% CIR	26%	£7,239,971	£6,134,832	£6,080,689	£6,070,902	£5,853,610	£5,636,317
60% LAR : 40% CIR	30%	£6,891,918	£5,843,020	£5,788,806	£5,779,116	£5,562,257	£5,345,399
60% LAR : 40% CIR	35%	£6,005,751	£5,026,555	£4,972,461	£4,962,791	£4,746,418	£4,530,044
60% LAR : 40% CIR	50%	£3,936,744	£3,166,822	£3,112,367	£3,102,578	£2,885,999	£2,669,422

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,005,983	£460,578	£518,801	£525,870	£746,807	£967,933
60% LAR : 40% CIR	8%	£15,888	£1,480,493	£1,466,465	£1,485,263	£1,716,383	£1,954,763
60% LAR : 40% CIR	12%	£5,172,656	£1,917,243	£1,932,028	£1,981,811	£2,200,949	£2,420,088
60% LAR : 40% CIR	14%	£890,304	£2,161,055	£2,215,766	£2,225,537	£2,444,380	£2,663,223
60% LAR : 40% CIR	18%	£1,433,481	£2,649,548	£2,704,117	£2,711,985	£2,932,150	£3,150,434
60% LAR : 40% CIR	20%	£1,708,038	£2,894,224	£2,948,729	£2,958,466	£3,178,447	£3,394,408
60% LAR : 40% CIR	24%	£2,251,932	£3,384,435	£3,438,817	£3,448,534	£3,668,059	£3,883,584
60% LAR : 40% CIR	26%	£2,525,329	£3,629,968	£3,684,291	£3,693,998	£3,911,290	£4,128,683
60% LAR : 40% CIR	30%	£3,072,863	£4,118,980	£4,173,064	£4,183,764	£4,402,643	£4,621,601
60% LAR : 40% CIR	35%	£3,150,140	£4,738,345	£4,792,439	£4,802,109	£5,018,482	£5,234,656
60% LAR : 40% CIR	50%	£3,828,150	£6,598,078	£6,652,513	£6,662,322	£6,880,901	£7,099,478

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,052,283	£3,585,782	£3,530,499	£3,520,630	£3,299,499	£3,078,367
60% LAR : 40% CIR	8%	£3,671,052	£2,215,807	£2,260,987	£2,251,057	£2,031,297	£1,811,537
60% LAR : 40% CIR	12%	£3,428,644	£2,129,057	£2,074,272	£2,064,489	£1,845,351	£1,626,212
60% LAR : 40% CIR	14%	£3,156,996	£1,885,245	£1,830,534	£1,820,763	£1,601,920	£1,383,077
60% LAR : 40% CIR	18%	£2,612,819	£1,396,754	£1,392,163	£1,332,435	£1,114,150	£895,866
60% LAR : 40% CIR	20%	£2,340,292	£1,152,076	£1,097,571	£1,087,834	£869,815	£651,792
60% LAR : 40% CIR	24%	£1,794,368	£661,865	£607,483	£597,766	£380,241	£162,716
60% LAR : 40% CIR	26%	£1,520,971	£416,332	£362,009	£352,302	£135,610	£42,283
60% LAR : 40% CIR	30%	£1,313,318	£248,791	£198,794	£198,454	£8,246	£513,011
60% LAR : 40% CIR	35%	£287,151	£92,045	£746,139	£735,809	£972,162	£1,188,556
60% LAR : 40% CIR	50%	£1,781,850	£3,591,778	£3,628,243	£3,618,022	£2,834,601	£3,093,178

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,728,983	£5,262,282	£5,207,099	£5,197,230	£4,976,099	£4,754,967
60% LAR : 40% CIR	8%	£5,647,652	£4,292,407	£4,237,467	£4,227,657	£4,007,697	£3,788,137
60% LAR : 40% CIR	12%	£5,105,244	£3,805,657	£3,750,672	£3,741,089	£3,521,951	£3,302,812
60% LAR : 40% CIR	14%	£4,833,596	£3,561,845	£3,507,134	£3,497,363	£3,278,520	£3,059,677
60% LAR : 40% CIR	18%	£4,289,419	£3,073,354	£3,018,783	£3,009,035	£2,790,750	£2,572,466
60% LAR : 40% CIR	20%	£4,016,892	£2,828,676	£2,774,171	£2,764,434	£2,546,413	£2,328,392
60% LAR : 40% CIR	24%	£3,470,968	£2,338,465	£2,284,083	£2,274,366	£2,056,841	£1,839,316
60% LAR : 40% CIR	26%	£3,197,971	£2,092,832	£2,038,689	£2,028,902	£1,811,610	£1,594,317
60% LAR : 40% CIR	30%	£2,649,918	£1,601,020	£1,546,806	£1,537,116	£1,320,257	£1,103,399
60% LAR : 40% CIR	35%	£1,963,751	£984,555	£930,461	£920,791	£704,418	£488,044
60% LAR : 40% CIR	50%	£1,058,298	£376,178	£328,643	£328,422	£1,158,001	£1,376,578

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£8,170,783	£7,244,282	£7,188,999	£7,179,130	£6,957,999	£6,736,867
60% LAR : 40% CIR	8%	£7,629,652	£6,274,507	£6,219,387	£6,209,577	£5,989,747	£5,770,037
60% LAR : 40% CIR	12%	£7,087,244	£5,787,557	£5,732,772	£5,722,989	£5,503,851	£5,284,712
60% LAR : 40% CIR	14%	£6,815,596	£5,543,745	£5,489,034	£5,479,263	£5,260,420	£5,041,577
60% LAR : 40% CIR	18%	£6,271,419	£5,055,254	£5,000,683	£4,990,935	£4,772,650	£4,554,366
60% LAR : 40% CIR	20%	£5,998,792	£4,810,576	£4,756,071	£4,746,334	£4,528,313	£4,310,292
60% LAR : 40% CIR	24%	£5,452,968	£4,320,365	£4,265,983	£4,256,266	£4,038,741	£3,821,216
60% LAR : 40% CIR	26%	£5,179,971	£4,074,832	£4,020,689	£4,010,892	£3,793,510	£3,576,217
60% LAR : 40% CIR	30%	£4,631,818	£3,582,920	£3,528,706	£3,519,016	£3,302,157	£3,085,299
60% LAR : 40% CIR	35%	£3,945,651	£2,968,455	£2,912,361	£2,902,691	£2,686,318	£2,469,944
60% LAR : 40% CIR	50%	£1,676,644	£1,106,722	£1,052,257	£1,042,478	£828,899	£605,322

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone C - £2,000 psf
------------	---------------------

No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,666,510	£10,187,656	£10,132,373	£10,122,504	£9,901,373	£9,680,241
60% LAR : 40% CIR	8%	£10,515,468	£9,147,019	£9,082,079	£9,082,269	£8,862,510	£8,642,750
60% LAR : 40% CIR	12%	£9,937,155	£8,524,938	£8,570,154	£8,560,370	£8,341,232	£8,122,094
60% LAR : 40% CIR	14%	£9,647,556	£8,383,460	£8,308,750	£8,298,979	£8,080,136	£7,861,292
60% LAR : 40% CIR	18%	£9,067,474	£7,838,638	£7,785,067	£7,775,319	£7,557,034	£7,338,751
60% LAR : 40% CIR	20%	£8,776,994	£7,577,556	£7,522,790	£7,513,053	£7,295,032	£7,077,012
60% LAR : 40% CIR	24%	£8,195,164	£7,051,752	£6,997,371	£6,987,655	£6,770,130	£6,552,605
60% LAR : 40% CIR	26%	£7,863,916	£6,786,585	£6,734,232	£6,724,524	£6,507,232	£6,289,939
60% LAR : 40% CIR	30%	£7,500,298	£6,391,312	£6,337,098	£6,327,408	£6,110,549	£5,893,691
60% LAR : 40% CIR	35%	£6,589,208	£5,600,683	£5,546,590	£5,536,919	£5,320,546	£5,104,173
60% LAR : 40% CIR	50%	£4,385,558	£3,608,459	£3,554,636	£3,545,004	£3,329,711	£3,111,168

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,903,810	£422,756	£367,473	£357,504	£136,473	£84,659
60% LAR : 40% CIR	0%	£750,568	£817,861	£878,821	£868,931	£698,568	£1,122,150
60% LAR : 40% CIR	12%	£172,255	£1,139,962	£1,184,746	£1,204,530	£1,423,658	£1,642,806
60% LAR : 40% CIR	14%	£177,344	£1,401,440	£1,456,150	£1,465,921	£1,684,784	£1,903,608
60% LAR : 40% CIR	18%	£397,426	£1,325,262	£1,379,830	£1,389,581	£1,207,880	£2,426,149
60% LAR : 40% CIR	20%	£367,605	£2,187,605	£2,242,110	£2,251,847	£2,466,968	£2,687,088
60% LAR : 40% CIR	24%	£1,369,736	£2,713,148	£2,767,529	£2,777,245	£2,994,770	£3,212,295
60% LAR : 40% CIR	26%	£1,981,984	£2,376,345	£2,430,668	£2,440,376	£2,257,668	£3,474,961
60% LAR : 40% CIR	30%	£2,444,842	£3,563,985	£3,567,602	£3,567,492	£3,784,381	£4,001,009
60% LAR : 40% CIR	35%	£3,175,692	£4,164,217	£4,218,310	£4,227,981	£4,444,354	£4,660,727
60% LAR : 40% CIR	50%	£3,379,342	£6,156,441	£6,210,264	£6,218,696	£6,435,189	£6,653,732

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,949,910	£4,469,056	£4,413,773	£4,403,904	£4,182,773	£3,961,641
60% LAR : 40% CIR	0%	£4,786,869	£3,428,419	£3,373,479	£3,363,689	£3,143,910	£2,924,150
60% LAR : 40% CIR	12%	£4,218,555	£2,906,338	£2,851,554	£2,841,770	£2,622,632	£2,403,494
60% LAR : 40% CIR	14%	£3,928,956	£2,644,860	£2,590,150	£2,580,379	£2,361,536	£2,142,692
60% LAR : 40% CIR	18%	£3,348,974	£2,121,038	£2,066,667	£2,056,719	£1,838,434	£1,620,151
60% LAR : 40% CIR	20%	£3,068,394	£1,868,686	£1,804,190	£1,794,453	£1,576,432	£1,358,412
60% LAR : 40% CIR	24%	£2,476,564	£1,333,152	£1,278,771	£1,269,055	£1,051,530	£834,005
60% LAR : 40% CIR	26%	£2,185,216	£1,069,955	£1,016,632	£1,005,924	£788,632	£571,339
60% LAR : 40% CIR	30%	£1,601,658	£342,712	£466,498	£476,908	£281,940	£45,091
60% LAR : 40% CIR	35%	£870,608	£117,917	£172,010	£181,681	£98,054	£14,427
60% LAR : 40% CIR	50%	£1,833,042	£2,110,141	£2,163,964	£2,173,696	£2,389,889	£2,607,432

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,626,510	£6,145,656	£6,090,373	£6,080,504	£5,859,373	£5,638,241
60% LAR : 40% CIR	0%	£4,673,469	£3,193,019	£3,138,079	£3,128,269	£2,907,510	£2,687,750
60% LAR : 40% CIR	12%	£5,895,155	£4,582,938	£4,528,154	£4,518,370	£4,299,232	£4,080,094
60% LAR : 40% CIR	14%	£5,605,556	£4,321,460	£4,266,750	£4,256,979	£4,038,136	£3,819,292
60% LAR : 40% CIR	18%	£5,025,474	£3,776,638	£3,723,067	£3,713,319	£3,515,034	£3,296,751
60% LAR : 40% CIR	20%	£4,734,994	£3,535,295	£3,480,790	£3,471,053	£3,253,032	£3,035,012
60% LAR : 40% CIR	24%	£4,153,164	£3,009,752	£2,955,371	£2,945,655	£2,728,130	£2,510,605
60% LAR : 40% CIR	26%	£3,861,916	£2,746,585	£2,692,232	£2,682,524	£2,465,232	£2,247,939
60% LAR : 40% CIR	30%	£3,478,298	£2,319,312	£2,265,098	£2,255,408	£2,038,549	£1,821,691
60% LAR : 40% CIR	35%	£2,547,208	£1,568,683	£1,504,590	£1,494,919	£1,278,546	£1,062,173
60% LAR : 40% CIR	50%	£343,558	£433,541	£487,364	£496,996	£712,269	£930,832

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,698,510	£8,167,656	£8,072,373	£8,062,504	£7,841,373	£7,620,241
60% LAR : 40% CIR	0%	£8,456,988	£7,086,919	£7,031,979	£7,022,169	£6,802,410	£6,582,650
60% LAR : 40% CIR	12%	£7,877,055	£6,564,838	£6,510,054	£6,500,270	£6,281,132	£6,061,994
60% LAR : 40% CIR	14%	£7,587,456	£6,303,360	£6,248,650	£6,238,879	£6,020,036	£5,801,192
60% LAR : 40% CIR	18%	£7,007,374	£5,758,538	£5,703,867	£5,694,087	£5,475,219	£5,256,381
60% LAR : 40% CIR	20%	£6,716,894	£5,517,195	£5,462,690	£5,452,953	£5,234,932	£5,016,912
60% LAR : 40% CIR	24%	£6,135,064	£4,991,652	£4,937,271	£4,927,555	£4,710,030	£4,492,505
60% LAR : 40% CIR	26%	£5,843,716	£4,730,485	£4,676,132	£4,666,424	£4,447,132	£4,229,839
60% LAR : 40% CIR	30%	£5,260,158	£4,201,212	£4,146,968	£4,137,308	£3,920,449	£3,703,591
60% LAR : 40% CIR	35%	£4,529,108	£3,540,583	£3,486,490	£3,476,819	£3,260,446	£3,044,073
60% LAR : 40% CIR	50%	£2,325,458	£1,546,359	£1,494,536	£1,484,904	£1,269,611	£1,051,668

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone C - RP Periphery £2,250 psf
------------	----------------------------------

No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£13,912,578	£12,395,640	£12,340,558	£12,330,690	£12,106,558	£11,889,426
60% LAR : 40% CIR	8%	£12,580,011	£11,178,550	£11,123,609	£11,113,800	£10,894,040	£10,674,280
60% LAR : 40% CIR	12%	£11,911,936	£10,568,141	£10,513,356	£10,503,573	£10,284,435	£10,065,297
60% LAR : 40% CIR	14%	£11,577,454	£10,262,500	£10,207,789	£10,198,018	£9,979,175	£9,760,332
60% LAR : 40% CIR	18%	£10,907,610	£9,650,350	£9,595,779	£9,586,031	£9,367,746	£9,149,462
60% LAR : 40% CIR	20%	£10,572,248	£9,343,843	£9,289,338	£9,279,602	£9,061,581	£8,843,560
60% LAR : 40% CIR	24%	£9,900,656	£8,729,973	£8,675,592	£8,665,876	£8,448,351	£8,230,826
60% LAR : 40% CIR	26%	£9,564,425	£8,422,612	£8,368,289	£8,358,581	£8,141,288	£7,923,996
60% LAR : 40% CIR	30%	£8,891,106	£7,807,041	£7,752,807	£7,743,137	£7,526,279	£7,309,421
60% LAR : 40% CIR	35%	£8,047,853	£7,036,004	£6,981,910	£6,972,239	£6,755,866	£6,539,493
60% LAR : 40% CIR	50%	£5,507,592	£4,712,552	£4,658,728	£4,649,096	£4,433,803	£4,218,510

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,147,678	£2,530,940	£2,575,558	£2,565,790	£2,344,558	£2,123,526
60% LAR : 40% CIR	0%	£2,815,111	£1,413,650	£1,358,709	£1,348,890	£1,128,100	£909,380
60% LAR : 40% CIR	12%	£2,147,036	£803,241	£748,456	£738,673	£516,535	£300,397
60% LAR : 40% CIR	14%	£1,812,554	£497,600	£442,889	£433,118	£214,275	£4,568
60% LAR : 40% CIR	18%	£1,142,710	£114,350	£108,121	£107,898	£9,071,154	£9,015,438
60% LAR : 40% CIR	20%	£907,248	£42,156,962	£42,156,962	£42,156,962	£4,033,316	£3,921,301
60% LAR : 40% CIR	24%	£1,356,756	£1,034,327	£1,089,308	£1,099,024	£1,310,549	£1,534,074
60% LAR : 40% CIR	26%	£390,475	£1,342,288	£1,396,811	£1,406,319	£1,623,612	£1,840,804
60% LAR : 40% CIR	30%	£921,784	£1,957,499	£2,012,013	£2,021,763	£2,238,861	£2,455,479
60% LAR : 40% CIR	35%	£1,717,047	£2,728,596	£2,782,990	£2,792,581	£3,009,034	£3,225,407
60% LAR : 40% CIR	50%	£4,257,308	£5,052,248	£5,108,172	£5,118,804	£5,331,097	£5,546,380

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£8,193,878	£6,677,240	£6,621,958	£6,612,090	£6,390,958	£6,169,826
60% LAR : 40% CIR	0%	£6,861,111	£5,459,550	£5,405,009	£5,395,250	£5,173,440	£4,954,160
60% LAR : 40% CIR	12%	£6,193,336	£4,849,541	£4,794,756	£4,784,973	£4,565,835	£4,346,697
60% LAR : 40% CIR	14%	£5,858,854	£4,543,900	£4,489,189	£4,479,418	£4,260,575	£4,041,732
60% LAR : 40% CIR	18%	£5,189,010	£3,931,750	£3,877,179	£3,867,431	£3,648,186	£3,430,962
60% LAR : 40% CIR	20%	£3,823,648	£3,625,243	£3,670,738	£3,661,002	£3,442,981	£3,224,960
60% LAR : 40% CIR	24%	£4,182,056	£3,011,373	£2,956,992	£2,947,276	£2,729,751	£2,512,226
60% LAR : 40% CIR	26%	£3,845,825	£2,704,012	£2,649,689	£2,639,981	£2,422,688	£2,205,396
60% LAR : 40% CIR	30%	£3,172,506	£2,088,441	£2,034,227	£2,024,517	£1,807,679	£1,590,821
60% LAR : 40% CIR	35%	£2,329,253	£1,317,404	£1,263,310	£1,253,639	£1,037,266	£820,893
60% LAR : 40% CIR	50%	£211,008	£1,008,048	£1,058,872	£1,068,504	£1,284,787	£1,500,080

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£9,870,578	£8,353,840	£8,298,358	£8,288,690	£8,067,558	£7,846,426
60% LAR : 40% CIR	0%	£6,538,011	£7,136,550	£7,081,609	£7,071,800	£6,850,140	£6,629,280
60% LAR : 40% CIR	12%	£7,869,936	£6,526,141	£6,471,356	£6,461,573	£6,242,435	£6,023,297
60% LAR : 40% CIR	14%	£7,535,454	£6,220,500	£6,165,789	£6,156,018	£5,937,175	£5,718,332
60% LAR : 40% CIR	18%	£6,865,610	£5,608,350	£5,553,779	£5,544,031	£5,325,746	£5,107,462
60% LAR : 40% CIR	20%	£6,530,248	£5,301,843	£5,247,338	£5,237,602	£5,018,581	£4,801,560
60% LAR : 40% CIR	24%	£5,858,656	£4,687,973	£4,633,592	£4,623,876	£4,405,351	£4,188,826
60% LAR : 40% CIR	26%	£5,522,425	£4,380,612	£4,326,289	£4,316,581	£4,098,288	£3,881,996
60% LAR : 40% CIR	30%	£4,849,106	£3,765,041	£3,710,827	£3,701,137	£3,484,279	£3,267,421
60% LAR : 40% CIR	35%	£4,005,853	£2,994,004	£2,939,910	£2,930,239	£2,713,866	£2,497,493
60% LAR : 40% CIR	50%	£1,465,592	£670,552	£616,728	£607,096	£391,803	£176,510

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£11,852,478	£10,335,740	£10,280,258	£10,270,590	£10,049,458	£9,828,326
60% LAR : 40% CIR	0%	£10,519,911	£9,118,450	£9,063,909	£9,054,200	£8,833,940	£8,614,180
60% LAR : 40% CIR	12%	£9,851,836	£8,508,041	£8,453,256	£8,443,473	£8,224,335	£8,005,197
60% LAR : 40% CIR	14%	£9,517,354	£8,202,400	£8,147,689	£8,137,918	£7,918,075	£7,700,232
60% LAR : 40% CIR	18%	£8,847,510	£7,590,250	£7,535,679	£7,525,931	£7,306,646	£7,088,962
60% LAR : 40% CIR	20%	£8,512,148	£7,283,743	£7,229,238	£7,219,502	£7,001,481	£6,783,460
60% LAR : 40% CIR	24%	£7,840,556	£6,669,873	£6,615,402	£6,605,776	£6,388,251	£6,170,726
60% LAR : 40% CIR	26%	£7,504,325	£6,362,512	£6,308,189	£6,298,481	£6,081,188	£5,863,996
60% LAR : 40% CIR	30%	£6,831,006	£5,746,941	£5,692,727	£5,683,037	£5,466,179	£5,249,321
60% LAR : 40% CIR	35%	£5,987,753	£4,975,904	£4,921,810	£4,912,139	£4,695,766	£4,479,393
60% LAR : 40% CIR	50%	£3,447,492	£2,652,452	£2,598,628	£2,588,996	£2,373,703	£2,158,410

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone C - RP Periphery £2,450 psf
------------	----------------------------------

No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£15,707,833	£14,162,389	£14,107,106	£14,097,237	£13,876,106	£13,654,974
60% LAR : 40% CIR	12%	£14,231,845	£12,803,774	£12,748,834	£12,739,024	£12,519,264	£12,299,504
60% LAR : 40% CIR	14%	£13,491,760	£12,122,703	£12,067,918	£12,058,135	£11,838,998	£11,619,859
60% LAR : 40% CIR	18%	£13,121,373	£11,781,731	£11,727,020	£11,717,249	£11,498,406	£11,279,564
60% LAR : 40% CIR	20%	£12,379,718	£11,098,920	£11,044,348	£11,034,800	£10,816,316	£10,598,031
60% LAR : 40% CIR	24%	£12,008,452	£10,757,082	£10,702,576	£10,692,840	£10,474,819	£10,256,798
60% LAR : 40% CIR	28%	£11,285,049	£10,072,550	£10,018,169	£10,008,462	£9,790,927	£9,573,401
60% LAR : 40% CIR	35%	£10,892,914	£9,729,857	£9,675,535	£9,665,827	£9,448,534	£9,231,242
60% LAR : 40% CIR	50%	£10,147,784	£9,043,628	£8,989,411	£8,979,721	£8,762,863	£8,546,004
60% LAR : 40% CIR	35%	£9,214,768	£8,184,259	£8,130,186	£8,120,496	£7,904,122	£7,687,749
60% LAR : 40% CIR	50%	£6,405,219	£5,595,825	£5,542,002	£5,532,370	£5,317,077	£5,101,784

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,942,933	£4,397,489	£4,342,206	£4,332,337	£4,111,206	£3,890,074
60% LAR : 40% CIR	8%	£4,466,745	£3,038,874	£2,983,854	£2,974,124	£2,754,384	£2,534,604
60% LAR : 40% CIR	12%	£3,128,860	£2,357,903	£2,303,018	£2,293,235	£2,074,098	£1,854,869
60% LAR : 40% CIR	14%	£3,356,473	£2,016,831	£1,962,120	£1,952,349	£1,733,506	£1,514,664
60% LAR : 40% CIR	18%	£2,814,818	£1,334,020	£1,279,448	£1,269,700	£1,051,416	£833,131
60% LAR : 40% CIR	20%	£2,343,552	£992,182	£937,876	£927,940	£709,916	£491,698
60% LAR : 40% CIR	24%	£1,500,140	£307,650	£253,269	£243,552	£26,027	£-191,499
60% LAR : 40% CIR	28%	£1,128,014	£-33,843	£-89,388	£-89,073	£-316,368	£-533,658
60% LAR : 40% CIR	30%	£352,884	£-171,274	£-276,489	£-276,176	£-802,037	£-1,218,686
60% LAR : 40% CIR	35%	£-250,132	£-1,580,641	£-1,634,734	£-1,644,404	£-1,860,778	£-2,077,151
60% LAR : 40% CIR	50%	£-3,359,681	£-1,689,075	£-1,222,898	£-1,232,530	£-1,447,853	£-1,663,116

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,989,233	£8,443,789	£8,388,506	£8,378,637	£8,157,506	£7,936,374
60% LAR : 40% CIR	8%	£8,513,945	£7,065,174	£7,010,234	£7,000,424	£6,780,664	£6,560,904
60% LAR : 40% CIR	12%	£7,773,160	£6,404,103	£6,349,318	£6,339,535	£6,120,398	£5,901,259
60% LAR : 40% CIR	14%	£7,402,773	£6,063,131	£6,008,420	£6,008,649	£5,779,806	£5,560,964
60% LAR : 40% CIR	18%	£6,661,718	£5,380,320	£5,325,748	£5,316,000	£5,097,116	£4,878,431
60% LAR : 40% CIR	20%	£5,889,862	£5,038,482	£4,983,876	£4,974,240	£4,755,219	£4,536,198
60% LAR : 40% CIR	24%	£5,546,449	£4,353,950	£4,299,569	£4,289,852	£4,072,327	£3,854,801
60% LAR : 40% CIR	28%	£5,174,314	£4,011,257	£3,956,935	£3,947,227	£3,729,934	£3,512,642
60% LAR : 40% CIR	30%	£4,429,184	£3,325,628	£3,270,811	£3,261,121	£3,044,263	£2,827,404
60% LAR : 40% CIR	35%	£3,496,168	£2,465,659	£2,411,586	£2,401,896	£2,185,522	£1,969,149
60% LAR : 40% CIR	50%	£686,619	£-122,775	£-176,898	£-186,236	£-401,629	£-616,816

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£11,985,833	£10,120,389	£10,065,106	£10,055,237	£9,834,106	£9,612,974
60% LAR : 40% CIR	8%	£10,180,945	£8,517,174	£8,462,854	£8,453,024	£8,232,384	£8,011,604
60% LAR : 40% CIR	12%	£9,449,760	£8,080,703	£8,025,918	£8,016,135	£7,796,998	£7,577,859
60% LAR : 40% CIR	14%	£9,079,373	£7,739,731	£7,685,020	£7,675,249	£7,456,406	£7,237,564
60% LAR : 40% CIR	18%	£8,337,718	£7,056,920	£7,002,348	£7,002,840	£6,784,819	£6,566,031
60% LAR : 40% CIR	20%	£7,966,452	£6,715,082	£6,660,576	£6,650,840	£6,432,819	£6,214,798
60% LAR : 40% CIR	24%	£7,223,049	£6,030,550	£5,976,169	£5,966,452	£5,748,927	£5,531,401
60% LAR : 40% CIR	28%	£6,680,914	£5,687,857	£5,633,535	£5,623,827	£5,406,534	£5,189,242
60% LAR : 40% CIR	30%	£5,165,784	£5,001,628	£4,947,411	£4,937,721	£4,720,863	£4,504,004
60% LAR : 40% CIR	35%	£5,172,768	£4,142,259	£4,088,186	£4,078,496	£3,862,122	£3,645,749
60% LAR : 40% CIR	50%	£2,363,219	£1,553,825	£1,500,002	£1,490,370	£1,275,077	£1,059,784

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£12,947,733	£12,102,289	£12,047,006	£12,037,137	£11,816,006	£11,594,874
60% LAR : 40% CIR	8%	£12,171,545	£10,743,674	£10,688,734	£10,678,924	£10,458,664	£10,238,404
60% LAR : 40% CIR	12%	£11,431,660	£10,062,603	£10,007,818	£10,008,035	£9,788,898	£9,569,759
60% LAR : 40% CIR	14%	£11,061,273	£9,721,631	£9,666,920	£9,657,149	£9,438,306	£9,219,464
60% LAR : 40% CIR	18%	£10,319,618	£9,038,820	£8,984,248	£8,974,560	£8,755,216	£8,536,031
60% LAR : 40% CIR	20%	£9,948,352	£8,698,982	£8,644,276	£8,634,740	£8,415,719	£8,196,698
60% LAR : 40% CIR	24%	£9,204,949	£8,012,450	£7,958,069	£7,948,352	£7,729,827	£7,511,301
60% LAR : 40% CIR	28%	£8,832,814	£7,669,787	£7,615,435	£7,605,727	£7,387,434	£7,171,142
60% LAR : 40% CIR	30%	£8,087,684	£6,983,526	£6,929,311	£6,919,621	£6,702,763	£6,485,904
60% LAR : 40% CIR	35%	£7,154,668	£6,124,159	£6,070,086	£6,060,396	£5,844,022	£5,627,649
60% LAR : 40% CIR	50%	£4,345,119	£3,535,725	£3,481,902	£3,472,270	£3,256,977	£3,041,684

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats	
-------------------	--

Value Area	Zone C - £1,050 paf
------------	---------------------

No Units	30
Site Area	0.1 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£13,193,734	£10,942,415	£10,880,896	£10,866,196	£10,620,119	£10,374,042
60% LAR : 40% CIR	5%	£12,520,553	£10,373,013	£10,311,493	£10,296,793	£10,050,716	£9,804,639
60% LAR : 40% CIR	10%	£11,847,372	£9,803,609	£9,742,091	£9,727,391	£9,481,313	£9,235,236
60% LAR : 40% CIR	15%	£11,174,190	£9,234,207	£9,172,687	£9,157,987	£8,911,910	£8,665,833
60% LAR : 40% CIR	20%	£10,501,009	£8,664,804	£8,603,285	£8,588,584	£8,342,507	£8,096,429
60% LAR : 40% CIR	25%	£9,827,827	£8,095,400	£8,033,881	£8,019,182	£7,773,105	£7,527,027
60% LAR : 40% CIR	30%	£9,154,646	£7,525,998	£7,464,478	£7,449,779	£7,203,701	£6,957,624
60% LAR : 40% CIR	35%	£8,481,465	£6,956,595	£6,895,076	£6,880,375	£6,634,298	£6,388,221
60% LAR : 40% CIR	40%	£7,808,284	£6,387,192	£6,325,672	£6,310,973	£6,064,895	£5,818,818
60% LAR : 40% CIR	45%	£7,135,102	£5,817,789	£5,756,270	£5,741,569	£5,495,492	£5,249,415
60% LAR : 40% CIR	50%	£6,461,921	£5,248,386	£5,186,867	£5,172,167	£4,926,090	£4,680,012

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,428,834	£1,177,515	£1,115,996	£1,101,296	£855,219	£609,142
60% LAR : 40% CIR	5%	£2,755,653	£808,713	£756,883	£742,183	£489,816	£243,739
60% LAR : 40% CIR	10%	£2,082,472	£439,911	£387,952	£373,252	£134,570	£-119,514
60% LAR : 40% CIR	15%	£1,409,290	£-130,890	£-202,213	£-187,513	£-52,912	£-1,099,057
60% LAR : 40% CIR	20%	£736,109	£-710,096	£-1,161,615	£-1,176,915	£-1,422,393	£-1,688,471
60% LAR : 40% CIR	25%	£62,927	£-1,099,509	£-1,731,018	£-1,746,318	£-1,997,795	£-2,257,173
60% LAR : 40% CIR	30%	£-480,254	£-2,238,902	£-2,300,422	£-2,315,722	£-2,561,199	£-2,807,276
60% LAR : 40% CIR	35%	£-1,283,435	£-2,809,305	£-2,869,824	£-2,884,625	£-3,130,602	£-3,376,679
60% LAR : 40% CIR	40%	£-1,856,616	£-3,379,708	£-3,439,228	£-3,453,927	£-3,700,055	£-3,946,032
60% LAR : 40% CIR	45%	£-2,629,798	£-3,947,111	£-4,008,630	£-4,023,331	£-4,269,408	£-4,515,485
60% LAR : 40% CIR	50%	£-3,302,979	£-4,516,514	£-4,576,033	£-4,590,733	£-4,836,810	£-5,082,888

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,475,134	£5,223,815	£5,162,296	£5,147,596	£4,901,519	£4,655,442
60% LAR : 40% CIR	5%	£6,801,953	£4,654,413	£4,592,893	£4,578,193	£4,332,116	£4,086,039
60% LAR : 40% CIR	10%	£6,128,772	£4,085,009	£4,023,491	£4,008,791	£3,762,713	£3,516,636
60% LAR : 40% CIR	15%	£5,455,590	£3,515,607	£3,454,087	£3,439,388	£3,193,310	£2,947,233
60% LAR : 40% CIR	20%	£4,782,409	£2,946,204	£2,884,585	£2,869,884	£2,623,807	£2,377,729
60% LAR : 40% CIR	25%	£4,109,227	£2,376,800	£2,315,281	£2,300,582	£2,054,505	£1,808,427
60% LAR : 40% CIR	30%	£3,436,046	£1,807,398	£1,745,878	£1,731,179	£1,485,101	£1,239,024
60% LAR : 40% CIR	35%	£2,762,865	£1,237,995	£1,176,476	£1,161,775	£915,698	£669,621
60% LAR : 40% CIR	40%	£2,089,684	£668,592	£607,072	£592,373	£346,295	£100,218
60% LAR : 40% CIR	45%	£1,416,502	£99,189	£37,670	£22,969	£-223,108	£-469,185
60% LAR : 40% CIR	50%	£743,321	£-470,214	£-531,733	£-546,433	£-792,610	£-1,038,588

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,151,734	£6,900,415	£6,838,896	£6,824,196	£6,578,119	£6,332,042
60% LAR : 40% CIR	5%	£8,478,553	£6,331,013	£6,269,493	£6,254,793	£6,008,716	£5,762,639
60% LAR : 40% CIR	10%	£7,805,372	£5,761,609	£5,700,091	£5,685,391	£5,439,313	£5,193,236
60% LAR : 40% CIR	15%	£7,132,190	£5,192,207	£5,130,687	£5,115,987	£4,869,910	£4,623,833
60% LAR : 40% CIR	20%	£6,459,009	£4,622,804	£4,561,285	£4,546,584	£4,300,507	£4,054,429
60% LAR : 40% CIR	25%	£5,785,827	£4,053,400	£3,991,881	£3,977,182	£3,731,105	£3,485,027
60% LAR : 40% CIR	30%	£5,112,646	£3,483,998	£3,422,478	£3,407,779	£3,161,701	£2,915,624
60% LAR : 40% CIR	35%	£4,439,465	£2,914,595	£2,853,076	£2,838,375	£2,592,298	£2,346,221
60% LAR : 40% CIR	40%	£3,766,284	£2,345,192	£2,283,672	£2,268,973	£2,022,895	£1,776,818
60% LAR : 40% CIR	45%	£3,093,102	£1,775,789	£1,714,270	£1,699,569	£1,453,492	£1,207,415
60% LAR : 40% CIR	50%	£2,419,921	£1,206,386	£1,144,867	£1,130,167	£884,090	£638,012

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£11,133,834	£8,882,315	£8,820,796	£8,806,096	£8,560,019	£8,313,942
60% LAR : 40% CIR	5%	£10,460,653	£8,312,913	£8,251,393	£8,236,693	£7,990,616	£7,744,539
60% LAR : 40% CIR	10%	£9,787,472	£7,743,509	£7,681,991	£7,667,291	£7,421,213	£7,175,136
60% LAR : 40% CIR	15%	£9,114,290	£7,174,107	£7,112,587	£7,097,887	£6,851,810	£6,605,733
60% LAR : 40% CIR	20%	£8,441,109	£6,604,704	£6,543,185	£6,528,484	£6,282,407	£6,036,329
60% LAR : 40% CIR	25%	£7,767,927	£6,035,300	£5,973,781	£5,959,082	£5,713,005	£5,466,927
60% LAR : 40% CIR	30%	£7,094,746	£5,465,898	£5,404,378	£5,389,679	£5,143,601	£4,897,524
60% LAR : 40% CIR	35%	£6,421,565	£4,896,495	£4,834,976	£4,820,275	£4,574,198	£4,328,121
60% LAR : 40% CIR	40%	£5,748,384	£4,327,092	£4,265,572	£4,250,873	£4,004,795	£3,758,718
60% LAR : 40% CIR	45%	£5,075,202	£3,757,689	£3,696,170	£3,681,469	£3,435,392	£3,189,315
60% LAR : 40% CIR	50%	£4,401,921	£3,188,286	£3,126,767	£3,112,067	£2,865,990	£2,619,912

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone C - £1,150 psf
------------	---------------------

No Units	30
Site Area	0.1 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£15,093,582	£12,822,079	£12,761,485	£12,747,005	£12,501,183	£12,295,106
60% LAR - 40% CIR	5%	£14,325,409	£12,158,721	£12,088,126	£12,083,648	£11,837,727	£11,591,849
60% LAR - 40% CIR	10%	£13,557,235	£11,495,363	£11,434,768	£11,420,289	£11,174,271	£10,928,193
60% LAR - 40% CIR	15%	£12,789,062	£10,832,004	£10,771,409	£10,756,891	£10,510,815	£10,264,738
60% LAR - 40% CIR	20%	£12,020,888	£10,168,646	£10,108,052	£10,093,436	£9,847,358	£9,601,281
60% LAR - 40% CIR	25%	£11,252,714	£9,505,288	£9,444,679	£9,429,980	£9,183,902	£8,937,825
60% LAR - 40% CIR	30%	£10,484,540	£8,841,930	£8,781,223	£8,766,523	£8,520,447	£8,274,369
60% LAR - 40% CIR	35%	£9,716,367	£8,178,571	£8,117,768	£8,103,067	£7,856,990	£7,610,912
60% LAR - 40% CIR	40%	£8,948,193	£7,515,213	£7,454,311	£7,439,611	£7,193,534	£6,947,456
60% LAR - 40% CIR	45%	£8,180,019	£6,851,854	£6,790,855	£6,776,154	£6,530,078	£6,284,001
60% LAR - 40% CIR	50%	£7,411,845	£6,188,497	£6,127,399	£6,112,699	£5,866,621	£5,620,544

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,328,682	£3,057,179	£2,996,585	£2,982,105	£2,736,283	£2,490,206
60% LAR - 40% CIR	5%	£4,560,509	£2,393,821	£2,333,228	£2,318,748	£2,072,927	£1,826,749
60% LAR - 40% CIR	10%	£3,792,335	£1,730,463	£1,669,868	£1,655,389	£1,409,571	£1,163,293
60% LAR - 40% CIR	15%	£3,024,162	£1,067,104	£1,006,509	£991,991	£745,915	£499,838
60% LAR - 40% CIR	20%	£2,255,988	£403,746	£343,152	£328,536	£82,458	£163,919
60% LAR - 40% CIR	25%	£1,487,814	£-259,612	£-209,017	£-194,402	£-68,324	£-107,075
60% LAR - 40% CIR	30%	£719,640	£-922,970	£-863,677	£-849,072	£-1,244,453	£-1,490,531
60% LAR - 40% CIR	35%	£-48,533	£-1,586,329	£-1,647,132	£-1,661,833	£-1,907,910	£-2,153,888
60% LAR - 40% CIR	40%	£-316,307	£-2,249,687	£-2,310,490	£-2,325,290	£-2,571,368	£-2,817,444
60% LAR - 40% CIR	45%	£-1,584,981	£-2,913,046	£-2,974,045	£-2,988,746	£-3,234,822	£-3,480,899
60% LAR - 40% CIR	50%	£-2,353,055	£-3,576,403	£-3,637,501	£-3,652,201	£-3,898,279	£-4,144,356

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,374,982	£7,103,479	£7,042,885	£7,028,405	£6,782,583	£6,536,506
60% LAR - 40% CIR	5%	£8,606,809	£6,440,121	£6,379,526	£6,365,046	£6,119,127	£5,873,050
60% LAR - 40% CIR	10%	£7,838,635	£5,776,763	£5,716,168	£5,701,689	£5,455,671	£5,209,593
60% LAR - 40% CIR	15%	£7,070,462	£5,113,404	£5,052,809	£5,038,291	£4,792,215	£4,546,138
60% LAR - 40% CIR	20%	£6,302,288	£4,450,046	£4,389,452	£4,374,836	£4,128,758	£3,882,681
60% LAR - 40% CIR	25%	£5,534,114	£3,786,688	£3,726,079	£3,711,380	£3,465,302	£3,219,225
60% LAR - 40% CIR	30%	£4,765,940	£3,123,330	£3,062,623	£3,047,923	£2,801,847	£2,555,769
60% LAR - 40% CIR	35%	£3,997,767	£2,459,971	£2,399,168	£2,384,467	£2,138,390	£1,892,312
60% LAR - 40% CIR	40%	£3,229,593	£1,796,613	£1,735,711	£1,721,011	£1,474,934	£1,228,856
60% LAR - 40% CIR	45%	£2,461,419	£1,133,254	£1,072,255	£1,057,554	£811,478	£565,401
60% LAR - 40% CIR	50%	£1,693,245	£469,897	£408,799	£394,099	£148,021	£-98,056

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,051,582	£8,780,079	£8,719,485	£8,705,005	£8,459,183	£8,213,106
60% LAR - 40% CIR	5%	£10,283,409	£8,116,721	£8,056,126	£8,041,648	£7,795,727	£7,549,849
60% LAR - 40% CIR	10%	£9,515,235	£7,453,363	£7,392,768	£7,378,289	£7,132,271	£6,886,193
60% LAR - 40% CIR	15%	£8,747,062	£6,790,004	£6,729,409	£6,714,891	£6,468,815	£6,222,738
60% LAR - 40% CIR	20%	£7,978,888	£6,126,646	£6,066,052	£6,051,436	£5,805,358	£5,559,281
60% LAR - 40% CIR	25%	£7,210,714	£5,463,288	£5,402,679	£5,387,980	£5,141,902	£4,895,825
60% LAR - 40% CIR	30%	£6,442,540	£4,799,930	£4,739,223	£4,724,523	£4,478,447	£4,232,369
60% LAR - 40% CIR	35%	£5,674,367	£4,136,571	£4,075,768	£4,061,067	£3,814,990	£3,568,912
60% LAR - 40% CIR	40%	£4,906,193	£3,473,213	£3,412,311	£3,397,611	£3,151,534	£2,905,456
60% LAR - 40% CIR	45%	£4,138,019	£2,809,854	£2,748,855	£2,734,154	£2,488,078	£2,242,001
60% LAR - 40% CIR	50%	£3,369,845	£2,146,497	£2,085,399	£2,070,699	£1,824,621	£1,578,544

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£18,033,482	£10,761,979	£10,701,385	£10,686,905	£10,441,083	£10,195,006
60% LAR - 40% CIR	5%	£17,265,309	£10,098,621	£10,038,026	£10,023,548	£9,777,627	£9,531,549
60% LAR - 40% CIR	10%	£11,497,135	£9,435,263	£9,374,668	£9,360,189	£9,114,171	£8,868,093
60% LAR - 40% CIR	15%	£10,728,962	£8,771,904	£8,711,309	£8,696,791	£8,450,715	£8,204,638
60% LAR - 40% CIR	20%	£9,960,788	£8,108,546	£8,047,952	£8,033,436	£7,787,258	£7,541,181
60% LAR - 40% CIR	25%	£9,192,614	£7,445,188	£7,384,579	£7,369,880	£7,123,802	£6,877,725
60% LAR - 40% CIR	30%	£8,424,440	£6,781,830	£6,721,123	£6,706,423	£6,460,347	£6,214,269
60% LAR - 40% CIR	35%	£7,656,267	£6,118,471	£6,057,768	£6,042,967	£5,796,890	£5,550,812
60% LAR - 40% CIR	40%	£6,888,093	£5,455,113	£5,394,211	£5,379,511	£5,133,434	£4,887,356
60% LAR - 40% CIR	45%	£6,119,919	£4,791,754	£4,730,755	£4,716,054	£4,469,978	£4,223,901
60% LAR - 40% CIR	50%	£5,351,745	£4,128,397	£4,067,299	£4,052,599	£3,806,521	£3,560,444

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone C - £1,350 psf
------------	---------------------

No Units	30
Build Area	0.1 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£18,893,279	£16,561,018	£16,500,423	£16,485,944	£16,243,565	£16,007,186
60% LAR - 40% CIR	5%	£17,835,120	£15,710,713	£15,650,118	£15,635,639	£15,393,260	£15,150,881
60% LAR - 40% CIR	10%	£16,976,962	£14,860,407	£14,799,812	£14,785,334	£14,542,955	£14,300,575
60% LAR - 40% CIR	15%	£16,118,803	£14,010,103	£13,949,508	£13,935,028	£13,692,649	£13,450,271
60% LAR - 40% CIR	20%	£15,260,645	£13,159,797	£13,089,202	£13,074,724	£12,832,345	£12,590,000
60% LAR - 40% CIR	25%	£14,402,488	£12,309,492	£12,248,897	£12,234,418	£11,992,039	£11,749,660
60% LAR - 40% CIR	30%	£13,544,330	£11,459,187	£11,398,592	£11,384,112	£11,141,733	£10,899,355
60% LAR - 40% CIR	35%	£12,686,173	£10,608,881	£10,548,287	£10,533,808	£10,291,428	£10,049,050
60% LAR - 40% CIR	40%	£11,828,015	£9,758,576	£9,697,981	£9,683,502	£9,441,123	£9,198,744
60% LAR - 40% CIR	45%	£10,969,858	£8,908,271	£8,847,676	£8,833,197	£8,590,818	£8,348,439
60% LAR - 40% CIR	50%	£9,311,693	£8,057,966	£7,997,371	£7,982,892	£7,740,513	£7,498,134

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,128,379	£6,798,118	£6,735,523	£6,721,044	£6,478,665	£6,236,286
60% LAR - 40% CIR	5%	£8,170,220	£5,945,813	£5,885,218	£5,870,739	£5,628,360	£5,385,981
60% LAR - 40% CIR	10%	£7,412,062	£5,095,507	£5,034,912	£5,020,434	£4,778,055	£4,535,675
60% LAR - 40% CIR	15%	£6,253,903	£4,245,203	£4,184,608	£4,170,129	£3,927,750	£3,685,371
60% LAR - 40% CIR	20%	£5,295,745	£3,394,897	£3,334,302	£3,319,824	£3,077,445	£2,835,065
60% LAR - 40% CIR	25%	£4,537,588	£2,544,592	£2,483,997	£2,469,518	£2,227,139	£1,984,760
60% LAR - 40% CIR	30%	£3,779,429	£1,694,287	£1,633,692	£1,619,212	£1,376,833	£1,134,454
60% LAR - 40% CIR	35%	£2,421,269	£843,981	£783,387	£768,908	£526,528	£284,150
60% LAR - 40% CIR	40%	£1,463,110	£-87,034	£-86,914	£-86,794	£-625,775	£-383,396
60% LAR - 40% CIR	45%	£504,952	£-486,629	£-491,224	£-491,703	£-1,174,082	£-1,416,461
60% LAR - 40% CIR	50%	£-443,207	£-1,708,934	£-1,767,529	£-1,782,008	£-2,023,387	£-2,265,768

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£13,174,679	£10,842,418	£10,781,823	£10,767,344	£10,524,965	£10,282,586
60% LAR - 40% CIR	5%	£12,216,520	£9,992,113	£9,931,518	£9,917,039	£9,674,660	£9,432,281
60% LAR - 40% CIR	10%	£11,258,362	£9,141,807	£9,081,212	£9,066,734	£8,824,355	£8,581,975
60% LAR - 40% CIR	15%	£10,300,203	£8,291,503	£8,230,908	£8,216,428	£7,974,049	£7,731,670
60% LAR - 40% CIR	20%	£9,342,045	£7,441,197	£7,380,602	£7,366,124	£7,123,745	£6,881,365
60% LAR - 40% CIR	25%	£8,383,888	£6,590,892	£6,530,297	£6,515,818	£6,273,439	£6,031,060
60% LAR - 40% CIR	30%	£7,425,729	£5,740,587	£5,679,992	£5,665,512	£5,423,133	£5,180,754
60% LAR - 40% CIR	35%	£6,467,571	£4,890,281	£4,829,687	£4,815,208	£4,572,828	£4,330,449
60% LAR - 40% CIR	40%	£5,509,412	£4,039,976	£3,979,381	£3,964,902	£3,722,523	£3,480,144
60% LAR - 40% CIR	45%	£4,551,253	£3,189,671	£3,129,076	£3,114,597	£2,872,218	£2,629,839
60% LAR - 40% CIR	50%	£3,593,093	£2,339,366	£2,278,771	£2,264,292	£2,021,913	£1,779,534

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£14,851,279	£12,519,018	£12,458,423	£12,443,944	£12,201,565	£11,959,186
60% LAR - 40% CIR	5%	£13,893,120	£11,668,713	£11,608,118	£11,593,639	£11,351,260	£11,108,881
60% LAR - 40% CIR	10%	£12,934,962	£10,818,407	£10,757,812	£10,743,334	£10,500,955	£10,258,575
60% LAR - 40% CIR	15%	£11,976,803	£9,968,103	£9,907,508	£9,893,028	£9,650,649	£9,408,271
60% LAR - 40% CIR	20%	£11,018,645	£9,117,797	£9,057,202	£9,042,724	£8,800,345	£8,557,965
60% LAR - 40% CIR	25%	£10,060,488	£8,267,492	£8,206,897	£8,192,418	£7,949,039	£7,706,660
60% LAR - 40% CIR	30%	£9,102,330	£7,417,187	£7,356,592	£7,342,112	£7,098,733	£6,856,355
60% LAR - 40% CIR	35%	£8,144,173	£6,566,881	£6,506,287	£6,491,808	£6,248,428	£6,006,050
60% LAR - 40% CIR	40%	£7,186,015	£5,716,576	£5,655,981	£5,641,502	£5,398,123	£5,155,744
60% LAR - 40% CIR	45%	£6,227,858	£4,866,271	£4,805,676	£4,791,197	£4,547,818	£4,305,439
60% LAR - 40% CIR	50%	£5,269,693	£4,015,966	£3,955,371	£3,940,892	£3,697,513	£3,455,134

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£16,833,179	£14,500,918	£14,440,323	£14,425,844	£14,183,465	£13,941,086
60% LAR - 40% CIR	5%	£15,875,020	£13,650,613	£13,590,018	£13,575,539	£13,333,160	£13,090,781
60% LAR - 40% CIR	10%	£14,916,862	£12,800,307	£12,739,712	£12,725,234	£12,482,855	£12,240,475
60% LAR - 40% CIR	15%	£13,958,703	£11,950,003	£11,889,408	£11,874,928	£11,632,549	£11,390,170
60% LAR - 40% CIR	20%	£13,000,545	£11,099,697	£11,039,102	£11,024,624	£10,782,245	£10,539,865
60% LAR - 40% CIR	25%	£12,042,388	£10,249,392	£10,188,797	£10,174,318	£9,931,939	£9,689,560
60% LAR - 40% CIR	30%	£11,084,229	£9,399,087	£9,338,492	£9,324,012	£9,081,633	£8,839,254
60% LAR - 40% CIR	35%	£10,126,071	£8,548,781	£8,488,187	£8,473,708	£8,231,329	£7,988,950
60% LAR - 40% CIR	40%	£9,167,912	£7,698,476	£7,637,881	£7,623,402	£7,381,023	£7,138,644
60% LAR - 40% CIR	45%	£8,209,753	£6,848,171	£6,787,576	£6,773,097	£6,530,718	£6,288,339
60% LAR - 40% CIR	50%	£7,251,593	£5,997,866	£5,937,271	£5,922,792	£5,680,413	£5,438,034

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone C - £1,500 psf
------------	---------------------

No Units	30
Site Area	0.1 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£21,745,051	£19,385,222	£19,385,222	£19,385,222	£19,385,222	£18,805,390
60% LAR : 40% CIR	5%	£20,842,404	£18,374,706	£18,374,706	£18,374,706	£18,374,706	£17,814,875
60% LAR : 40% CIR	10%	£19,541,757	£17,384,192	£17,384,192	£17,384,192	£17,384,192	£16,824,360
60% LAR : 40% CIR	15%	£18,441,109	£16,393,676	£16,393,676	£16,393,676	£16,393,676	£15,833,844
60% LAR : 40% CIR	20%	£17,340,463	£15,403,160	£15,403,160	£15,403,160	£15,403,160	£14,843,328
60% LAR : 40% CIR	25%	£16,239,816	£14,412,645	£14,412,645	£14,412,645	£14,412,645	£13,852,813
60% LAR : 40% CIR	30%	£15,139,168	£13,422,129	£13,422,129	£13,422,129	£13,422,129	£12,862,298
60% LAR : 40% CIR	35%	£14,038,521	£12,431,614	£12,431,614	£12,431,614	£12,431,614	£11,871,782
60% LAR : 40% CIR	40%	£12,937,874	£11,441,099	£11,441,099	£11,441,099	£11,441,099	£10,881,267
60% LAR : 40% CIR	45%	£11,837,227	£10,450,583	£10,450,583	£10,450,583	£10,450,583	£9,890,751
60% LAR : 40% CIR	50%	£10,736,579	£9,460,067	£9,460,067	£9,460,067	£9,460,067	£8,900,236

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,978,151	£9,690,322	£9,690,322	£9,690,322	£9,690,322	£9,040,490
60% LAR : 40% CIR	5%	£10,877,504	£8,699,806	£8,699,806	£8,699,806	£8,699,806	£8,049,975
60% LAR : 40% CIR	10%	£9,776,857	£7,709,290	£7,709,290	£7,709,290	£7,709,290	£7,059,460
60% LAR : 40% CIR	15%	£8,676,209	£6,718,774	£6,718,774	£6,718,774	£6,718,774	£6,068,944
60% LAR : 40% CIR	20%	£7,575,563	£5,728,258	£5,728,258	£5,728,258	£5,728,258	£5,078,428
60% LAR : 40% CIR	25%	£6,474,916	£4,737,742	£4,737,742	£4,737,742	£4,737,742	£4,087,913
60% LAR : 40% CIR	30%	£5,374,268	£3,747,226	£3,747,226	£3,747,226	£3,747,226	£3,097,398
60% LAR : 40% CIR	35%	£4,273,621	£2,756,710	£2,756,710	£2,756,710	£2,756,710	£2,106,882
60% LAR : 40% CIR	40%	£3,172,974	£1,766,194	£1,766,194	£1,766,194	£1,766,194	£1,116,367
60% LAR : 40% CIR	45%	£2,072,327	£735,678	£735,678	£735,678	£735,678	£125,851
60% LAR : 40% CIR	50%	£971,679	£384,633	£384,633	£384,633	£384,633	£84,664

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£16,024,451	£13,646,622	£13,646,622	£13,646,622	£13,646,622	£13,086,790
60% LAR : 40% CIR	5%	£14,923,804	£12,656,106	£12,656,106	£12,656,106	£12,656,106	£12,096,275
60% LAR : 40% CIR	10%	£13,823,157	£11,665,590	£11,665,590	£11,665,590	£11,665,590	£11,105,760
60% LAR : 40% CIR	15%	£12,722,509	£10,675,074	£10,675,074	£10,675,074	£10,675,074	£10,115,244
60% LAR : 40% CIR	20%	£11,621,863	£9,684,558	£9,684,558	£9,684,558	£9,684,558	£9,124,728
60% LAR : 40% CIR	25%	£10,521,216	£8,694,042	£8,694,042	£8,694,042	£8,694,042	£8,134,213
60% LAR : 40% CIR	30%	£9,420,568	£7,703,526	£7,703,526	£7,703,526	£7,703,526	£7,143,698
60% LAR : 40% CIR	35%	£8,319,921	£6,713,010	£6,713,010	£6,713,010	£6,713,010	£6,153,182
60% LAR : 40% CIR	40%	£7,219,274	£5,722,494	£5,722,494	£5,722,494	£5,722,494	£5,162,667
60% LAR : 40% CIR	45%	£6,118,627	£4,731,978	£4,731,978	£4,731,978	£4,731,978	£4,172,151
60% LAR : 40% CIR	50%	£5,017,979	£3,741,462	£3,741,462	£3,741,462	£3,741,462	£3,181,636

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£17,701,051	£15,323,222	£15,323,222	£15,323,222	£15,323,222	£14,763,390
60% LAR : 40% CIR	5%	£16,600,404	£14,332,706	£14,332,706	£14,332,706	£14,332,706	£13,773,475
60% LAR : 40% CIR	10%	£15,499,757	£13,342,192	£13,342,192	£13,342,192	£13,342,192	£12,782,960
60% LAR : 40% CIR	15%	£14,399,109	£12,351,676	£12,351,676	£12,351,676	£12,351,676	£11,792,444
60% LAR : 40% CIR	20%	£13,298,463	£11,361,160	£11,361,160	£11,361,160	£11,361,160	£10,801,928
60% LAR : 40% CIR	25%	£12,197,816	£10,370,645	£10,370,645	£10,370,645	£10,370,645	£9,811,413
60% LAR : 40% CIR	30%	£11,097,168	£9,380,129	£9,380,129	£9,380,129	£9,380,129	£8,820,898
60% LAR : 40% CIR	35%	£9,996,521	£8,389,614	£8,389,614	£8,389,614	£8,389,614	£7,830,382
60% LAR : 40% CIR	40%	£8,895,874	£7,399,099	£7,399,099	£7,399,099	£7,399,099	£6,839,867
60% LAR : 40% CIR	45%	£7,795,227	£6,408,583	£6,408,583	£6,408,583	£6,408,583	£5,849,351
60% LAR : 40% CIR	50%	£6,694,579	£5,418,067	£5,418,067	£5,418,067	£5,418,067	£4,858,836

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£19,882,951	£17,305,722	£17,305,722	£17,305,722	£17,305,722	£16,745,286
60% LAR : 40% CIR	5%	£18,782,304	£16,315,206	£16,315,206	£16,315,206	£16,315,206	£15,754,770
60% LAR : 40% CIR	10%	£17,681,657	£15,324,690	£15,324,690	£15,324,690	£15,324,690	£14,764,254
60% LAR : 40% CIR	15%	£16,581,009	£14,334,174	£14,334,174	£14,334,174	£14,334,174	£13,773,738
60% LAR : 40% CIR	20%	£15,480,363	£13,343,658	£13,343,658	£13,343,658	£13,343,658	£12,783,222
60% LAR : 40% CIR	25%	£14,379,716	£12,353,142	£12,353,142	£12,353,142	£12,353,142	£11,792,706
60% LAR : 40% CIR	30%	£13,279,068	£11,362,626	£11,362,626	£11,362,626	£11,362,626	£10,802,190
60% LAR : 40% CIR	35%	£12,178,421	£10,372,110	£10,372,110	£10,372,110	£10,372,110	£9,811,674
60% LAR : 40% CIR	40%	£11,077,774	£9,381,594	£9,381,594	£9,381,594	£9,381,594	£8,821,158
60% LAR : 40% CIR	45%	£9,977,127	£8,391,078	£8,391,078	£8,391,078	£8,391,078	£7,830,642
60% LAR : 40% CIR	50%	£8,876,479	£7,399,562	£7,399,562	£7,399,562	£7,399,562	£6,840,126

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone C - £1,750 psf
------------	---------------------

No Units	30
Site Area	0.1 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£26,492,672	£24,038,895	£23,978,300	£23,963,822	£23,721,443	£23,479,063
60% LAR - 40% CIR	5%	£25,154,544	£22,814,698	£22,754,101	£22,739,623	£22,497,243	£22,254,863
60% LAR - 40% CIR	10%	£23,816,416	£21,590,498	£21,529,903	£21,515,423	£21,273,044	£21,030,664
60% LAR - 40% CIR	15%	£22,478,287	£20,366,298	£20,305,703	£20,291,224	£20,048,844	£19,806,464
60% LAR - 40% CIR	20%	£21,140,158	£19,142,098	£19,081,504	£19,067,024	£18,824,644	£18,582,264
60% LAR - 40% CIR	25%	£19,802,029	£17,917,898	£17,857,303	£17,842,824	£17,600,444	£17,358,064
60% LAR - 40% CIR	30%	£18,463,900	£16,693,700	£16,633,106	£16,618,627	£16,376,247	£16,133,867
60% LAR - 40% CIR	35%	£17,125,771	£15,469,502	£15,409,907	£15,395,428	£15,153,048	£14,910,668
60% LAR - 40% CIR	40%	£15,787,642	£14,245,303	£14,184,708	£14,170,229	£13,927,849	£13,685,469
60% LAR - 40% CIR	45%	£14,449,513	£13,021,103	£12,960,508	£12,946,030	£12,703,651	£12,461,271
60% LAR - 40% CIR	50%	£13,111,384	£11,796,905	£11,736,310	£11,721,831	£11,479,451	£11,237,071

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£16,727,772	£14,273,995	£14,213,400	£14,198,922	£13,956,543	£13,714,163
60% LAR - 40% CIR	0%	£15,389,644	£13,049,796	£12,989,201	£12,974,723	£12,732,343	£12,490,963
60% LAR - 40% CIR	5%	£14,051,516	£11,825,596	£11,765,003	£11,750,524	£11,508,144	£11,265,764
60% LAR - 40% CIR	10%	£12,713,387	£10,601,397	£10,540,803	£10,526,324	£10,283,944	£10,041,564
60% LAR - 40% CIR	15%	£11,375,258	£9,377,199	£9,316,604	£9,302,126	£9,059,746	£8,817,366
60% LAR - 40% CIR	20%	£10,037,129	£8,152,999	£8,092,405	£8,077,926	£7,835,546	£7,593,166
60% LAR - 40% CIR	25%	£8,699,000	£6,928,800	£6,868,206	£6,853,727	£6,611,347	£6,368,967
60% LAR - 40% CIR	30%	£7,360,871	£5,704,602	£5,644,007	£5,629,528	£5,387,148	£5,144,768
60% LAR - 40% CIR	35%	£6,022,742	£4,480,403	£4,419,808	£4,405,329	£4,162,949	£3,920,569
60% LAR - 40% CIR	40%	£4,684,613	£3,256,203	£3,195,608	£3,181,130	£2,938,751	£2,696,371
60% LAR - 40% CIR	45%	£3,346,484	£2,032,005	£1,971,410	£1,956,931	£1,714,551	£1,472,171

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£20,774,072	£18,320,295	£18,259,700	£18,245,222	£18,002,843	£17,760,463
60% LAR - 40% CIR	0%	£19,435,944	£17,086,096	£17,025,501	£17,011,023	£16,768,643	£16,526,263
60% LAR - 40% CIR	5%	£18,097,816	£15,871,896	£15,811,303	£15,796,824	£15,554,444	£15,312,064
60% LAR - 40% CIR	10%	£16,759,687	£14,647,696	£14,587,103	£14,572,624	£14,330,244	£14,087,864
60% LAR - 40% CIR	15%	£15,421,558	£13,423,496	£13,362,903	£13,348,424	£13,106,044	£12,863,664
60% LAR - 40% CIR	20%	£14,083,429	£12,199,296	£12,138,703	£12,124,224	£11,881,844	£11,639,464
60% LAR - 40% CIR	25%	£12,745,300	£10,975,100	£10,914,506	£10,900,027	£10,657,647	£10,415,267
60% LAR - 40% CIR	30%	£11,407,171	£9,750,902	£9,690,307	£9,675,828	£9,433,448	£9,191,068
60% LAR - 40% CIR	35%	£10,069,042	£8,526,703	£8,466,108	£8,451,629	£8,209,249	£7,966,869
60% LAR - 40% CIR	40%	£8,730,913	£7,302,503	£7,241,908	£7,227,430	£6,985,051	£6,742,671
60% LAR - 40% CIR	45%	£7,392,784	£6,078,305	£6,017,710	£6,003,231	£5,760,851	£5,518,471

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£22,450,672	£19,996,895	£19,936,300	£19,921,822	£19,679,443	£19,437,063
60% LAR - 40% CIR	0%	£21,112,544	£18,772,696	£18,712,101	£18,697,623	£18,455,243	£18,212,863
60% LAR - 40% CIR	5%	£19,774,416	£17,548,496	£17,487,903	£17,473,424	£17,231,044	£16,988,664
60% LAR - 40% CIR	10%	£18,436,287	£16,324,296	£16,263,703	£16,249,224	£16,006,844	£15,764,464
60% LAR - 40% CIR	15%	£17,098,158	£15,100,096	£15,039,503	£15,025,024	£14,782,644	£14,540,264
60% LAR - 40% CIR	20%	£15,760,029	£13,875,896	£13,815,303	£13,800,824	£13,558,444	£13,316,064
60% LAR - 40% CIR	25%	£14,421,900	£12,651,700	£12,591,106	£12,576,627	£12,334,247	£12,091,867
60% LAR - 40% CIR	30%	£13,083,771	£11,427,502	£11,366,907	£11,352,428	£11,110,048	£10,867,668
60% LAR - 40% CIR	35%	£11,745,642	£10,203,303	£10,142,708	£10,128,229	£9,885,849	£9,643,469
60% LAR - 40% CIR	40%	£10,407,513	£8,979,103	£8,918,508	£8,904,030	£8,661,651	£8,419,271
60% LAR - 40% CIR	45%	£9,069,384	£7,754,905	£7,694,310	£7,679,831	£7,437,451	£7,195,071

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£24,432,672	£21,978,895	£21,918,300	£21,903,822	£21,661,443	£21,419,063
60% LAR - 40% CIR	0%	£23,094,544	£20,754,696	£20,694,101	£20,679,623	£20,437,243	£20,194,863
60% LAR - 40% CIR	5%	£21,756,416	£19,530,496	£19,469,903	£19,455,424	£19,213,044	£18,970,664
60% LAR - 40% CIR	10%	£20,418,287	£18,306,296	£18,245,703	£18,231,224	£17,988,844	£17,746,464
60% LAR - 40% CIR	15%	£19,080,158	£17,082,096	£17,021,503	£17,007,024	£16,764,644	£16,522,264
60% LAR - 40% CIR	20%	£17,742,029	£15,857,896	£15,797,303	£15,782,824	£15,540,444	£15,298,064
60% LAR - 40% CIR	25%	£16,403,900	£14,633,700	£14,573,106	£14,558,627	£14,316,247	£14,073,867
60% LAR - 40% CIR	30%	£15,065,771	£13,409,502	£13,348,907	£13,334,428	£13,091,048	£12,848,668
60% LAR - 40% CIR	35%	£13,727,642	£12,185,303	£12,124,708	£12,110,229	£11,867,849	£11,625,469
60% LAR - 40% CIR	40%	£12,389,513	£10,961,103	£10,900,508	£10,886,030	£10,643,651	£10,401,271
60% LAR - 40% CIR	45%	£11,051,384	£9,736,905	£9,676,310	£9,661,831	£9,419,451	£9,177,071

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone C - £1,900 psf
------------	---------------------

No Units	30
Site Area	0.1 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£29,342,444	£26,843,100	£26,782,505	£26,768,026	£26,525,646	£26,283,268
60% LAR : 40% CIR	5%	£27,861,628	£25,478,930	£25,418,096	£25,403,616	£25,161,238	£24,918,858
60% LAR : 40% CIR	10%	£26,381,211	£24,114,281	£24,053,686	£24,039,207	£23,796,828	£23,554,449
60% LAR : 40% CIR	15%	£24,900,593	£22,749,871	£22,689,277	£22,674,798	£22,432,419	£22,190,040
60% LAR : 40% CIR	20%	£23,419,977	£21,385,462	£21,324,867	£21,310,389	£21,068,009	£20,825,630
60% LAR : 40% CIR	25%	£21,939,360	£20,021,053	£19,960,459	£19,945,979	£19,703,600	£19,461,222
60% LAR : 40% CIR	30%	£20,458,743	£18,656,644	£18,596,049	£18,581,570	£18,339,190	£18,096,812
60% LAR : 40% CIR	35%	£18,978,127	£17,292,235	£17,231,640	£17,217,160	£16,974,782	£16,732,403
60% LAR : 40% CIR	40%	£17,497,510	£15,927,826	£15,867,230	£15,852,750	£15,610,372	£15,367,993
60% LAR : 40% CIR	45%	£16,016,893	£14,563,416	£14,502,821	£14,488,342	£14,245,963	£14,003,584
60% LAR : 40% CIR	50%	£14,536,276	£13,199,006	£13,138,411	£13,123,931	£12,881,552	£12,639,174

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£19,577,544	£17,078,200	£17,017,605	£17,003,126	£16,760,746	£16,518,368
60% LAR : 40% CIR	5%	£19,096,928	£15,713,790	£15,653,196	£15,638,716	£15,396,336	£15,153,958
60% LAR : 40% CIR	10%	£16,616,311	£14,349,381	£14,288,786	£14,274,307	£14,031,928	£13,789,549
60% LAR : 40% CIR	15%	£15,135,693	£12,984,971	£12,924,377	£12,909,898	£12,667,519	£12,425,140
60% LAR : 40% CIR	20%	£13,655,077	£11,620,562	£11,559,967	£11,545,489	£11,303,109	£11,060,730
60% LAR : 40% CIR	25%	£12,174,460	£10,256,153	£10,195,559	£10,181,079	£9,938,700	£9,696,322
60% LAR : 40% CIR	30%	£10,693,843	£8,891,744	£8,831,149	£8,816,670	£8,574,290	£8,331,912
60% LAR : 40% CIR	35%	£9,213,227	£7,527,335	£7,466,740	£7,452,260	£7,209,882	£6,967,503
60% LAR : 40% CIR	40%	£7,732,610	£6,162,926	£6,102,330	£6,087,851	£5,845,472	£5,603,093
60% LAR : 40% CIR	45%	£6,251,993	£4,798,516	£4,737,921	£4,723,442	£4,481,063	£4,238,684
60% LAR : 40% CIR	50%	£4,771,376	£3,434,106	£3,373,511	£3,359,031	£3,116,652	£2,874,274

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£23,623,844	£21,124,500	£21,063,905	£21,049,426	£20,807,046	£20,564,668
60% LAR : 40% CIR	5%	£22,143,228	£19,760,090	£19,699,495	£19,685,016	£19,442,636	£19,200,258
60% LAR : 40% CIR	10%	£20,662,611	£18,395,681	£18,335,086	£18,320,607	£18,078,228	£17,835,849
60% LAR : 40% CIR	15%	£19,181,993	£17,031,271	£16,970,677	£16,956,198	£16,713,819	£16,471,440
60% LAR : 40% CIR	20%	£17,701,377	£15,666,862	£15,606,267	£15,591,789	£15,349,409	£15,107,030
60% LAR : 40% CIR	25%	£16,220,760	£14,302,453	£14,241,859	£14,227,379	£13,985,000	£13,742,622
60% LAR : 40% CIR	30%	£14,740,143	£12,938,044	£12,877,449	£12,862,970	£12,620,590	£12,378,212
60% LAR : 40% CIR	35%	£13,259,527	£11,573,635	£11,513,040	£11,498,560	£11,256,182	£11,013,803
60% LAR : 40% CIR	40%	£11,778,910	£10,209,226	£10,148,630	£10,134,151	£9,891,772	£9,649,393
60% LAR : 40% CIR	45%	£10,298,293	£8,844,816	£8,784,221	£8,769,742	£8,527,363	£8,284,984
60% LAR : 40% CIR	50%	£8,817,676	£7,480,406	£7,419,811	£7,405,331	£7,162,952	£6,920,574

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£25,300,444	£22,801,100	£22,740,505	£22,726,026	£22,483,646	£22,241,268
60% LAR : 40% CIR	5%	£23,819,828	£21,436,690	£21,376,096	£21,361,616	£21,119,238	£20,876,858
60% LAR : 40% CIR	10%	£22,339,211	£20,072,281	£20,011,686	£20,007,207	£19,764,828	£19,522,449
60% LAR : 40% CIR	15%	£20,858,593	£18,707,871	£18,647,277	£18,632,798	£18,390,419	£18,148,040
60% LAR : 40% CIR	20%	£19,377,977	£17,343,462	£17,282,867	£17,268,389	£17,026,009	£16,783,630
60% LAR : 40% CIR	25%	£17,897,360	£15,979,053	£15,918,459	£15,903,979	£15,661,600	£15,419,222
60% LAR : 40% CIR	30%	£16,416,743	£14,614,644	£14,554,049	£14,539,570	£14,297,190	£14,054,812
60% LAR : 40% CIR	35%	£14,936,127	£13,250,235	£13,189,640	£13,175,160	£12,932,782	£12,690,403
60% LAR : 40% CIR	40%	£13,455,510	£11,885,826	£11,825,230	£11,810,751	£11,568,372	£11,325,993
60% LAR : 40% CIR	45%	£11,974,893	£10,521,416	£10,460,821	£10,446,342	£10,203,963	£9,961,584
60% LAR : 40% CIR	50%	£10,494,276	£9,157,006	£9,096,411	£9,081,931	£8,839,552	£8,597,174

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£27,282,344	£24,783,000	£24,722,405	£24,707,926	£24,465,546	£24,223,168
60% LAR : 40% CIR	5%	£26,801,728	£24,398,590	£24,337,996	£24,323,516	£24,081,136	£23,838,758
60% LAR : 40% CIR	10%	£24,321,111	£22,024,181	£21,963,586	£21,949,107	£21,706,728	£21,464,349
60% LAR : 40% CIR	15%	£22,840,493	£20,649,771	£20,589,177	£20,574,698	£20,332,319	£20,090,940
60% LAR : 40% CIR	20%	£21,359,877	£19,275,362	£19,214,767	£19,200,289	£18,957,909	£18,715,530
60% LAR : 40% CIR	25%	£19,879,260	£17,900,953	£17,840,359	£17,825,879	£17,583,500	£17,341,122
60% LAR : 40% CIR	30%	£18,398,643	£16,526,544	£16,465,949	£16,451,470	£16,209,090	£15,966,712
60% LAR : 40% CIR	35%	£16,918,027	£15,152,135	£15,091,540	£15,077,060	£14,834,682	£14,592,303
60% LAR : 40% CIR	40%	£15,437,410	£13,777,726	£13,717,130	£13,702,651	£13,460,272	£13,217,893
60% LAR : 40% CIR	45%	£13,956,793	£12,403,316	£12,342,721	£12,328,242	£12,085,863	£11,843,484
60% LAR : 40% CIR	50%	£12,476,176	£11,028,906	£10,968,311	£10,953,831	£10,711,452	£10,469,074

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone C - £2,000 psf
------------	---------------------

No Units	30
Site Area	0.1 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£31,242,292	£28,712,569	£28,651,974	£28,637,495	£28,396,116	£28,152,737
60% LAR : 40% CIR	10%	£29,666,693	£27,254,696	£27,194,092	£27,179,612	£26,937,233	£26,694,854
60% LAR : 40% CIR	15%	£28,091,074	£25,796,903	£25,736,209	£25,721,729	£25,479,351	£25,236,972
60% LAR : 40% CIR	20%	£26,515,464	£24,338,921	£24,278,326	£24,263,846	£24,021,468	£23,779,089
60% LAR : 40% CIR	25%	£24,939,854	£22,881,038	£22,820,443	£22,805,964	£22,563,586	£22,321,206
60% LAR : 40% CIR	30%	£23,364,247	£21,423,155	£21,362,560	£21,348,082	£21,105,702	£20,863,323
60% LAR : 40% CIR	35%	£21,788,637	£19,965,272	£19,904,677	£19,890,199	£19,647,819	£19,405,440
60% LAR : 40% CIR	40%	£20,213,028	£18,507,389	£18,446,795	£18,432,316	£18,189,936	£17,947,556
60% LAR : 40% CIR	45%	£18,637,418	£17,049,507	£16,988,912	£16,974,433	£16,732,054	£16,489,675
60% LAR : 40% CIR	50%	£17,061,809	£15,591,624	£15,531,029	£15,516,550	£15,274,171	£15,031,792
60% LAR : 40% CIR	50%	£15,486,201	£14,133,741	£14,073,147	£14,058,667	£13,816,289	£13,573,909

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£21,477,392	£18,947,669	£18,887,074	£18,872,595	£18,630,216	£18,387,837
60% LAR : 40% CIR	5%	£19,901,783	£17,489,786	£17,429,192	£17,414,712	£17,172,333	£16,929,954
60% LAR : 40% CIR	10%	£18,326,174	£16,031,903	£15,971,309	£15,956,829	£15,714,451	£15,472,072
60% LAR : 40% CIR	15%	£16,750,564	£14,574,021	£14,513,426	£14,498,946	£14,256,568	£14,014,189
60% LAR : 40% CIR	20%	£15,174,954	£13,116,138	£13,055,543	£13,041,064	£12,798,686	£12,556,306
60% LAR : 40% CIR	25%	£13,600,347	£11,658,255	£11,597,660	£11,583,182	£11,340,802	£11,098,423
60% LAR : 40% CIR	30%	£12,024,737	£10,200,372	£10,139,777	£10,125,299	£9,882,919	£9,640,540
60% LAR : 40% CIR	35%	£10,449,128	£8,742,489	£8,681,895	£8,667,416	£8,425,036	£8,182,656
60% LAR : 40% CIR	40%	£8,873,518	£7,284,607	£7,224,012	£7,209,533	£6,967,154	£6,724,775
60% LAR : 40% CIR	45%	£7,297,909	£5,826,724	£5,766,129	£5,751,650	£5,509,271	£5,266,892
60% LAR : 40% CIR	50%	£5,722,301	£4,368,841	£4,308,247	£4,293,767	£4,051,389	£3,809,009

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£25,523,692	£22,993,969	£22,933,374	£22,918,895	£22,676,516	£22,434,137
60% LAR : 40% CIR	5%	£23,948,083	£21,536,086	£21,475,492	£21,461,012	£21,218,633	£20,976,254
60% LAR : 40% CIR	10%	£22,372,474	£20,078,203	£20,017,609	£20,003,129	£19,760,751	£19,518,372
60% LAR : 40% CIR	15%	£20,796,864	£18,620,321	£18,559,726	£18,545,246	£18,302,868	£18,060,489
60% LAR : 40% CIR	20%	£19,221,254	£17,162,438	£17,101,843	£17,087,364	£16,844,986	£16,602,606
60% LAR : 40% CIR	25%	£17,645,647	£15,704,555	£15,643,960	£15,629,482	£15,387,102	£15,144,723
60% LAR : 40% CIR	30%	£16,070,037	£14,246,672	£14,186,077	£14,171,599	£13,929,219	£13,686,840
60% LAR : 40% CIR	35%	£14,494,428	£12,788,789	£12,728,195	£12,713,716	£12,471,336	£12,228,956
60% LAR : 40% CIR	40%	£12,918,818	£11,330,907	£11,270,312	£11,255,833	£11,013,454	£10,771,075
60% LAR : 40% CIR	45%	£11,343,209	£9,873,024	£9,812,429	£9,797,950	£9,555,571	£9,313,192
60% LAR : 40% CIR	50%	£9,767,601	£8,415,141	£8,354,547	£8,340,067	£8,097,689	£7,855,309

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£27,200,292	£24,670,569	£24,609,974	£24,595,495	£24,353,116	£24,110,737
60% LAR : 40% CIR	5%	£25,624,683	£23,112,686	£23,052,092	£23,037,612	£22,795,233	£22,552,854
60% LAR : 40% CIR	10%	£24,049,074	£21,654,803	£21,594,209	£21,579,729	£21,337,351	£21,094,972
60% LAR : 40% CIR	15%	£22,473,464	£20,196,921	£20,136,326	£20,121,846	£19,879,468	£19,637,089
60% LAR : 40% CIR	20%	£20,897,854	£18,739,038	£18,678,443	£18,663,964	£18,421,586	£18,179,206
60% LAR : 40% CIR	25%	£19,322,247	£17,281,155	£17,220,560	£17,206,082	£16,963,702	£16,721,323
60% LAR : 40% CIR	30%	£17,746,637	£15,823,272	£15,762,677	£15,748,199	£15,505,819	£15,263,440
60% LAR : 40% CIR	35%	£16,171,028	£14,365,389	£14,304,795	£14,290,316	£14,047,936	£13,805,556
60% LAR : 40% CIR	40%	£14,595,418	£12,907,507	£12,846,912	£12,832,433	£12,590,054	£12,347,675
60% LAR : 40% CIR	45%	£13,019,809	£11,449,624	£11,389,029	£11,374,550	£11,132,171	£10,889,792
60% LAR : 40% CIR	50%	£11,444,201	£9,991,741	£9,931,147	£9,916,667	£9,674,289	£9,431,909

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£29,182,182	£26,652,469	£26,591,874	£26,577,395	£26,335,016	£26,092,637
60% LAR : 40% CIR	5%	£27,606,573	£25,194,586	£25,134,002	£25,119,522	£24,877,143	£24,634,764
60% LAR : 40% CIR	10%	£26,030,974	£23,736,703	£23,676,109	£23,661,629	£23,419,251	£23,176,872
60% LAR : 40% CIR	15%	£24,455,364	£22,278,821	£22,218,226	£22,203,746	£21,961,368	£21,718,989
60% LAR : 40% CIR	20%	£22,879,754	£20,820,938	£20,760,343	£20,745,864	£20,503,486	£20,261,106
60% LAR : 40% CIR	25%	£21,304,147	£19,363,055	£19,302,460	£19,287,982	£19,045,602	£18,803,223
60% LAR : 40% CIR	30%	£19,728,537	£17,905,172	£17,844,577	£17,830,099	£17,587,719	£17,345,340
60% LAR : 40% CIR	35%	£18,152,928	£16,447,289	£16,386,695	£16,372,216	£16,129,836	£15,887,456
60% LAR : 40% CIR	40%	£16,577,318	£14,989,407	£14,928,812	£14,914,333	£14,671,954	£14,429,575
60% LAR : 40% CIR	45%	£15,001,709	£13,531,524	£13,470,929	£13,456,450	£13,214,071	£12,971,692
60% LAR : 40% CIR	50%	£13,426,101	£12,073,641	£12,013,047	£11,998,567	£11,756,189	£11,513,809

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone C - RP Periphery £2,250 psf
------------	----------------------------------

No Units	30
Site Area	0.1 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£35,991,913	£33,386,242	£33,325,647	£33,311,168	£33,068,790	£32,826,410
60% LAR : 40% CIR	5%	£34,176,923	£31,694,676	£31,634,081	£31,619,602	£31,377,223	£31,134,844
60% LAR : 40% CIR	10%	£32,365,733	£30,003,109	£29,942,515	£29,928,035	£29,685,657	£29,443,278
60% LAR : 40% CIR	15%	£30,552,642	£28,311,543	£28,250,948	£28,236,469	£27,994,090	£27,751,711
60% LAR : 40% CIR	20%	£28,739,552	£26,619,977	£26,559,382	£26,544,902	£26,302,524	£26,060,145
60% LAR : 40% CIR	25%	£26,926,461	£24,928,410	£24,867,815	£24,853,336	£24,610,957	£24,368,578
60% LAR : 40% CIR	30%	£25,113,372	£23,236,844	£23,176,249	£23,161,769	£22,919,391	£22,677,012
60% LAR : 40% CIR	35%	£23,300,281	£21,545,277	£21,484,682	£21,470,203	£21,227,825	£20,985,446
60% LAR : 40% CIR	40%	£21,487,191	£19,853,710	£19,793,116	£19,778,636	£19,536,258	£19,293,879
60% LAR : 40% CIR	45%	£19,674,101	£18,162,144	£18,101,549	£18,087,070	£17,844,692	£17,602,313
60% LAR : 40% CIR	50%	£17,861,010	£16,470,578	£16,409,983	£16,395,505	£16,153,125	£15,910,746

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£26,227,013	£23,621,342	£23,560,747	£23,546,268	£23,303,890	£23,061,510
60% LAR : 40% CIR	0%	£24,413,923	£21,929,776	£21,869,181	£21,854,702	£21,612,324	£21,370,945
60% LAR : 40% CIR	10%	£22,602,833	£20,238,209	£20,177,615	£20,163,136	£19,920,757	£19,678,378
60% LAR : 40% CIR	15%	£20,791,742	£18,546,643	£18,486,048	£18,471,569	£18,229,190	£17,986,811
60% LAR : 40% CIR	20%	£18,979,652	£16,855,077	£16,794,482	£16,780,002	£16,537,624	£16,295,245
60% LAR : 40% CIR	25%	£17,167,561	£15,163,510	£15,102,915	£15,088,436	£14,846,057	£14,603,678
60% LAR : 40% CIR	30%	£15,355,472	£13,471,944	£13,411,349	£13,396,869	£13,154,491	£12,912,112
60% LAR : 40% CIR	35%	£13,543,381	£11,780,377	£11,719,782	£11,705,303	£11,462,925	£11,220,546
60% LAR : 40% CIR	40%	£11,731,291	£10,088,810	£10,028,216	£10,013,736	£9,771,358	£9,528,979
60% LAR : 40% CIR	45%	£9,919,201	£8,397,244	£8,336,649	£8,322,170	£8,079,792	£7,837,413
60% LAR : 40% CIR	50%	£8,107,110	£6,705,678	£6,645,083	£6,630,605	£6,388,225	£6,145,846

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£30,273,313	£27,667,642	£27,607,047	£27,592,568	£27,350,190	£27,107,810
60% LAR : 40% CIR	0%	£28,460,223	£25,855,076	£25,794,481	£25,780,002	£25,537,624	£25,295,245
60% LAR : 40% CIR	10%	£26,649,133	£24,163,510	£24,102,915	£24,088,436	£23,846,057	£23,603,678
60% LAR : 40% CIR	15%	£24,838,042	£22,471,944	£22,411,349	£22,396,869	£22,154,491	£21,912,112
60% LAR : 40% CIR	20%	£23,026,952	£20,780,377	£20,719,782	£20,705,303	£20,462,925	£20,220,546
60% LAR : 40% CIR	25%	£21,215,861	£19,088,810	£19,028,216	£19,013,736	£18,771,358	£18,528,979
60% LAR : 40% CIR	30%	£19,404,772	£17,397,244	£17,336,649	£17,322,170	£17,079,792	£16,837,413
60% LAR : 40% CIR	35%	£17,593,681	£15,705,678	£15,645,083	£15,630,605	£15,388,225	£15,145,846
60% LAR : 40% CIR	40%	£15,782,591	£14,014,107	£13,953,512	£13,939,033	£13,696,655	£13,454,276
60% LAR : 40% CIR	45%	£13,971,501	£12,322,541	£12,261,946	£12,247,467	£12,005,089	£11,762,710
60% LAR : 40% CIR	50%	£12,160,410	£10,630,974	£10,570,379	£10,555,900	£10,313,522	£10,071,143

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£31,949,913	£29,344,242	£29,283,647	£29,269,168	£29,026,790	£28,784,410
60% LAR : 40% CIR	0%	£30,136,823	£27,542,676	£27,482,081	£27,467,602	£27,225,224	£26,982,845
60% LAR : 40% CIR	10%	£28,325,733	£25,851,109	£25,790,515	£25,776,036	£25,533,657	£25,291,278
60% LAR : 40% CIR	15%	£26,514,642	£24,159,543	£24,098,948	£24,084,469	£23,842,090	£23,599,711
60% LAR : 40% CIR	20%	£24,703,552	£22,467,977	£22,407,382	£22,392,902	£22,150,524	£21,908,145
60% LAR : 40% CIR	25%	£22,892,461	£20,776,410	£20,715,815	£20,701,336	£20,458,957	£20,216,578
60% LAR : 40% CIR	30%	£21,081,372	£19,084,844	£19,024,249	£19,009,769	£18,767,391	£18,525,012
60% LAR : 40% CIR	35%	£19,270,281	£17,393,277	£17,332,682	£17,318,203	£17,075,825	£16,833,446
60% LAR : 40% CIR	40%	£17,459,191	£15,701,710	£15,641,116	£15,626,636	£15,384,258	£15,141,879
60% LAR : 40% CIR	45%	£15,648,101	£14,010,144	£13,949,549	£13,935,070	£13,692,692	£13,450,313
60% LAR : 40% CIR	50%	£13,837,010	£12,318,578	£12,257,983	£12,243,505	£12,001,125	£11,758,746

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£33,337,913	£31,326,142	£31,265,547	£31,251,068	£31,008,690	£30,766,310
60% LAR : 40% CIR	0%	£32,526,823	£29,524,276	£29,463,681	£29,449,202	£29,206,824	£28,964,445
60% LAR : 40% CIR	10%	£30,715,733	£27,832,710	£27,772,115	£27,757,636	£27,515,257	£27,272,878
60% LAR : 40% CIR	15%	£28,904,642	£26,141,143	£26,080,548	£26,066,069	£25,823,690	£25,581,311
60% LAR : 40% CIR	20%	£27,093,552	£24,449,577	£24,389,982	£24,375,502	£24,133,124	£23,890,745
60% LAR : 40% CIR	25%	£25,282,461	£22,758,010	£22,697,415	£22,682,936	£22,440,557	£22,198,178
60% LAR : 40% CIR	30%	£23,471,372	£21,066,444	£21,005,849	£20,991,369	£20,748,990	£20,506,611
60% LAR : 40% CIR	35%	£21,660,281	£19,374,877	£19,314,282	£19,299,802	£19,057,424	£18,815,045
60% LAR : 40% CIR	40%	£19,849,191	£17,683,310	£17,622,715	£17,608,236	£17,365,857	£17,123,478
60% LAR : 40% CIR	45%	£18,038,101	£15,991,744	£15,931,149	£15,916,669	£15,674,290	£15,431,911
60% LAR : 40% CIR	50%	£16,227,010	£14,300,178	£14,239,583	£14,225,104	£13,982,725	£13,740,346

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone C - RP Periphery £2,450 psf
------------	----------------------------------

No Units	30
Site Area	0.1 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£39,791,610	£37,125,181	£37,064,586	£37,050,107	£36,807,729	£36,585,349
60% LAR : 40% CIR	5%	£37,785,535	£35,248,688	£35,186,073	£35,171,594	£34,929,215	£34,686,836
60% LAR : 40% CIR	10%	£35,785,460	£33,368,155	£33,307,560	£33,293,080	£33,050,701	£32,808,323
60% LAR : 40% CIR	15%	£33,782,384	£31,489,641	£31,429,046	£31,414,567	£31,172,188	£30,929,809
60% LAR : 40% CIR	20%	£31,779,309	£29,611,127	£29,550,533	£29,536,054	£29,293,674	£29,051,295
60% LAR : 40% CIR	25%	£29,776,234	£27,732,614	£27,672,019	£27,657,540	£27,415,161	£27,172,782
60% LAR : 40% CIR	30%	£27,773,159	£25,854,100	£25,793,506	£25,779,027	£25,536,648	£25,294,269
60% LAR : 40% CIR	35%	£25,770,084	£23,975,587	£23,914,992	£23,900,514	£23,658,135	£23,415,755
60% LAR : 40% CIR	40%	£23,767,009	£22,097,074	£22,036,479	£22,022,001	£21,779,621	£21,537,242
60% LAR : 40% CIR	45%	£21,763,934	£20,218,561	£20,157,966	£20,143,487	£19,901,108	£19,658,729
60% LAR : 40% CIR	50%	£19,760,859	£18,340,047	£18,279,452	£18,264,973	£18,022,595	£17,780,215

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£30,026,710	£27,360,281	£27,299,686	£27,285,207	£27,042,829	£26,800,449
60% LAR : 40% CIR	5%	£28,023,635	£25,481,768	£25,421,173	£25,406,694	£25,164,315	£24,921,936
60% LAR : 40% CIR	10%	£26,020,560	£23,602,235	£23,541,640	£23,527,161	£23,284,782	£23,042,403
60% LAR : 40% CIR	15%	£24,017,484	£21,722,741	£21,662,146	£21,647,667	£21,405,288	£21,162,909
60% LAR : 40% CIR	20%	£22,014,409	£19,842,227	£19,781,633	£19,767,154	£19,524,774	£19,282,395
60% LAR : 40% CIR	25%	£20,011,334	£17,961,714	£17,901,119	£17,886,640	£17,644,261	£17,401,882
60% LAR : 40% CIR	30%	£18,008,259	£16,081,200	£16,020,606	£16,006,127	£15,763,748	£15,521,369
60% LAR : 40% CIR	35%	£16,005,184	£14,200,687	£14,140,092	£14,125,614	£13,883,235	£13,640,855
60% LAR : 40% CIR	40%	£14,002,109	£12,320,174	£12,259,579	£12,245,101	£12,002,721	£11,760,342
60% LAR : 40% CIR	45%	£11,999,034	£10,439,661	£10,379,066	£10,364,587	£10,122,208	£9,879,829
60% LAR : 40% CIR	50%	£9,995,959	£8,559,147	£8,514,552	£8,500,073	£8,257,695	£8,015,315

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£34,073,010	£31,406,581	£31,345,986	£31,331,507	£31,089,129	£30,846,749
60% LAR : 40% CIR	5%	£32,069,935	£29,527,068	£29,466,473	£29,452,004	£29,209,625	£28,967,246
60% LAR : 40% CIR	10%	£30,066,860	£27,647,555	£27,586,960	£27,572,481	£27,330,102	£27,087,723
60% LAR : 40% CIR	15%	£28,063,784	£25,767,041	£25,706,446	£25,691,967	£25,449,588	£25,207,209
60% LAR : 40% CIR	20%	£26,060,709	£23,886,527	£23,825,933	£23,811,454	£23,569,074	£23,326,695
60% LAR : 40% CIR	25%	£24,057,634	£22,006,014	£21,945,419	£21,930,940	£21,688,561	£21,446,182
60% LAR : 40% CIR	30%	£22,054,559	£20,125,500	£20,064,906	£20,050,427	£19,808,048	£19,557,669
60% LAR : 40% CIR	35%	£20,051,484	£18,245,987	£18,185,392	£18,170,914	£17,928,535	£17,678,155
60% LAR : 40% CIR	40%	£18,048,409	£16,365,474	£16,304,879	£16,290,401	£16,048,021	£15,797,642
60% LAR : 40% CIR	45%	£16,045,334	£14,484,961	£14,424,366	£14,409,887	£14,167,508	£13,917,129
60% LAR : 40% CIR	50%	£14,042,259	£12,604,447	£12,543,852	£12,529,373	£12,287,004	£12,036,625

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£35,749,610	£33,083,181	£33,022,586	£33,008,107	£32,765,729	£32,523,349
60% LAR : 40% CIR	5%	£33,746,535	£31,203,668	£31,143,073	£31,128,594	£30,886,215	£30,643,836
60% LAR : 40% CIR	10%	£31,743,460	£29,324,155	£29,263,560	£29,249,081	£29,006,701	£28,764,323
60% LAR : 40% CIR	15%	£29,740,384	£27,444,641	£27,384,046	£27,369,567	£27,127,188	£26,884,809
60% LAR : 40% CIR	20%	£27,737,309	£25,565,127	£25,504,533	£25,490,054	£25,247,674	£25,005,295
60% LAR : 40% CIR	25%	£25,734,234	£23,685,614	£23,625,019	£23,610,540	£23,368,161	£23,125,782
60% LAR : 40% CIR	30%	£23,731,159	£21,806,100	£21,745,506	£21,731,027	£21,488,648	£21,246,269
60% LAR : 40% CIR	35%	£21,728,084	£19,926,587	£19,866,002	£19,851,523	£19,609,144	£19,366,765
60% LAR : 40% CIR	40%	£19,725,009	£18,047,074	£17,986,479	£17,972,001	£17,729,621	£17,487,242
60% LAR : 40% CIR	45%	£17,721,934	£16,167,561	£16,107,966	£16,103,487	£15,861,108	£15,618,729
60% LAR : 40% CIR	50%	£15,718,859	£14,288,047	£14,227,452	£14,222,973	£13,980,595	£13,738,215

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£37,131,510	£35,065,081	£35,004,486	£35,000,007	£34,747,629	£34,505,249
60% LAR : 40% CIR	5%	£35,128,435	£33,185,568	£33,124,973	£33,110,494	£32,868,115	£32,625,736
60% LAR : 40% CIR	10%	£33,125,360	£31,306,055	£31,245,460	£31,230,981	£30,988,601	£30,746,223
60% LAR : 40% CIR	15%	£31,122,284	£29,426,541	£29,365,946	£29,351,467	£29,109,088	£28,866,709
60% LAR : 40% CIR	20%	£29,119,209	£27,547,027	£27,486,433	£27,471,954	£27,229,574	£26,987,195
60% LAR : 40% CIR	25%	£27,116,134	£25,667,514	£25,606,919	£25,592,440	£25,350,061	£25,107,682
60% LAR : 40% CIR	30%	£25,113,059	£23,788,000	£23,727,406	£23,712,927	£23,470,548	£23,228,169
60% LAR : 40% CIR	35%	£23,109,984	£21,908,487	£21,847,892	£21,833,414	£21,591,035	£21,348,655
60% LAR : 40% CIR	40%	£21,106,909	£20,028,974	£19,968,379	£19,953,901	£19,711,521	£19,469,142
60% LAR : 40% CIR	45%	£19,103,834	£18,148,461	£18,087,866	£18,083,387	£17,841,008	£17,598,629
60% LAR : 40% CIR	50%	£17,100,759	£16,268,947	£16,208,352	£16,203,873	£15,961,495	£15,719,115

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone C - £1,050 paf
------------	---------------------

No Units	50
Site Area	0.14 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,105,853	£4,663,439	£4,520,982	£4,495,546	£3,925,717	£3,365,889
60% LAR : 40% CIR	5%	£7,368,042	£4,087,834	£3,945,942	£3,920,602	£3,353,036	£2,785,468
60% LAR : 40% CIR	10%	£6,625,694	£3,507,567	£3,366,198	£3,340,947	£2,775,489	£2,209,990
60% LAR : 40% CIR	15%	£5,878,656	£2,922,685	£2,781,794	£2,756,625	£2,193,064	£1,629,503
60% LAR : 40% CIR	20%	£5,126,972	£2,333,231	£2,192,778	£2,167,682	£1,605,989	£1,037,402
60% LAR : 40% CIR	25%	£4,370,689	£1,739,254	£1,599,196	£1,574,163	£1,008,672	£439,862
60% LAR : 40% CIR	30%	£3,609,855	£1,139,326	£997,490	£972,134	£404,791	£-165,033
60% LAR : 40% CIR	35%	£2,844,514	£529,090	£387,571	£362,265	£-206,918	£-781,629
60% LAR : 40% CIR	40%	£2,074,714	£-98,808	£-200,305	£-225,865	£-820,544	£-1,403,134
60% LAR : 40% CIR	45%	£1,300,500	£-715,455	£-888,613	£-884,229	£-1,456,863	£-2,029,496
60% LAR : 40% CIR	50%	£518,238	£-1,348,433	£-1,491,393	£-1,516,982	£-2,088,824	£-2,660,666

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,844,204	£9,288,418	£9,428,878	£9,454,311	£10,024,140	£10,593,988
60% LAR : 40% CIR	5%	£8,591,610	£9,892,023	£10,003,918	£10,029,255	£10,596,621	£11,184,389
60% LAR : 40% CIR	10%	£7,424,163	£10,442,290	£10,563,659	£10,608,910	£11,174,388	£11,739,867
60% LAR : 40% CIR	15%	£8,071,202	£11,027,173	£11,168,063	£11,193,232	£11,763,793	£12,320,354
60% LAR : 40% CIR	20%	£8,822,885	£11,616,028	£11,757,079	£11,782,176	£12,343,988	£12,912,496
60% LAR : 40% CIR	25%	£9,576,168	£12,210,603	£12,346,061	£12,371,204	£12,941,186	£13,500,965
60% LAR : 40% CIR	30%	£10,340,002	£12,810,531	£12,932,367	£12,957,723	£13,545,067	£14,114,890
60% LAR : 40% CIR	35%	£11,109,343	£13,420,797	£13,522,289	£13,547,592	£14,146,776	£14,731,486
60% LAR : 40% CIR	40%	£11,876,143	£14,038,785	£14,109,163	£14,134,413	£14,779,402	£15,362,981
60% LAR : 40% CIR	45%	£12,649,337	£14,665,312	£14,808,470	£14,834,085	£15,406,720	£15,979,354
60% LAR : 40% CIR	50%	£13,431,619	£15,298,250	£15,441,250	£15,466,839	£16,038,682	£16,610,623

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£63,776	£3,505,990	£3,648,447	£3,673,883	£4,243,712	£4,813,539
60% LAR : 40% CIR	5%	£261,285	£4,091,655	£4,233,488	£4,258,925	£4,816,365	£5,386,193
60% LAR : 40% CIR	10%	£1,543,734	£4,681,862	£4,803,231	£4,828,481	£5,390,960	£5,960,438
60% LAR : 40% CIR	15%	£2,290,773	£5,248,744	£5,387,635	£5,412,804	£5,976,365	£6,539,826
60% LAR : 40% CIR	20%	£3,042,457	£5,836,997	£5,976,959	£6,001,917	£6,583,588	£7,152,027
60% LAR : 40% CIR	25%	£3,795,739	£6,430,175	£6,570,623	£6,595,265	£7,180,757	£7,726,037
60% LAR : 40% CIR	30%	£4,550,573	£7,030,103	£7,171,938	£7,197,284	£7,764,638	£8,334,462
60% LAR : 40% CIR	35%	£5,324,914	£7,640,538	£7,781,897	£7,807,163	£8,376,347	£8,951,058
60% LAR : 40% CIR	40%	£6,107,143	£8,258,336	£8,389,124	£8,414,384	£8,988,073	£9,572,562
60% LAR : 40% CIR	45%	£6,889,329	£8,884,883	£8,928,042	£8,953,657	£9,626,291	£10,198,025
60% LAR : 40% CIR	50%	£7,681,491	£9,517,862	£9,680,822	£9,686,411	£10,288,263	£10,830,084

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,331,367	£1,110,847	£1,253,304	£1,278,740	£1,848,569	£2,418,396
60% LAR : 40% CIR	5%	£393,765	£1,696,652	£1,829,343	£1,853,683	£2,412,290	£2,986,917
60% LAR : 40% CIR	10%	£851,409	£2,266,719	£2,406,088	£2,433,338	£2,998,817	£3,564,296
60% LAR : 40% CIR	15%	£1,044,370	£2,851,601	£2,992,492	£3,017,661	£3,581,222	£4,144,783
60% LAR : 40% CIR	20%	£1,897,814	£3,441,054	£3,581,907	£3,606,804	£4,168,616	£4,756,884
60% LAR : 40% CIR	25%	£1,403,596	£4,035,032	£4,175,090	£4,200,122	£4,765,614	£5,334,394
60% LAR : 40% CIR	30%	£2,164,430	£4,634,960	£4,776,795	£4,802,152	£5,389,465	£5,939,319
60% LAR : 40% CIR	35%	£2,929,771	£5,245,198	£5,386,714	£5,412,020	£5,981,894	£6,556,815
60% LAR : 40% CIR	40%	£3,695,572	£5,861,193	£6,004,391	£6,030,241	£6,603,830	£7,177,419
60% LAR : 40% CIR	45%	£4,473,788	£6,489,741	£6,632,899	£6,658,515	£7,231,148	£7,803,782
60% LAR : 40% CIR	50%	£5,266,048	£7,122,719	£7,285,679	£7,291,288	£7,863,110	£8,434,852

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,162,853	£1,720,438	£1,977,982	£1,992,946	£2,627,717	£3,262,885
60% LAR : 40% CIR	5%	£4,425,042	£1,144,834	£1,002,942	£977,602	£410,036	£-142,885
60% LAR : 40% CIR	10%	£3,682,694	£564,567	£423,198	£397,947	£-167,531	£-733,010
60% LAR : 40% CIR	15%	£2,935,656	£30,315	£-161,206	£-186,375	£-749,096	£-1,313,497
60% LAR : 40% CIR	20%	£2,183,972	£-669,468	£-669,622	£-775,318	£-1,207,131	£-1,806,598
60% LAR : 40% CIR	25%	£1,427,689	£-1,203,748	£-1,343,804	£-1,368,837	£-1,934,328	£-2,503,108
60% LAR : 40% CIR	30%	£666,655	£-1,803,674	£-1,945,510	£-1,970,666	£-2,538,209	£-3,108,033
60% LAR : 40% CIR	35%	£68,896	£-2,413,810	£-2,655,428	£-2,680,125	£-3,149,015	£-3,724,629
60% LAR : 40% CIR	40%	£-698,286	£-3,029,908	£-3,173,395	£-3,198,565	£-3,722,544	£-4,346,134
60% LAR : 40% CIR	45%	£-1,642,500	£-3,658,455	£-3,801,613	£-3,827,229	£-4,399,863	£-4,972,496
60% LAR : 40% CIR	50%	£-2,624,762	£-4,291,453	£-4,434,988	£-4,459,982	£-5,031,629	£-5,603,666

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone C - £1,150 psf
------------	---------------------

No Units	50
Site Area	0.14 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£10,376,115	£6,902,595	£6,760,138	£6,734,702	£6,164,874	£5,596,046
60% LAR - 40% CIR	5%	£9,529,611	£6,215,033	£6,073,140	£6,047,801	£5,480,235	£4,912,867
60% LAR - 40% CIR	10%	£8,673,683	£5,522,808	£5,381,439	£5,356,188	£4,790,709	£4,225,231
60% LAR - 40% CIR	15%	£7,812,867	£4,825,968	£4,685,077	£4,659,908	£4,096,347	£3,532,786
60% LAR - 40% CIR	20%	£6,947,407	£4,124,557	£3,984,103	£3,959,006	£3,397,184	£2,832,382
60% LAR - 40% CIR	25%	£6,077,347	£3,418,621	£3,278,563	£3,253,531	£2,693,299	£2,133,067
60% LAR - 40% CIR	30%	£5,202,735	£2,708,206	£2,568,502	£2,543,526	£1,984,709	£1,425,892
60% LAR - 40% CIR	35%	£4,323,618	£1,993,356	£1,853,964	£1,829,038	£1,271,472	£705,806
60% LAR - 40% CIR	40%	£3,440,040	£1,274,118	£1,134,398	£1,110,113	£545,188	£20,892
60% LAR - 40% CIR	45%	£2,562,048	£544,041	£403,035	£377,804	£-189,066	£-761,698
60% LAR - 40% CIR	50%	£1,659,689	£-195,889	£-338,850	£-364,438	£-936,281	£-1,508,122

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£3,373,742	£7,047,262	£7,189,719	£7,215,185	£7,784,984	£8,354,811
60% LAR - 40% CIR	5%	£4,490,248	£7,754,824	£7,876,917	£7,902,382	£8,469,622	£9,039,450
60% LAR - 40% CIR	10%	£5,276,174	£8,427,049	£8,548,410	£8,573,875	£9,138,294	£9,708,122
60% LAR - 40% CIR	15%	£6,136,990	£9,123,889	£9,244,780	£9,270,245	£9,829,949	£10,399,777
60% LAR - 40% CIR	20%	£7,002,430	£9,825,300	£9,946,754	£9,972,219	£10,529,983	£11,100,806
60% LAR - 40% CIR	25%	£7,872,510	£10,517,236	£10,638,204	£10,663,669	£11,246,548	£11,807,376
60% LAR - 40% CIR	30%	£8,742,122	£11,241,651	£11,361,356	£11,386,821	£11,965,148	£12,523,963
60% LAR - 40% CIR	35%	£9,626,240	£11,995,501	£12,095,893	£12,120,819	£12,676,385	£13,243,951
60% LAR - 40% CIR	40%	£10,569,811	£12,815,239	£12,814,869	£12,809,144	£13,344,689	£13,869,038
60% LAR - 40% CIR	45%	£11,597,805	£13,605,616	£13,546,823	£13,532,053	£14,138,923	£14,711,556
60% LAR - 40% CIR	50%	£12,250,168	£14,145,747	£14,288,707	£14,314,298	£14,888,138	£15,457,978

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£2,206,687	£1,266,833	£1,409,290	£1,434,726	£2,004,555	£2,574,383
60% LAR - 40% CIR	5%	£3,360,182	£1,954,995	£2,096,286	£2,121,722	£2,691,551	£3,261,379
60% LAR - 40% CIR	10%	£504,255	£2,646,621	£2,787,990	£2,813,241	£3,378,719	£3,944,188
60% LAR - 40% CIR	15%	£396,562	£3,343,461	£3,484,351	£3,509,520	£4,073,081	£4,638,642
60% LAR - 40% CIR	20%	£1,222,022	£4,044,912	£4,185,395	£4,210,646	£4,772,234	£5,337,046
60% LAR - 40% CIR	25%	£2,062,082	£4,750,807	£4,890,865	£4,915,998	£5,476,130	£6,035,362
60% LAR - 40% CIR	30%	£2,966,893	£5,461,223	£5,600,927	£5,625,903	£6,184,719	£6,743,536
60% LAR - 40% CIR	35%	£3,945,811	£6,176,073	£6,315,465	£6,340,390	£6,897,656	£7,463,622
60% LAR - 40% CIR	40%	£4,129,389	£6,865,311	£7,004,400	£7,029,115	£7,624,240	£8,193,511
60% LAR - 40% CIR	45%	£5,817,380	£7,625,387	£7,766,394	£7,791,625	£8,358,404	£8,931,127
60% LAR - 40% CIR	50%	£8,998,797	£8,385,318	£8,526,278	£8,551,667	£9,105,709	£9,677,861

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£4,601,629	£1,128,310	£985,853	£960,417	£900,588	£179,240
60% LAR - 40% CIR	5%	£3,355,352	£440,747	£298,856	£273,516	£244,091	£61,616
60% LAR - 40% CIR	10%	£2,899,397	£251,476	£-392,847	£-418,098	£-683,578	£-1,540,055
60% LAR - 40% CIR	15%	£2,038,581	£948,318	£1,089,209	£1,114,378	£1,677,939	£2,241,500
60% LAR - 40% CIR	20%	£1,173,121	£1,640,229	£1,790,162	£1,815,279	£2,371,091	£2,938,804
60% LAR - 40% CIR	25%	£303,061	£2,355,605	£2,495,722	£2,520,755	£3,080,687	£3,641,219
60% LAR - 40% CIR	30%	£571,351	£3,068,080	£3,205,784	£3,230,780	£3,789,577	£4,348,393
60% LAR - 40% CIR	35%	£1,460,669	£3,780,930	£3,920,392	£3,945,286	£4,502,414	£5,059,369
60% LAR - 40% CIR	40%	£2,354,246	£4,500,188	£4,639,288	£4,664,172	£5,229,097	£5,794,368
60% LAR - 40% CIR	45%	£3,222,238	£5,230,244	£5,371,251	£5,396,482	£5,963,351	£6,535,884
60% LAR - 40% CIR	50%	£4,114,686	£6,070,175	£6,113,136	£6,138,724	£6,710,667	£7,282,408

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£7,453,115	£3,889,986	£3,817,138	£3,791,702	£3,221,874	£2,652,046
60% LAR - 40% CIR	5%	£6,586,611	£3,272,033	£3,150,140	£3,124,801	£2,551,235	£1,981,967
60% LAR - 40% CIR	10%	£5,730,683	£2,579,808	£2,438,439	£2,413,188	£1,847,709	£1,282,231
60% LAR - 40% CIR	15%	£4,869,367	£1,882,968	£1,742,077	£1,716,906	£1,153,347	£589,786
60% LAR - 40% CIR	20%	£4,004,407	£1,181,657	£1,041,103	£1,015,006	£544,194	£-107,618
60% LAR - 40% CIR	25%	£3,134,347	£475,621	£335,563	£310,531	£249,701	£-809,933
60% LAR - 40% CIR	30%	£2,259,735	£234,794	£374,488	£399,474	£988,291	£1,517,108
60% LAR - 40% CIR	35%	£1,380,619	£949,644	£1,089,006	£1,113,962	£1,611,528	£2,237,044
60% LAR - 40% CIR	40%	£497,040	£1,688,852	£1,808,002	£1,832,957	£2,397,811	£2,963,062
60% LAR - 40% CIR	45%	£390,952	£2,388,369	£2,539,965	£2,565,196	£3,132,066	£3,704,698
60% LAR - 40% CIR	50%	£1,283,911	£3,138,689	£3,281,669	£3,307,438	£3,879,281	£4,451,122

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone C - £1,350 psf
------------	---------------------

No Units	50
Site Area	0.14 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£14,885,129	£11,380,908	£11,238,451	£11,213,015	£10,643,187	£10,073,359
60% LAR - 40% CIR	5%	£13,813,173	£10,469,430	£10,327,539	£10,302,199	£9,736,632	£9,167,065
60% LAR - 40% CIR	10%	£12,736,552	£9,553,290	£9,411,920	£9,386,670	£8,821,192	£8,255,713
60% LAR - 40% CIR	15%	£11,655,310	£8,632,533	£8,491,644	£8,466,474	£7,902,914	£7,339,353
60% LAR - 40% CIR	20%	£10,569,492	£7,707,208	£7,566,754	£7,541,657	£6,979,845	£6,416,033
60% LAR - 40% CIR	25%	£9,479,146	£6,777,356	£6,637,298	£6,612,266	£6,052,034	£5,491,803
60% LAR - 40% CIR	30%	£8,384,315	£5,843,025	£5,703,320	£5,678,345	£5,119,528	£4,560,711
60% LAR - 40% CIR	35%	£7,281,823	£4,904,250	£4,764,868	£4,739,941	£4,182,375	£3,624,809
60% LAR - 40% CIR	40%	£6,170,691	£3,961,105	£3,821,986	£3,797,101	£3,240,623	£2,684,145
60% LAR - 40% CIR	45%	£5,055,146	£3,013,609	£2,874,720	£2,849,870	£2,294,318	£1,738,767
60% LAR - 40% CIR	50%	£3,935,232	£2,061,814	£1,923,118	£1,898,293	£1,343,510	£784,987

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£935,272	£2,288,349	£2,711,406	£2,736,842	£3,308,671	£3,876,498
60% LAR - 40% CIR	5%	£1,968,864	£2,460,427	£2,823,919	£2,849,355	£3,421,625	£3,989,452
60% LAR - 40% CIR	10%	£1,213,306	£4,396,567	£4,557,937	£4,583,373	£5,128,695	£5,696,522
60% LAR - 40% CIR	15%	£2,294,548	£5,317,324	£5,458,214	£5,483,384	£6,046,944	£6,615,505
60% LAR - 40% CIR	20%	£3,380,365	£6,242,549	£6,383,103	£6,408,290	£7,070,012	£7,641,624
60% LAR - 40% CIR	25%	£4,470,711	£7,172,601	£7,312,569	£7,337,691	£8,002,523	£8,574,054
60% LAR - 40% CIR	30%	£5,565,542	£8,106,532	£8,246,537	£8,271,512	£8,938,329	£9,509,146
60% LAR - 40% CIR	35%	£6,668,034	£9,045,597	£9,184,989	£9,209,916	£9,877,492	£10,448,048
60% LAR - 40% CIR	40%	£7,770,165	£9,988,152	£10,127,811	£10,152,765	£10,820,294	£11,391,713
60% LAR - 40% CIR	45%	£8,884,711	£10,936,249	£11,075,137	£11,099,587	£11,655,539	£12,211,090
60% LAR - 40% CIR	50%	£10,014,825	£11,888,044	£12,028,738	£12,053,555	£12,608,347	£13,164,871

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£6,715,701	£3,211,480	£3,068,023	£3,043,587	£2,473,758	£1,903,930
60% LAR - 40% CIR	5%	£5,443,144	£2,460,427	£2,158,310	£2,132,770	£1,565,204	£987,636
60% LAR - 40% CIR	10%	£4,567,123	£1,383,861	£1,242,491	£1,217,242	£651,763	£86,285
60% LAR - 40% CIR	15%	£3,485,581	£463,105	£322,215	£297,045	£266,618	£830,076
60% LAR - 40% CIR	20%	£2,400,063	£486,221	£68,678	£69,772	£1,180,584	£1,151,366
60% LAR - 40% CIR	25%	£1,309,718	£1,362,073	£1,552,130	£1,557,163	£4,117,395	£2,627,625
60% LAR - 40% CIR	30%	£2,148,807	£2,326,404	£2,466,108	£2,491,084	£3,049,901	£3,608,717
60% LAR - 40% CIR	35%	£3,087,895	£3,285,169	£3,404,360	£3,429,487	£3,987,053	£4,544,619
60% LAR - 40% CIR	40%	£4,026,973	£4,248,442	£4,367,442	£4,372,528	£4,936,906	£5,495,294
60% LAR - 40% CIR	45%	£4,966,051	£5,211,715	£5,326,412	£5,331,559	£5,875,111	£6,430,661
60% LAR - 40% CIR	50%	£5,905,129	£6,175,988	£6,281,610	£6,277,138	£6,820,919	£7,364,442

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£9,110,843	£5,006,623	£5,464,166	£5,438,730	£4,868,901	£4,299,073
60% LAR - 40% CIR	5%	£8,043,687	£4,065,144	£4,523,253	£4,527,913	£3,960,346	£3,392,779
60% LAR - 40% CIR	10%	£6,962,266	£3,779,004	£3,637,634	£3,612,385	£3,046,906	£2,481,427
60% LAR - 40% CIR	15%	£5,881,024	£2,858,248	£2,717,358	£2,692,168	£2,126,628	£1,565,067
60% LAR - 40% CIR	20%	£4,799,295	£1,932,622	£1,792,468	£1,767,271	£1,205,559	£643,147
60% LAR - 40% CIR	25%	£3,704,860	£1,003,070	£863,012	£837,960	£277,748	£262,483
60% LAR - 40% CIR	30%	£2,610,030	£58,739	£70,953	£93,941	£64,758	£1,213,575
60% LAR - 40% CIR	35%	£1,507,537	£970,085	£1,066,416	£1,043,345	£1,591,041	£2,146,477
60% LAR - 40% CIR	40%	£396,406	£1,613,180	£1,552,298	£1,527,185	£2,533,653	£3,080,141
60% LAR - 40% CIR	45%	£719,140	£2,760,877	£2,899,565	£2,924,416	£3,479,968	£4,035,518
60% LAR - 40% CIR	50%	£1,639,084	£3,712,472	£3,851,167	£3,875,993	£4,430,776	£4,989,299

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£11,942,129	£8,437,966	£8,285,451	£8,210,015	£7,700,187	£7,190,359
60% LAR - 40% CIR	5%	£10,870,173	£7,526,430	£7,384,539	£7,359,199	£6,791,632	£6,281,805
60% LAR - 40% CIR	10%	£9,793,552	£6,610,290	£6,468,920	£6,443,670	£5,878,192	£5,312,713
60% LAR - 40% CIR	15%	£8,712,310	£5,699,533	£5,548,644	£5,523,474	£4,960,914	£4,396,353
60% LAR - 40% CIR	20%	£7,629,492	£4,784,208	£4,623,754	£4,598,607	£4,036,845	£3,472,033
60% LAR - 40% CIR	25%	£6,536,146	£3,834,356	£3,664,298	£3,669,266	£3,109,034	£2,548,803
60% LAR - 40% CIR	30%	£5,441,315	£2,900,025	£2,760,320	£2,735,345	£2,176,528	£1,617,711
60% LAR - 40% CIR	35%	£4,338,823	£1,961,260	£1,821,988	£1,796,941	£1,239,375	£681,609
60% LAR - 40% CIR	40%	£3,227,691	£1,018,105	£878,986	£854,101	£297,623	£258,855
60% LAR - 40% CIR	45%	£2,112,146	£70,609	£68,280	£93,130	£64,682	£1,204,233
60% LAR - 40% CIR	50%	£992,232	£861,166	£1,010,862	£1,044,707	£1,599,490	£2,158,013

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone C - £1,500 psf
------------	---------------------

No Units	50
Site Area	0.14 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£18,266,889	£14,711,979	£14,571,863	£14,546,609	£13,985,345	£13,424,081
60% LAR : 40% CIR	5%	£17,025,845	£13,638,733	£13,488,974	£13,474,015	£12,914,978	£12,355,942
60% LAR : 40% CIR	10%	£15,780,136	£12,560,897	£12,421,651	£12,396,781	£11,839,801	£11,278,575
60% LAR : 40% CIR	15%	£14,529,805	£11,478,513	£11,339,740	£11,314,949	£10,757,837	£10,194,277
60% LAR : 40% CIR	20%	£13,274,900	£10,391,628	£10,253,285	£10,228,566	£9,666,333	£9,105,020
60% LAR : 40% CIR	25%	£12,015,465	£9,298,406	£9,156,349	£9,131,317	£8,571,085	£8,010,853
60% LAR : 40% CIR	30%	£10,751,547	£8,194,139	£8,054,434	£8,029,460	£7,470,643	£6,911,826
60% LAR : 40% CIR	35%	£9,483,190	£7,087,437	£6,948,045	£6,923,120	£6,365,553	£5,807,986
60% LAR : 40% CIR	40%	£8,210,441	£5,978,347	£5,877,227	£5,852,342	£5,295,864	£4,739,385
60% LAR : 40% CIR	45%	£6,932,469	£4,860,913	£4,722,025	£4,697,174	£4,141,623	£3,586,071
60% LAR : 40% CIR	50%	£5,641,889	£3,741,181	£3,602,486	£3,577,660	£3,022,877	£2,468,094

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,317,032	£762,122	£621,805	£596,751	£35,487	£225,777
60% LAR : 40% CIR	5%	£3,075,988	£611,124	£468,883	£443,842	£1,038,878	£1,563,918
60% LAR : 40% CIR	10%	£1,830,278	£1,389,960	£1,528,206	£1,553,076	£2,110,056	£2,671,482
60% LAR : 40% CIR	15%	£579,948	£2,471,344	£2,610,117	£2,634,908	£3,192,020	£3,755,580
60% LAR : 40% CIR	20%	£874,957	£3,558,229	£3,696,572	£3,721,391	£4,283,024	£4,844,637
60% LAR : 40% CIR	25%	£1,604,092	£4,643,417	£4,781,608	£4,814,540	£5,374,712	£5,939,034
60% LAR : 40% CIR	30%	£3,188,310	£5,726,719	£5,895,423	£5,920,397	£6,470,214	£7,038,031
60% LAR : 40% CIR	35%	£4,985,967	£6,862,420	£7,001,812	£7,036,738	£7,594,304	£8,141,871
60% LAR : 40% CIR	40%	£6,599,417	£7,913,610	£8,112,640	£8,147,515	£8,693,917	£9,250,472
60% LAR : 40% CIR	45%	£7,017,389	£9,088,945	£9,227,832	£9,252,683	£9,808,234	£10,363,766
60% LAR : 40% CIR	50%	£8,307,968	£10,206,676	£10,347,371	£10,372,197	£10,925,960	£11,481,763

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,097,460	£6,542,651	£6,402,234	£6,377,180	£5,815,916	£5,254,652
60% LAR : 40% CIR	5%	£8,656,416	£5,469,325	£5,329,645	£5,304,587	£4,745,550	£4,184,286
60% LAR : 40% CIR	10%	£7,610,707	£4,391,468	£4,252,223	£4,227,352	£3,670,372	£3,109,146
60% LAR : 40% CIR	15%	£6,360,376	£3,309,084	£3,170,312	£3,145,520	£2,588,409	£2,024,849
60% LAR : 40% CIR	20%	£5,105,471	£2,222,198	£2,083,866	£2,059,197	£1,487,405	£925,591
60% LAR : 40% CIR	25%	£3,846,037	£1,138,878	£988,920	£961,858	£401,667	£158,975
60% LAR : 40% CIR	30%	£2,582,118	£24,710	£-114,994	£-139,969	£-688,786	£-1,257,602
60% LAR : 40% CIR	35%	£1,313,761	£-1,081,991	£-1,221,383	£-1,246,398	£-1,803,875	£-2,361,442
60% LAR : 40% CIR	40%	£41,012	£-2,163,962	£-2,302,202	£-2,327,086	£-2,913,945	£-3,504,023
60% LAR : 40% CIR	45%	£-1,236,960	£-3,308,516	£-3,447,403	£-3,472,235	£-4,027,805	£-4,583,567
60% LAR : 40% CIR	50%	£-2,927,930	£-4,428,246	£-4,586,943	£-4,591,789	£-5,148,551	£-5,701,335

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£12,492,603	£8,937,694	£8,797,377	£8,772,323	£9,211,059	£7,649,795
60% LAR : 40% CIR	5%	£11,251,359	£7,864,447	£7,724,688	£7,699,740	£7,140,693	£5,581,656
60% LAR : 40% CIR	10%	£10,005,850	£6,786,611	£6,647,365	£6,622,495	£6,065,515	£4,504,289
60% LAR : 40% CIR	15%	£8,755,519	£5,704,227	£5,565,454	£5,540,663	£4,983,552	£3,419,992
60% LAR : 40% CIR	20%	£7,500,814	£4,617,342	£4,478,990	£4,454,280	£3,892,547	£2,330,734
60% LAR : 40% CIR	25%	£6,241,180	£3,522,121	£3,382,063	£3,357,032	£2,796,800	£1,236,568
60% LAR : 40% CIR	30%	£4,977,261	£2,419,853	£2,280,149	£2,255,174	£1,696,357	£1,137,540
60% LAR : 40% CIR	35%	£3,708,904	£1,313,151	£1,173,760	£1,148,634	£591,268	£33,701
60% LAR : 40% CIR	40%	£2,436,155	£202,061	£62,941	£38,624	£-616,422	£-1,074,000
60% LAR : 40% CIR	45%	£1,158,183	£-913,373	£-1,052,260	£-1,077,112	£-1,632,663	£-2,188,214
60% LAR : 40% CIR	50%	£-152,397	£-2,039,106	£-2,171,800	£-2,196,626	£-2,751,468	£-3,306,182

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£15,323,869	£11,786,979	£11,628,965	£11,603,866	£11,042,385	£10,481,081
60% LAR : 40% CIR	5%	£14,082,945	£10,696,733	£10,556,974	£10,531,015	£9,971,978	£9,412,942
60% LAR : 40% CIR	10%	£12,837,136	£9,617,897	£9,478,651	£9,453,781	£8,896,801	£8,335,575
60% LAR : 40% CIR	15%	£11,586,905	£8,535,513	£8,396,740	£8,371,949	£7,814,837	£7,251,277
60% LAR : 40% CIR	20%	£10,331,900	£7,448,628	£7,310,285	£7,285,566	£6,723,833	£6,162,020
60% LAR : 40% CIR	25%	£9,072,465	£6,363,406	£6,213,349	£6,188,317	£5,628,085	£5,067,853
60% LAR : 40% CIR	30%	£7,808,547	£5,251,139	£5,111,434	£5,086,460	£4,527,643	£3,968,626
60% LAR : 40% CIR	35%	£6,540,190	£4,144,437	£4,005,045	£3,980,120	£3,422,553	£2,864,966
60% LAR : 40% CIR	40%	£5,267,441	£3,033,347	£2,894,227	£2,869,342	£2,312,864	£1,756,385
60% LAR : 40% CIR	45%	£3,989,469	£1,917,913	£1,779,025	£1,754,174	£1,198,623	£643,071
60% LAR : 40% CIR	50%	£2,698,889	£798,181	£659,486	£634,660	£79,817	£-647,866

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone C - £1,750 psf
------------	---------------------

No Units	50
Site Area	0.14 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£23,903,155	£20,258,121	£20,117,804	£20,092,750	£19,531,486	£18,970,222
60% LAR - 40% CIR	5%	£22,380,298	£18,807,568	£18,767,809	£18,742,850	£18,183,813	£17,624,776
60% LAR - 40% CIR	10%	£20,852,775	£17,552,424	£17,413,179	£17,388,308	£16,831,328	£16,274,348
60% LAR - 40% CIR	15%	£19,320,631	£16,192,733	£16,053,960	£16,029,169	£15,474,078	£14,918,987
60% LAR - 40% CIR	20%	£17,783,913	£14,828,541	£14,680,199	£14,655,479	£14,112,110	£13,558,741
60% LAR - 40% CIR	25%	£16,242,666	£13,459,992	£13,297,982	£13,273,282	£12,745,470	£12,193,688
60% LAR - 40% CIR	30%	£14,696,934	£12,086,829	£11,949,225	£11,924,625	£11,374,206	£10,823,789
60% LAR - 40% CIR	35%	£13,146,763	£10,709,400	£10,572,104	£10,547,552	£9,998,366	£9,446,616
60% LAR - 40% CIR	40%	£11,592,200	£9,327,640	£9,190,620	£9,166,109	£8,614,599	£8,058,120
60% LAR - 40% CIR	45%	£10,033,290	£7,939,753	£7,800,885	£7,776,013	£7,220,463	£6,664,912
60% LAR - 40% CIR	50%	£8,470,078	£6,540,127	£6,401,431	£6,376,606	£5,821,823	£5,267,040

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£9,953,298	£6,398,264	£6,167,947	£6,142,893	£5,581,529	£5,020,365
60% LAR - 40% CIR	5%	£8,430,441	£4,967,111	£4,817,652	£4,792,698	£4,233,566	£3,674,919
60% LAR - 40% CIR	10%	£6,902,918	£3,602,567	£3,453,222	£3,428,268	£2,869,136	£2,310,489
60% LAR - 40% CIR	15%	£5,370,774	£2,242,876	£2,104,103	£2,079,312	£1,524,221	£969,130
60% LAR - 40% CIR	20%	£3,834,056	£878,683	£740,341	£715,622	£162,253	£-391,718
60% LAR - 40% CIR	25%	£2,292,608	£-480,909	£-342,616	£-317,897	£-1,244,367	£-1,758,159
60% LAR - 40% CIR	30%	£747,077	£-1,863,028	£-2,000,632	£-2,025,232	£-2,575,651	£-3,126,068
60% LAR - 40% CIR	35%	£-893,094	£-3,240,457	£-3,377,793	£-3,402,395	£-3,951,491	£-4,500,241
60% LAR - 40% CIR	40%	£-2,357,657	£-4,622,208	£-4,759,207	£-4,783,748	£-5,335,288	£-5,886,127
60% LAR - 40% CIR	45%	£-3,816,568	£-6,010,104	£-6,148,992	£-6,173,844	£-6,729,394	£-7,284,945
60% LAR - 40% CIR	50%	£-5,278,779	£-7,409,131	£-7,548,428	£-7,573,281	£-8,128,034	£-8,682,817

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£15,733,726	£12,088,692	£11,948,376	£11,923,322	£11,362,058	£10,800,794
60% LAR - 40% CIR	5%	£14,210,870	£10,738,140	£10,598,380	£10,573,322	£10,012,058	£9,450,794
60% LAR - 40% CIR	10%	£12,683,347	£9,382,995	£9,243,751	£9,218,697	£8,661,899	£8,104,919
60% LAR - 40% CIR	15%	£11,151,203	£8,023,335	£7,884,532	£7,859,478	£7,304,649	£6,749,558
60% LAR - 40% CIR	20%	£9,614,484	£6,669,112	£6,520,710	£6,495,656	£5,940,827	£5,385,913
60% LAR - 40% CIR	25%	£8,073,537	£5,290,463	£5,152,510	£5,127,456	£4,572,627	£4,017,713
60% LAR - 40% CIR	30%	£6,527,506	£3,911,401	£3,779,796	£3,754,742	£3,204,778	£2,649,864
60% LAR - 40% CIR	35%	£4,977,335	£2,539,972	£2,402,678	£2,377,624	£1,828,938	£1,273,188
60% LAR - 40% CIR	40%	£3,422,712	£1,158,220	£1,021,192	£1,006,138	£446,170	£-111,809
60% LAR - 40% CIR	45%	£1,863,861	£-229,675	£-98,563	£-93,415	£-649,958	£-1,204,510
60% LAR - 40% CIR	50%	£300,649	£-1,609,302	£-1,767,997	£-1,792,623	£-2,347,606	£-2,902,388

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£18,128,869	£14,283,335	£14,343,319	£14,318,465	£13,757,201	£13,195,937
60% LAR - 40% CIR	5%	£16,606,913	£13,138,292	£12,993,523	£12,968,669	£12,407,527	£11,846,263
60% LAR - 40% CIR	10%	£15,078,489	£11,778,138	£11,638,894	£11,614,022	£11,053,042	£10,500,062
60% LAR - 40% CIR	15%	£13,546,346	£10,418,448	£10,279,675	£10,254,884	£9,699,792	£9,144,701
60% LAR - 40% CIR	20%	£12,009,527	£9,054,255	£8,915,913	£8,891,194	£8,337,824	£7,784,454
60% LAR - 40% CIR	25%	£10,468,380	£7,685,606	£7,547,653	£7,522,997	£6,971,185	£6,419,373
60% LAR - 40% CIR	30%	£8,922,648	£6,312,544	£6,174,939	£6,150,339	£5,599,921	£5,049,503
60% LAR - 40% CIR	35%	£7,372,478	£4,935,114	£4,797,618	£4,773,268	£4,224,080	£3,673,331
60% LAR - 40% CIR	40%	£5,817,915	£3,553,363	£3,416,356	£3,391,823	£2,840,313	£2,289,334
60% LAR - 40% CIR	45%	£4,259,004	£2,165,468	£2,026,579	£2,001,728	£1,446,177	£890,626
60% LAR - 40% CIR	50%	£2,695,792	£765,841	£627,146	£602,320	£47,537	£-907,248

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£20,980,155	£17,375,121	£17,174,804	£17,149,750	£16,588,886	£16,027,222
60% LAR - 40% CIR	5%	£19,457,298	£15,964,688	£15,804,809	£15,779,850	£15,240,813	£14,681,776
60% LAR - 40% CIR	10%	£17,909,775	£14,609,424	£14,470,179	£14,445,308	£13,888,328	£13,331,348
60% LAR - 40% CIR	15%	£16,377,631	£13,249,733	£13,110,960	£13,086,169	£12,531,078	£11,975,987
60% LAR - 40% CIR	20%	£14,840,913	£11,885,541	£11,747,199	£11,722,479	£11,169,110	£10,616,741
60% LAR - 40% CIR	25%	£13,299,666	£10,516,892	£10,378,938	£10,354,282	£9,802,470	£9,250,658
60% LAR - 40% CIR	30%	£11,753,934	£9,143,829	£9,006,225	£8,981,625	£8,431,206	£7,880,789
60% LAR - 40% CIR	35%	£10,203,763	£7,768,400	£7,629,104	£7,604,552	£7,055,396	£6,506,816
60% LAR - 40% CIR	40%	£8,649,200	£6,384,649	£6,247,620	£6,223,109	£5,671,509	£5,115,120
60% LAR - 40% CIR	45%	£7,090,290	£4,996,753	£4,857,865	£4,833,013	£4,277,463	£3,721,912
60% LAR - 40% CIR	50%	£5,527,078	£3,597,127	£3,458,431	£3,433,606	£2,878,623	£2,324,040

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone C - £1,900 psf
------------	---------------------

No Units	50
Site Area	0.14 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£27,284,915	£23,585,905	£23,445,490	£23,420,436	£22,850,171	£22,297,907
60% LAR : 40% CIR	5%	£25,592,970	£22,088,869	£21,929,109	£21,904,151	£21,345,114	£20,788,077
60% LAR : 40% CIR	10%	£23,896,359	£20,547,341	£20,408,095	£20,383,225	£19,826,245	£19,269,265
60% LAR : 40% CIR	15%	£22,195,127	£19,021,265	£18,882,492	£18,857,701	£18,302,610	£17,747,520
60% LAR : 40% CIR	20%	£20,489,321	£17,490,658	£17,352,947	£17,327,627	£16,774,258	£16,220,889
60% LAR : 40% CIR	25%	£18,778,985	£15,955,655	£15,817,702	£15,793,047	£15,241,235	£14,689,423
60% LAR : 40% CIR	30%	£17,064,166	£14,416,210	£14,278,604	£14,254,004	£13,703,587	£13,153,168
60% LAR : 40% CIR	35%	£15,344,807	£12,872,395	£12,735,099	£12,710,547	£12,161,380	£11,612,174
60% LAR : 40% CIR	40%	£13,621,258	£11,329,259	£11,192,231	£11,167,700	£10,619,695	£10,069,499
60% LAR : 40% CIR	45%	£11,893,258	£9,771,846	£9,635,045	£9,610,568	£9,063,365	£8,512,216
60% LAR : 40% CIR	50%	£10,160,958	£8,215,199	£8,078,587	£8,054,135	£7,501,190	£6,946,408

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£13,335,058	£9,635,948	£9,495,633	£9,470,579	£9,909,314	£8,348,950
60% LAR : 40% CIR	5%	£11,643,113	£8,119,012	£7,979,252	£7,954,298	£7,393,257	£6,836,219
60% LAR : 40% CIR	10%	£9,946,502	£6,597,483	£6,458,238	£6,433,367	£5,872,388	£5,315,408
60% LAR : 40% CIR	15%	£8,245,270	£5,071,408	£4,932,635	£4,907,844	£4,352,753	£3,797,662
60% LAR : 40% CIR	20%	£6,539,464	£3,540,831	£3,402,489	£3,377,770	£2,824,401	£2,271,032
60% LAR : 40% CIR	25%	£4,829,126	£2,015,707	£1,867,845	£1,843,189	£1,291,377	£7,395,655
60% LAR : 40% CIR	30%	£3,114,308	£466,352	£326,747	£304,147	£246,271	£7,966,889
60% LAR : 40% CIR	35%	£1,395,050	£1,077,462	£1,214,758	£1,239,310	£1,789,497	£2,337,683
60% LAR : 40% CIR	40%	£3,588,661	£2,655,999	£2,762,626	£2,787,371	£3,336,262	£3,885,648
60% LAR : 40% CIR	45%	£2,056,509	£4,178,011	£4,314,812	£4,339,290	£4,888,452	£5,437,641
60% LAR : 40% CIR	50%	£3,785,859	£5,734,658	£5,871,270	£5,895,722	£6,443,667	£7,003,448

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£19,115,486	£15,416,377	£15,276,061	£15,251,007	£14,699,742	£14,128,478
60% LAR : 40% CIR	5%	£17,423,541	£13,899,440	£13,759,681	£13,734,727	£13,183,462	£12,632,198
60% LAR : 40% CIR	10%	£15,726,930	£12,377,912	£12,238,666	£12,213,796	£11,662,531	£11,111,267
60% LAR : 40% CIR	15%	£14,025,699	£10,851,837	£10,713,064	£10,688,273	£10,137,008	£9,585,744
60% LAR : 40% CIR	20%	£12,319,893	£9,321,260	£9,182,919	£9,158,159	£8,606,894	£8,055,630
60% LAR : 40% CIR	25%	£10,609,556	£7,786,228	£7,648,274	£7,623,618	£7,072,353	£6,521,089
60% LAR : 40% CIR	30%	£8,894,737	£6,246,781	£6,109,176	£6,084,576	£5,534,158	£4,982,739
60% LAR : 40% CIR	35%	£7,175,478	£4,702,967	£4,565,671	£4,541,119	£3,991,932	£3,442,746
60% LAR : 40% CIR	40%	£5,451,927	£3,154,631	£3,017,892	£2,993,292	£2,443,177	£1,892,062
60% LAR : 40% CIR	45%	£3,723,830	£1,602,417	£1,465,617	£1,441,139	£893,937	£342,788
60% LAR : 40% CIR	50%	£1,991,629	£45,770	£30,841	£15,294	£689,208	£1,223,021

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£21,510,629	£17,811,520	£17,671,204	£17,646,150	£17,084,885	£16,523,621
60% LAR : 40% CIR	5%	£19,818,884	£16,299,483	£16,149,624	£16,124,570	£15,563,305	£15,002,041
60% LAR : 40% CIR	10%	£18,122,073	£14,773,055	£14,633,809	£14,608,939	£14,051,959	£13,494,979
60% LAR : 40% CIR	15%	£16,420,842	£13,246,979	£13,108,207	£13,083,415	£12,526,324	£11,973,234
60% LAR : 40% CIR	20%	£14,715,035	£11,716,403	£11,578,061	£11,553,342	£10,999,972	£10,446,603
60% LAR : 40% CIR	25%	£13,004,699	£10,181,369	£10,043,417	£10,018,761	£9,466,949	£8,915,137
60% LAR : 40% CIR	30%	£11,289,880	£8,641,924	£8,504,318	£8,479,719	£7,929,301	£7,378,882
60% LAR : 40% CIR	35%	£9,570,621	£7,098,104	£6,960,914	£6,936,262	£6,385,075	£5,833,889
60% LAR : 40% CIR	40%	£7,846,970	£5,549,974	£5,412,945	£5,388,435	£4,840,320	£4,292,204
60% LAR : 40% CIR	45%	£6,118,973	£3,997,560	£3,860,760	£3,836,282	£3,289,080	£2,737,930
60% LAR : 40% CIR	50%	£4,386,672	£2,440,913	£2,304,301	£2,279,849	£1,726,905	£1,172,122

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£24,341,915	£20,842,655	£20,692,690	£20,667,736	£19,916,111	£19,354,960
60% LAR : 40% CIR	5%	£22,645,970	£19,126,869	£18,966,109	£18,941,151	£18,190,414	£17,629,263
60% LAR : 40% CIR	10%	£20,953,359	£17,604,341	£17,465,095	£17,440,225	£16,883,245	£16,326,265
60% LAR : 40% CIR	15%	£19,252,127	£16,078,265	£15,939,492	£15,914,701	£15,359,610	£14,804,520
60% LAR : 40% CIR	20%	£17,546,321	£14,547,688	£14,408,947	£14,384,627	£13,831,258	£13,277,889
60% LAR : 40% CIR	25%	£15,835,985	£13,012,655	£12,874,702	£12,850,047	£12,296,235	£11,742,423
60% LAR : 40% CIR	30%	£14,121,166	£11,473,210	£11,335,604	£11,311,004	£10,760,587	£10,210,168
60% LAR : 40% CIR	35%	£12,401,807	£9,933,395	£9,792,099	£9,767,547	£9,216,360	£8,665,174
60% LAR : 40% CIR	40%	£10,678,256	£8,381,259	£8,244,231	£8,219,720	£7,671,605	£7,123,490
60% LAR : 40% CIR	45%	£8,954,258	£6,828,846	£6,692,045	£6,667,568	£6,120,365	£5,569,216
60% LAR : 40% CIR	50%	£7,217,958	£5,272,199	£5,135,587	£5,111,135	£4,568,190	£4,003,408

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone C - £2,000 psf
------------	---------------------

No Units	50
Site Area	0.14 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£29,539,421	£25,804,263	£25,663,946	£25,638,892	£25,077,628	£24,516,363
60% LAR : 40% CIR	5%	£27,734,751	£24,176,402	£24,036,643	£24,011,684	£23,452,648	£22,893,811
60% LAR : 40% CIR	10%	£25,925,415	£22,543,951	£22,404,707	£22,379,835	£21,820,855	£21,265,876
60% LAR : 40% CIR	15%	£24,111,458	£20,906,954	£20,768,181	£20,743,390	£20,188,298	£19,633,207
60% LAR : 40% CIR	20%	£22,292,926	£19,265,454	£19,127,112	£19,102,392	£18,549,023	£17,995,654
60% LAR : 40% CIR	25%	£20,469,866	£17,619,497	£17,481,544	£17,456,888	£16,905,076	£16,353,264
60% LAR : 40% CIR	30%	£18,642,320	£15,969,128	£15,831,524	£15,806,924	£15,256,505	£14,706,088
60% LAR : 40% CIR	35%	£16,810,337	£14,314,392	£14,177,096	£14,152,544	£13,603,357	£13,054,171
60% LAR : 40% CIR	40%	£14,973,969	£12,655,333	£12,518,305	£12,493,794	£11,945,679	£11,397,564
60% LAR : 40% CIR	45%	£13,133,236	£10,991,997	£10,855,197	£10,830,719	£10,283,516	£9,736,315
60% LAR : 40% CIR	50%	£11,288,211	£9,324,427	£9,187,815	£9,163,363	£8,616,918	£8,065,986

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£15,589,564	£11,854,406	£11,714,089	£11,689,035	£11,127,771	£10,566,506
60% LAR : 40% CIR	5%	£13,794,893	£10,226,545	£10,086,786	£10,061,827	£9,502,791	£8,943,754
60% LAR : 40% CIR	10%	£11,975,507	£8,594,094	£8,454,849	£8,429,978	£7,872,098	£7,316,019
60% LAR : 40% CIR	15%	£10,161,601	£6,957,097	£6,818,324	£6,793,533	£6,238,441	£5,683,350
60% LAR : 40% CIR	20%	£8,343,069	£5,315,597	£5,177,255	£5,152,535	£4,599,166	£4,045,797
60% LAR : 40% CIR	25%	£6,520,009	£3,669,640	£3,531,687	£3,507,031	£2,953,219	£2,400,407
60% LAR : 40% CIR	30%	£4,692,463	£2,021,271	£1,883,667	£1,859,067	£1,306,648	£756,231
60% LAR : 40% CIR	35%	£2,860,480	£364,535	£227,239	£202,687	£0	£0
60% LAR : 40% CIR	40%	£1,024,103	£1,844,842	£1,607,865	£1,583,965	£1,030,176	£476,293
60% LAR : 40% CIR	45%	£-16,821	£2,567,660	£3,094,661	£3,118,139	£3,666,341	£4,213,542
60% LAR : 40% CIR	50%	£-16,846	£4,625,430	£4,762,002	£4,786,494	£5,332,939	£5,883,871

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£21,369,993	£17,634,834	£17,494,517	£17,469,463	£16,908,199	£16,346,934
60% LAR : 40% CIR	5%	£19,556,322	£16,000,073	£15,861,214	£15,836,256	£15,283,220	£14,730,185
60% LAR : 40% CIR	10%	£17,755,886	£14,374,522	£14,235,278	£14,210,406	£13,653,427	£13,098,448
60% LAR : 40% CIR	15%	£15,942,030	£12,737,525	£12,598,752	£12,573,961	£12,018,870	£11,463,779
60% LAR : 40% CIR	20%	£14,123,487	£11,096,026	£10,957,694	£10,932,963	£10,379,598	£9,826,226
60% LAR : 40% CIR	25%	£12,300,437	£9,450,089	£9,312,115	£9,287,460	£8,735,648	£8,183,586
60% LAR : 40% CIR	30%	£10,472,892	£7,799,700	£7,662,095	£7,637,496	£7,087,077	£6,536,659
60% LAR : 40% CIR	35%	£8,640,308	£6,144,964	£6,007,698	£5,983,116	£5,433,929	£4,884,743
60% LAR : 40% CIR	40%	£6,804,511	£4,485,905	£4,348,876	£4,324,366	£3,775,251	£3,226,136
60% LAR : 40% CIR	45%	£4,963,808	£2,822,568	£2,685,768	£2,661,290	£2,114,088	£1,566,887
60% LAR : 40% CIR	50%	£3,118,783	£1,164,998	£1,018,387	£993,934	£447,490	£0

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£23,785,135	£20,029,977	£19,889,660	£19,864,606	£19,303,342	£18,742,077
60% LAR : 40% CIR	5%	£21,969,465	£18,402,116	£18,262,357	£18,237,399	£17,676,362	£17,119,325
60% LAR : 40% CIR	10%	£20,151,129	£16,769,665	£16,630,421	£16,605,549	£16,048,569	£15,491,590
60% LAR : 40% CIR	15%	£18,337,172	£15,132,668	£14,993,895	£14,969,104	£14,414,013	£13,858,921
60% LAR : 40% CIR	20%	£16,518,640	£13,491,168	£13,352,826	£13,328,106	£12,774,738	£12,221,368
60% LAR : 40% CIR	25%	£14,696,580	£11,845,212	£11,707,258	£11,682,603	£11,130,791	£10,578,979
60% LAR : 40% CIR	30%	£12,868,035	£10,194,843	£10,057,238	£10,032,638	£9,482,220	£8,931,802
60% LAR : 40% CIR	35%	£11,036,951	£8,540,107	£8,402,811	£8,378,259	£7,828,072	£7,278,886
60% LAR : 40% CIR	40%	£9,199,874	£6,881,047	£6,744,019	£6,719,569	£6,171,383	£5,623,278
60% LAR : 40% CIR	45%	£7,358,951	£5,217,711	£5,080,911	£5,056,433	£4,509,231	£3,962,030
60% LAR : 40% CIR	50%	£5,513,925	£3,550,141	£3,413,530	£3,389,077	£2,842,633	£2,291,700

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£26,986,421	£22,861,263	£22,720,946	£22,695,892	£22,134,628	£21,573,363
60% LAR : 40% CIR	5%	£24,791,751	£21,233,402	£21,093,643	£21,068,684	£20,509,648	£19,950,611
60% LAR : 40% CIR	10%	£22,982,415	£19,600,951	£19,461,707	£19,436,835	£18,879,855	£18,322,876
60% LAR : 40% CIR	15%	£21,168,458	£17,963,954	£17,825,181	£17,800,390	£17,245,298	£16,690,207
60% LAR : 40% CIR	20%	£19,349,526	£16,322,454	£16,184,112	£16,159,392	£15,604,052	£15,049,654
60% LAR : 40% CIR	25%	£17,526,866	£14,676,497	£14,538,544	£14,513,888	£13,962,076	£13,410,264
60% LAR : 40% CIR	30%	£15,699,320	£13,026,128	£12,888,824	£12,863,924	£12,313,595	£11,763,088
60% LAR : 40% CIR	35%	£13,867,337	£11,371,392	£11,234,096	£11,209,544	£10,660,357	£10,111,171
60% LAR : 40% CIR	40%	£12,030,960	£9,712,333	£9,575,305	£9,550,794	£9,002,679	£8,454,564
60% LAR : 40% CIR	45%	£10,190,236	£8,048,997	£7,912,197	£7,887,719	£7,340,516	£6,793,315
60% LAR : 40% CIR	50%	£8,345,211	£6,381,427	£6,244,815	£6,220,363	£5,673,918	£5,122,986

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone C - RP Periphery E2,250 psf
------------	----------------------------------

No Units	50
Site Area	0.14 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£35,173,882	£31,350,403	£31,210,088	£31,185,034	£30,623,770	£30,062,505
60% LAR : 40% CIR	5%	£33,089,204	£29,445,237	£29,305,478	£29,280,519	£28,727,482	£28,162,445
60% LAR : 40% CIR	10%	£30,998,054	£27,535,479	£27,396,234	£27,371,383	£26,818,383	£26,257,403
60% LAR : 40% CIR	15%	£28,902,285	£25,621,174	£25,482,401	£25,457,610	£24,902,519	£24,347,427
60% LAR : 40% CIR	20%	£26,801,940	£23,702,368	£23,564,025	£23,539,306	£22,984,937	£22,432,567
60% LAR : 40% CIR	25%	£24,697,065	£21,779,104	£21,641,151	£21,616,486	£21,064,683	£20,512,871
60% LAR : 40% CIR	30%	£22,587,707	£19,851,428	£19,713,823	£19,689,223	£19,138,805	£18,588,387
60% LAR : 40% CIR	35%	£20,473,909	£17,919,385	£17,782,088	£17,757,537	£17,208,350	£16,659,164
60% LAR : 40% CIR	40%	£18,355,720	£15,983,019	£15,845,900	£15,821,479	£15,273,364	£14,725,250
60% LAR : 40% CIR	45%	£16,233,183	£14,042,375	£13,905,574	£13,881,096	£13,333,895	£12,786,693
60% LAR : 40% CIR	50%	£14,106,344	£12,097,488	£11,960,886	£11,936,434	£11,389,989	£10,843,544

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£21,224,025	£17,400,546	£17,260,231	£17,235,177	£16,673,913	£16,112,648
60% LAR : 40% CIR	5%	£19,130,347	£15,495,360	£15,355,621	£15,330,662	£14,771,625	£14,212,358
60% LAR : 40% CIR	10%	£17,048,197	£13,586,222	£13,446,377	£13,421,506	£12,864,506	£12,307,546
60% LAR : 40% CIR	15%	£14,952,428	£11,671,317	£11,532,544	£11,507,753	£10,952,662	£10,397,570
60% LAR : 40% CIR	20%	£12,852,083	£9,752,511	£9,614,168	£9,589,448	£9,036,080	£8,482,710
60% LAR : 40% CIR	25%	£10,747,208	£7,832,247	£7,693,294	£7,668,638	£7,114,826	£6,561,014
60% LAR : 40% CIR	30%	£8,637,850	£5,901,571	£5,763,066	£5,738,366	£5,184,948	£4,632,530
60% LAR : 40% CIR	35%	£6,524,052	£3,969,527	£3,832,230	£3,807,679	£3,254,492	£2,702,500
60% LAR : 40% CIR	40%	£4,405,383	£2,033,161	£1,896,133	£1,871,622	£1,323,510	£775,392
60% LAR : 40% CIR	45%	£2,283,236	£92,518	£-44,283	£-68,761	£-161,962	£-116,164
60% LAR : 40% CIR	50%	£156,487	£-852,359	£-1,088,871	£-1,013,423	£-2,559,863	£-3,106,313

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£27,004,453	£23,180,975	£23,040,659	£23,015,605	£22,454,341	£21,893,076
60% LAR : 40% CIR	5%	£24,919,775	£21,275,808	£21,136,040	£21,111,091	£20,552,053	£19,991,016
60% LAR : 40% CIR	10%	£22,828,626	£19,366,051	£19,226,805	£19,201,935	£18,644,955	£18,087,975
60% LAR : 40% CIR	15%	£20,732,856	£17,451,745	£17,312,973	£17,288,182	£16,733,090	£16,177,999
60% LAR : 40% CIR	20%	£18,632,511	£15,532,939	£15,394,686	£15,369,877	£14,816,598	£14,263,139
60% LAR : 40% CIR	25%	£16,527,636	£13,609,676	£13,471,722	£13,447,066	£12,892,254	£12,343,442
60% LAR : 40% CIR	30%	£14,418,278	£11,682,000	£11,544,394	£11,519,795	£10,969,377	£10,418,958
60% LAR : 40% CIR	35%	£12,304,481	£9,749,956	£9,612,659	£9,588,108	£9,038,921	£8,489,735
60% LAR : 40% CIR	40%	£10,186,291	£7,813,590	£7,676,862	£7,652,060	£7,103,935	£6,555,821
60% LAR : 40% CIR	45%	£8,063,755	£5,872,946	£5,736,146	£5,711,668	£5,164,467	£4,617,264
60% LAR : 40% CIR	50%	£5,936,016	£3,928,069	£3,791,458	£3,767,005	£3,220,561	£2,674,115

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£29,399,596	£25,576,718	£25,435,802	£25,410,748	£24,849,484	£24,288,219
60% LAR : 40% CIR	5%	£27,314,918	£23,671,951	£23,531,192	£23,506,234	£22,947,196	£22,386,159
60% LAR : 40% CIR	10%	£25,223,768	£21,761,193	£21,621,948	£21,597,078	£21,040,098	£20,483,118
60% LAR : 40% CIR	15%	£23,127,999	£19,846,888	£19,708,115	£19,683,324	£19,128,233	£18,573,142
60% LAR : 40% CIR	20%	£21,027,654	£17,932,952	£17,794,759	£17,769,500	£17,214,651	£16,659,262
60% LAR : 40% CIR	25%	£18,922,779	£16,004,818	£15,866,865	£15,842,209	£15,290,397	£14,738,585
60% LAR : 40% CIR	30%	£16,813,421	£14,077,143	£13,939,537	£13,914,937	£13,364,520	£12,814,101
60% LAR : 40% CIR	35%	£14,699,624	£12,145,989	£12,007,802	£11,983,251	£11,434,064	£10,884,876
60% LAR : 40% CIR	40%	£12,581,434	£10,208,733	£10,071,704	£10,047,193	£9,498,078	£8,950,864
60% LAR : 40% CIR	45%	£10,458,898	£8,268,089	£8,131,288	£8,106,811	£7,559,609	£7,012,407
60% LAR : 40% CIR	50%	£8,332,058	£6,323,212	£6,186,600	£6,162,148	£5,615,704	£5,069,258

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£32,230,862	£28,407,903	£28,267,086	£28,242,034	£27,680,770	£27,119,505
60% LAR : 40% CIR	5%	£30,146,204	£26,502,527	£26,362,478	£26,337,519	£25,776,462	£25,215,445
60% LAR : 40% CIR	10%	£28,055,054	£24,592,479	£24,452,324	£24,427,363	£23,871,383	£23,314,403
60% LAR : 40% CIR	15%	£25,959,285	£22,678,174	£22,538,401	£22,513,440	£21,959,519	£21,404,427
60% LAR : 40% CIR	20%	£23,858,940	£20,759,468	£20,619,626	£20,594,665	£20,040,937	£19,488,967
60% LAR : 40% CIR	25%	£21,754,065	£18,836,104	£18,696,151	£18,671,190	£18,117,683	£17,563,871
60% LAR : 40% CIR	30%	£19,644,707	£16,908,428	£16,770,823	£16,745,823	£16,192,805	£15,640,387
60% LAR : 40% CIR	35%	£17,530,909	£14,976,385	£14,839,088	£14,814,157	£14,263,350	£13,711,164
60% LAR : 40% CIR	40%	£15,412,720	£13,040,019	£12,902,990	£12,878,479	£12,330,364	£11,782,250
60% LAR : 40% CIR	45%	£13,290,183	£11,099,375	£10,962,574	£10,938,096	£10,390,895	£9,843,693
60% LAR : 40% CIR	50%	£11,163,344	£9,154,498	£9,017,886	£8,993,434	£8,446,989	£7,900,544

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone C - RP Periphery £2,450 psf
------------	----------------------------------

No Units	50
Site Area	0.14 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£39,662,019	£35,787,517	£35,647,001	£35,621,947	£35,060,682	£34,499,418
60% LAR : 40% CIR	5%	£37,355,767	£33,660,305	£33,520,545	£33,495,587	£32,936,560	£32,377,313
60% LAR : 40% CIR	10%	£35,044,919	£31,528,701	£31,389,456	£31,364,585	£30,807,605	£30,250,625
60% LAR : 40% CIR	15%	£32,729,520	£29,392,550	£29,253,777	£29,228,986	£28,673,895	£28,118,804
60% LAR : 40% CIR	20%	£30,409,150	£27,251,898	£27,113,556	£27,088,836	£26,535,467	£25,982,098
60% LAR : 40% CIR	25%	£28,078,825	£25,106,789	£24,968,635	£24,944,179	£24,392,367	£23,840,555
60% LAR : 40% CIR	30%	£25,744,016	£22,957,267	£22,819,663	£22,795,063	£22,244,644	£21,694,225
60% LAR : 40% CIR	35%	£23,404,768	£20,803,378	£20,666,081	£20,641,530	£20,092,343	£19,543,156
60% LAR : 40% CIR	40%	£21,061,128	£18,645,167	£18,508,138	£18,483,627	£17,935,612	£17,387,397
60% LAR : 40% CIR	45%	£18,713,141	£16,482,677	£16,345,876	£16,321,398	£15,774,197	£15,226,995
60% LAR : 40% CIR	50%	£16,360,851	£14,315,954	£14,179,343	£14,154,891	£13,608,446	£13,062,000

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£25,712,161	£21,837,460	£21,697,144	£21,672,090	£21,110,825	£20,549,561
60% LAR : 40% CIR	5%	£23,405,809	£19,710,448	£19,570,688	£19,545,730	£19,086,665	£18,527,655
60% LAR : 40% CIR	10%	£21,095,924	£17,578,844	£17,439,598	£17,414,728	£16,857,748	£16,300,758
60% LAR : 40% CIR	15%	£18,779,663	£15,442,693	£15,303,920	£15,279,129	£14,724,038	£14,168,046
60% LAR : 40% CIR	20%	£16,459,293	£13,302,041	£13,163,699	£13,138,979	£12,585,610	£12,032,240
60% LAR : 40% CIR	25%	£14,128,967	£11,156,631	£11,018,676	£10,994,322	£10,442,510	£9,890,698
60% LAR : 40% CIR	30%	£11,794,158	£9,007,410	£8,869,805	£8,845,206	£8,294,787	£7,744,368
60% LAR : 40% CIR	35%	£9,454,911	£6,853,521	£6,716,224	£6,691,673	£6,142,486	£5,593,299
60% LAR : 40% CIR	40%	£7,111,271	£4,699,381	£4,562,281	£4,537,170	£3,988,654	£3,439,540
60% LAR : 40% CIR	45%	£4,763,283	£2,542,620	£2,396,019	£2,371,541	£1,824,340	£1,277,138
60% LAR : 40% CIR	50%	£2,410,993	£366,097	£229,486	£205,034	£-341,412	£-887,657

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£31,492,590	£27,617,888	£27,477,573	£27,452,519	£26,891,254	£26,329,990
60% LAR : 40% CIR	5%	£29,186,338	£25,480,076	£25,351,117	£25,326,158	£24,767,121	£24,208,084
60% LAR : 40% CIR	10%	£26,875,491	£23,359,273	£23,220,027	£23,195,157	£22,638,177	£22,081,197
60% LAR : 40% CIR	15%	£24,560,092	£21,223,122	£21,084,349	£21,059,558	£20,504,466	£19,949,375
60% LAR : 40% CIR	20%	£22,239,722	£19,082,469	£18,943,427	£18,918,607	£18,363,039	£17,812,689
60% LAR : 40% CIR	25%	£19,909,386	£16,937,380	£16,798,407	£16,774,751	£16,222,939	£15,671,127
60% LAR : 40% CIR	30%	£17,574,587	£14,787,838	£14,650,234	£14,625,634	£14,075,215	£13,524,797
60% LAR : 40% CIR	35%	£15,235,340	£12,633,950	£12,496,653	£12,472,102	£11,922,915	£11,373,728
60% LAR : 40% CIR	40%	£12,891,699	£10,475,738	£10,338,709	£10,314,188	£9,765,083	£9,217,969
60% LAR : 40% CIR	45%	£10,543,712	£8,313,248	£8,176,448	£8,151,970	£7,604,769	£7,057,566
60% LAR : 40% CIR	50%	£8,191,422	£6,146,526	£6,009,915	£5,985,462	£5,439,017	£4,892,572

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£33,887,733	£30,013,031	£29,872,716	£29,847,662	£29,286,397	£28,725,133
60% LAR : 40% CIR	5%	£31,581,481	£27,889,019	£27,746,260	£27,721,301	£27,162,264	£26,603,227
60% LAR : 40% CIR	10%	£29,270,634	£25,754,415	£25,611,170	£25,586,299	£25,033,319	£24,476,340
60% LAR : 40% CIR	15%	£26,955,235	£23,618,264	£23,479,492	£23,454,700	£22,899,609	£22,344,519
60% LAR : 40% CIR	20%	£24,634,865	£21,477,612	£21,339,270	£21,314,550	£20,761,181	£20,207,812
60% LAR : 40% CIR	25%	£22,304,639	£19,332,503	£19,194,550	£19,169,894	£18,618,082	£18,066,270
60% LAR : 40% CIR	30%	£19,969,730	£17,182,981	£17,045,377	£17,020,777	£16,470,368	£15,919,949
60% LAR : 40% CIR	35%	£17,630,463	£15,029,093	£14,891,796	£14,867,245	£14,316,058	£13,768,871
60% LAR : 40% CIR	40%	£15,286,842	£12,870,881	£12,733,852	£12,709,341	£12,158,226	£11,613,112
60% LAR : 40% CIR	45%	£12,938,855	£10,708,391	£10,571,591	£10,547,113	£9,999,912	£9,452,709
60% LAR : 40% CIR	50%	£10,586,965	£8,541,668	£8,405,068	£8,380,605	£7,834,160	£7,287,714

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£38,719,919	£32,844,317	£32,704,001	£32,678,947	£32,117,882	£31,556,816
60% LAR : 40% CIR	5%	£36,412,767	£30,717,265	£30,577,045	£30,552,587	£29,993,520	£29,434,513
60% LAR : 40% CIR	10%	£34,101,919	£28,585,701	£28,446,456	£28,421,585	£27,862,605	£27,307,625
60% LAR : 40% CIR	15%	£31,796,520	£26,449,550	£26,310,777	£26,285,986	£25,730,895	£25,175,804
60% LAR : 40% CIR	20%	£29,486,150	£24,318,698	£24,179,556	£24,154,685	£23,600,487	£23,046,098
60% LAR : 40% CIR	25%	£27,174,016	£22,183,789	£22,025,835	£22,001,179	£21,447,367	£20,893,555
60% LAR : 40% CIR	30%	£24,861,768	£20,048,267	£19,876,663	£19,852,063	£19,301,644	£18,751,225
60% LAR : 40% CIR	35%	£22,549,520	£17,913,378	£17,723,081	£17,698,530	£17,149,343	£16,600,156
60% LAR : 40% CIR	40%	£20,237,272	£15,778,167	£15,565,138	£15,540,627	£14,992,512	£14,444,397
60% LAR : 40% CIR	45%	£17,925,024	£13,642,677	£13,402,876	£13,378,398	£12,831,197	£12,283,995
60% LAR : 40% CIR	50%	£15,612,776	£11,507,954	£11,236,243	£11,211,891	£10,665,446	£10,119,000

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone C - £1,050 paf
------------	---------------------

No Units	60
Site Area	0.14 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,524,912	£5,459,346	£5,288,564	£5,258,069	£4,574,943	£3,891,816
60% LAR : 40% CIR	5%	£8,657,835	£4,777,860	£4,607,756	£4,577,317	£3,886,981	£3,216,546
60% LAR : 40% CIR	10%	£7,785,165	£4,090,786	£3,921,307	£3,891,036	£3,213,124	£2,535,212
60% LAR : 40% CIR	15%	£6,906,954	£3,398,177	£3,229,275	£3,199,099	£2,523,487	£1,847,874
60% LAR : 40% CIR	20%	£6,023,260	£2,700,091	£2,531,711	£2,501,623	£1,828,107	£1,154,590
60% LAR : 40% CIR	25%	£5,129,310	£1,996,579	£1,828,673	£1,798,693	£1,127,042	£465,418
60% LAR : 40% CIR	30%	£4,227,271	£1,287,697	£1,120,216	£1,090,273	£420,348	£-262,039
60% LAR : 40% CIR	35%	£3,319,628	£573,499	£406,392	£376,509	£304,750	£-993,730
60% LAR : 40% CIR	40%	£2,407,039	£-133,375	£-205,293	£-266,004	£-1,043,669	£-1,731,396
60% LAR : 40% CIR	45%	£1,488,959	£-899,392	£-1,071,015	£-1,101,725	£-1,788,214	£-2,474,704
60% LAR : 40% CIR	50%	£565,642	£-1,650,721	£-1,822,107	£-1,852,783	£-2,538,324	£-3,223,865

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,220,829	£9,328,395	£8,497,177	£8,527,672	£9,210,798	£9,893,925
60% LAR : 40% CIR	5%	£5,121,946	£9,601,881	£9,177,868	£9,269,364	£9,866,186	£10,569,196
60% LAR : 40% CIR	10%	£6,000,577	£9,694,655	£9,864,434	£9,894,705	£10,512,617	£11,250,530
60% LAR : 40% CIR	15%	£6,878,787	£10,387,564	£10,556,467	£10,586,642	£11,262,252	£11,937,867
60% LAR : 40% CIR	20%	£7,762,481	£11,080,659	£11,254,030	£11,284,118	£11,967,634	£12,631,151
60% LAR : 40% CIR	25%	£8,656,431	£11,766,162	£11,957,069	£11,987,078	£12,658,698	£13,300,222
60% LAR : 40% CIR	30%	£9,553,471	£12,458,044	£12,665,528	£12,695,468	£13,363,393	£14,047,781
60% LAR : 40% CIR	35%	£10,465,913	£13,212,242	£13,379,349	£13,409,232	£14,090,491	£14,779,471
60% LAR : 40% CIR	40%	£11,378,702	£13,939,116	£14,111,024	£14,141,775	£14,829,413	£15,517,087
60% LAR : 40% CIR	45%	£12,296,782	£14,685,133	£14,855,756	£14,887,466	£15,573,955	£16,260,445
60% LAR : 40% CIR	50%	£13,220,059	£15,436,465	£15,607,848	£15,638,524	£16,324,065	£17,009,606

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,451,594	£2,613,972	£2,784,754	£2,815,249	£3,498,375	£4,191,501
60% LAR : 40% CIR	5%	£3,594,517	£3,295,455	£3,177,868	£3,465,941	£4,176,545	£4,865,712
60% LAR : 40% CIR	10%	£2,988,153	£3,982,532	£4,152,010	£4,182,292	£4,860,194	£5,538,106
60% LAR : 40% CIR	15%	£1,166,363	£4,675,140	£4,844,043	£4,874,218	£5,549,831	£6,225,444
60% LAR : 40% CIR	20%	£2,058,057	£5,371,277	£5,541,808	£5,571,684	£6,245,011	£6,912,728
60% LAR : 40% CIR	25%	£2,944,006	£6,076,129	£6,244,645	£6,274,655	£6,946,276	£7,617,888
60% LAR : 40% CIR	30%	£3,846,047	£6,785,621	£6,953,102	£6,983,044	£7,652,970	£8,335,357
60% LAR : 40% CIR	35%	£4,753,490	£7,499,819	£7,666,926	£7,696,909	£8,378,068	£9,087,048
60% LAR : 40% CIR	40%	£5,666,279	£8,228,092	£8,398,801	£8,429,351	£9,116,987	£9,804,623
60% LAR : 40% CIR	45%	£6,584,359	£8,972,710	£9,144,332	£9,175,042	£9,861,531	£10,548,021
60% LAR : 40% CIR	50%	£7,507,678	£9,724,039	£9,896,424	£9,926,191	£10,611,842	£11,297,182

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,818,559	£2,617,907	£4,177,789	£4,464,294	£1,131,310	£-1,814,537
60% LAR : 40% CIR	5%	£2,951,462	£2,629,493	£1,098,097	£1,128,976	£1,800,392	£-2,486,697
60% LAR : 40% CIR	10%	£2,078,812	£1,615,567	£1,785,045	£1,815,317	£2,493,229	£-3,171,141
60% LAR : 40% CIR	15%	£1,200,601	£2,308,176	£2,477,078	£2,507,254	£3,182,868	£-3,859,479
60% LAR : 40% CIR	20%	£316,907	£3,008,362	£3,174,842	£3,204,729	£3,973,546	£-4,551,763
60% LAR : 40% CIR	25%	£-577,043	£3,709,774	£3,877,680	£3,907,690	£4,759,311	£-5,250,634
60% LAR : 40% CIR	30%	£-1,479,082	£4,418,656	£4,586,137	£4,616,080	£5,589,005	£-5,968,392
60% LAR : 40% CIR	35%	£-2,386,526	£5,130,854	£5,299,861	£5,329,644	£6,611,105	£-6,706,083
60% LAR : 40% CIR	40%	£-3,299,314	£5,846,128	£6,031,636	£6,062,387	£8,002,002	£-7,437,659
60% LAR : 40% CIR	45%	£-4,217,394	£6,605,745	£6,777,368	£6,808,077	£9,494,567	£-8,181,057
60% LAR : 40% CIR	50%	£-5,140,711	£7,387,074	£7,526,860	£7,559,136	£10,244,677	£-8,930,218

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£6,916,336	£2,380,968	£2,380,187	£2,349,893	£1,988,586	£885,440
60% LAR : 40% CIR	5%	£5,749,456	£1,869,483	£1,699,379	£1,669,091	£1,368,585	£308,169
60% LAR : 40% CIR	10%	£4,676,788	£1,182,409	£1,012,931	£982,660	£304,747	£-273,165
60% LAR : 40% CIR	15%	£3,998,578	£469,801	£320,898	£290,723	£-934,890	£-1,069,503
60% LAR : 40% CIR	20%	£3,114,884	£-299,068	£-149,681	£-160,270	£-1,660,270	£-1,754,796
60% LAR : 40% CIR	25%	£2,220,933	£-911,798	£-1,079,704	£-1,109,713	£-1,781,335	£-2,452,657
60% LAR : 40% CIR	30%	£1,318,894	£-1,820,680	£-1,788,161	£-1,818,103	£-2,488,029	£-3,179,416
60% LAR : 40% CIR	35%	£411,452	£-2,544,877	£-2,501,884	£-2,531,868	£-3,213,127	£-3,902,107
60% LAR : 40% CIR	40%	£-501,338	£-3,061,751	£-3,033,680	£-3,064,410	£-3,952,046	£-4,639,682
60% LAR : 40% CIR	45%	£-1,419,417	£-3,807,769	£-3,770,391	£-3,801,701	£-4,696,590	£-5,383,080
60% LAR : 40% CIR	50%	£-2,342,734	£-4,559,098	£-4,526,493	£-4,561,469	£-5,446,709	£-6,132,241

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone C - £1,150 psf
------------	---------------------

No Units	60
Site Area	0.14 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£12,204,467	£8,124,210	£7,954,828	£7,924,333	£7,241,207	£6,558,079
60% LAR - 40% CIR	5%	£11,203,413	£7,310,810	£7,140,736	£7,110,328	£6,429,913	£5,746,407
60% LAR - 40% CIR	10%	£10,196,764	£6,490,423	£6,320,945	£6,290,673	£5,612,761	£4,934,850
60% LAR - 40% CIR	15%	£9,184,576	£5,664,502	£5,495,599	£5,465,424	£4,789,811	£4,114,197
60% LAR - 40% CIR	20%	£8,168,903	£4,833,101	£4,664,722	£4,634,635	£3,961,117	£3,287,900
60% LAR - 40% CIR	25%	£7,143,901	£3,996,276	£3,828,371	£3,798,361	£3,125,739	£2,455,117
60% LAR - 40% CIR	30%	£6,115,324	£3,154,081	£2,986,600	£2,956,658	£2,286,732	£1,616,807
60% LAR - 40% CIR	35%	£5,081,062	£2,306,570	£2,139,464	£2,109,581	£1,441,154	£772,728
60% LAR - 40% CIR	40%	£4,032,793	£1,453,798	£1,287,017	£1,257,184	£590,062	£292,848
60% LAR - 40% CIR	45%	£2,979,233	£595,819	£429,316	£399,523	£277,220	£93,709
60% LAR - 40% CIR	50%	£1,920,437	£277,090	£448,476	£479,152	£1,164,693	£1,850,234

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£1,381,274	£5,861,331	£5,830,913	£5,891,408	£9,544,534	£7,227,662
60% LAR - 40% CIR	5%	£2,582,928	£6,474,901	£6,465,956	£6,618,413	£7,355,229	£4,608,244
60% LAR - 40% CIR	10%	£3,588,978	£7,256,318	£7,464,796	£7,455,068	£8,172,980	£3,850,891
60% LAR - 40% CIR	15%	£4,401,165	£8,121,240	£8,290,142	£8,320,318	£8,995,930	£3,071,544
60% LAR - 40% CIR	20%	£5,019,938	£8,952,540	£9,121,010	£9,151,196	£9,824,624	£2,149,141
60% LAR - 40% CIR	25%	£5,641,945	£9,749,465	£9,967,300	£9,967,300	£10,650,002	£1,133,024
60% LAR - 40% CIR	30%	£7,870,417	£10,831,660	£10,799,141	£10,820,083	£11,499,009	£2,168,934
60% LAR - 40% CIR	35%	£8,704,679	£11,479,171	£11,646,277	£11,676,161	£12,344,587	£3,013,013
60% LAR - 40% CIR	40%	£9,152,945	£12,531,943	£12,468,224	£12,528,567	£13,185,779	£3,168,689
60% LAR - 40% CIR	45%	£10,806,508	£13,189,922	£13,366,425	£13,396,218	£14,062,962	£4,745,451
60% LAR - 40% CIR	50%	£11,855,304	£14,052,831	£14,234,217	£14,264,894	£14,950,434	£5,835,976

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£4,131,149	£50,853	£118,490	£148,894	£832,111	£1,515,238
60% LAR - 40% CIR	5%	£3,582,928	£768,853	£939,412	£969,099	£1,645,405	£2,323,821
60% LAR - 40% CIR	10%	£2,123,446	£1,582,895	£1,752,373	£1,782,644	£2,460,557	£3,138,468
60% LAR - 40% CIR	15%	£1,111,259	£2,408,816	£2,577,719	£2,607,894	£3,283,507	£3,959,120
60% LAR - 40% CIR	20%	£93,586	£3,240,816	£3,405,966	£3,436,063	£4,116,200	£4,785,717
60% LAR - 40% CIR	25%	£3,929,517	£4,077,041	£4,244,946	£4,274,957	£4,946,578	£5,618,201
60% LAR - 40% CIR	30%	£1,957,994	£4,919,236	£5,086,717	£5,116,660	£5,786,585	£6,456,511
60% LAR - 40% CIR	35%	£2,962,290	£5,766,748	£5,933,854	£5,963,797	£6,632,164	£7,300,590
60% LAR - 40% CIR	40%	£4,040,524	£6,619,419	£6,786,300	£6,816,194	£7,483,796	£8,158,296
60% LAR - 40% CIR	45%	£5,094,084	£7,477,499	£7,644,002	£7,673,795	£8,350,538	£9,027,027
60% LAR - 40% CIR	50%	£6,182,880	£8,340,498	£8,504,793	£8,534,479	£9,208,011	£9,893,861

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£6,498,714	£2,417,857	£2,248,475	£2,217,980	£1,534,854	£851,726
60% LAR - 40% CIR	5%	£3,497,080	£1,604,457	£1,434,353	£1,403,975	£723,960	£43,144
60% LAR - 40% CIR	10%	£4,490,411	£784,070	£614,502	£584,320	£383,992	£771,503
60% LAR - 40% CIR	15%	£3,478,223	£1,851	£210,754	£260,829	£919,542	£1,592,156
60% LAR - 40% CIR	20%	£2,460,550	£973,252	£1,061,601	£1,071,718	£1,745,236	£2,419,152
60% LAR - 40% CIR	25%	£1,437,448	£1,710,077	£1,877,982	£1,897,992	£2,579,614	£3,251,236
60% LAR - 40% CIR	30%	£406,971	£2,552,272	£2,719,753	£2,749,695	£3,419,621	£4,089,546
60% LAR - 40% CIR	35%	£895,891	£3,393,783	£3,566,899	£3,596,772	£4,268,199	£4,933,825
60% LAR - 40% CIR	40%	£1,673,580	£4,232,255	£4,419,336	£4,449,169	£5,116,291	£5,789,301
60% LAR - 40% CIR	45%	£2,727,120	£5,110,534	£5,277,037	£5,306,830	£5,983,573	£6,670,062
60% LAR - 40% CIR	50%	£3,785,916	£5,989,443	£6,154,829	£6,184,526	£6,871,646	£7,566,987

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£9,296,067	£2,158,894	£5,046,451	£5,075,987	£4,332,830	£3,646,703
60% LAR - 40% CIR	5%	£8,285,036	£4,402,434	£4,232,330	£4,201,952	£3,521,536	£2,841,120
60% LAR - 40% CIR	10%	£7,288,387	£3,582,047	£3,412,568	£3,382,297	£2,704,385	£2,026,473
60% LAR - 40% CIR	15%	£6,276,200	£2,756,125	£2,587,223	£2,557,047	£1,881,434	£1,205,821
60% LAR - 40% CIR	20%	£5,268,527	£1,924,725	£1,756,345	£1,726,269	£1,052,741	£379,224
60% LAR - 40% CIR	25%	£4,255,425	£1,087,900	£919,995	£889,984	£218,363	£453,260
60% LAR - 40% CIR	30%	£3,206,948	£245,705	£78,224	£48,281	£621,644	£1,291,570
60% LAR - 40% CIR	35%	£2,172,686	£899,887	£78,913	£78,796	£1,467,223	£2,135,649
60% LAR - 40% CIR	40%	£1,124,417	£1,454,518	£1,621,359	£1,651,193	£2,318,315	£2,991,325
60% LAR - 40% CIR	45%	£70,857	£2,312,257	£2,479,060	£2,508,853	£3,183,597	£3,872,086
60% LAR - 40% CIR	50%	£667,939	£3,185,467	£3,356,862	£3,387,526	£4,073,979	£4,768,610

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone C - £1,350 psf
------------	---------------------

No Units	60
Site Area	0.14 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£17,563,576	£13,397,627	£13,229,412	£13,199,375	£12,526,516	£11,853,656
60% LAR - 40% CIR	5%	£10,294,569	£12,324,948	£12,187,409	£12,127,487	£11,457,288	£10,787,108
60% LAR - 40% CIR	10%	£15,019,962	£11,246,781	£11,079,851	£11,050,034	£10,382,310	£9,714,587
60% LAR - 40% CIR	15%	£13,739,819	£10,163,156	£9,996,791	£9,967,070	£9,301,611	£8,636,152
60% LAR - 40% CIR	20%	£12,454,191	£9,074,135	£8,908,285	£8,878,650	£8,215,256	£7,551,981
60% LAR - 40% CIR	25%	£11,163,133	£7,979,769	£7,814,387	£7,784,828	£7,123,299	£6,454,513
60% LAR - 40% CIR	30%	£9,866,700	£6,880,114	£6,715,149	£6,685,658	£6,019,502	£5,349,576
60% LAR - 40% CIR	35%	£8,564,346	£5,772,713	£5,605,606	£5,575,724	£4,907,297	£4,238,670
60% LAR - 40% CIR	40%	£7,257,609	£4,653,315	£4,485,534	£4,455,701	£3,789,579	£3,122,456
60% LAR - 40% CIR	45%	£5,945,693	£3,528,710	£3,362,207	£3,332,414	£2,666,403	£2,000,393
60% LAR - 40% CIR	50%	£4,628,304	£2,398,952	£2,232,680	£2,202,917	£1,537,828	£872,738

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,777,835	£3,881,114	£3,588,329	£3,588,368	£1,259,226	£1,392,085
60% LAR - 40% CIR	5%	£2,568,825	£1,460,785	£1,603,392	£1,688,264	£2,336,444	£2,698,633
60% LAR - 40% CIR	10%	£1,234,221	£2,538,960	£2,705,890	£2,735,707	£3,403,431	£4,071,155
60% LAR - 40% CIR	15%	£45,922	£3,622,585	£3,788,950	£3,818,671	£4,484,130	£5,149,589
60% LAR - 40% CIR	20%	£1,331,550	£4,711,807	£4,877,456	£4,907,091	£5,570,488	£6,233,880
60% LAR - 40% CIR	25%	£2,627,078	£5,803,972	£5,969,164	£5,998,014	£6,662,442	£7,321,229
60% LAR - 40% CIR	30%	£3,919,041	£6,905,828	£7,070,592	£7,100,084	£7,768,240	£8,426,165
60% LAR - 40% CIR	35%	£5,209,795	£8,013,028	£8,180,135	£8,210,077	£8,879,444	£9,546,871
60% LAR - 40% CIR	40%	£6,507,815	£9,124,428	£9,299,207	£9,328,991	£9,999,163	£10,665,285
60% LAR - 40% CIR	45%	£7,840,048	£10,257,031	£10,423,534	£10,453,327	£11,119,338	£11,785,348
60% LAR - 40% CIR	50%	£9,157,437	£11,386,789	£11,553,051	£11,582,824	£12,247,914	£12,913,003

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£9,490,259	£5,234,310	£5,156,094	£5,126,058	£4,453,198	£3,780,338
60% LAR - 40% CIR	5%	£8,221,348	£4,251,639	£4,084,082	£4,054,170	£3,383,989	£2,710,790
60% LAR - 40% CIR	10%	£6,946,645	£3,173,464	£3,006,533	£2,976,716	£2,308,993	£1,641,269
60% LAR - 40% CIR	15%	£5,666,501	£2,089,839	£1,923,474	£1,893,763	£1,228,234	£562,835
60% LAR - 40% CIR	20%	£4,380,874	£1,000,817	£834,968	£805,326	£141,938	£52,487
60% LAR - 40% CIR	25%	£3,088,916	£-13,439	£-29,459	£-29,459	£-950,938	£-1,618,805
60% LAR - 40% CIR	30%	£1,793,383	£-119,204	£-138,168	£-138,680	£-2,053,816	£-2,723,741
60% LAR - 40% CIR	35%	£491,629	£-230,004	£-249,711	£-249,594	£-3,198,020	£-3,834,447
60% LAR - 40% CIR	40%	£-817,815	£-340,003	£-349,964	£-349,817	£-4,263,739	£-4,893,861
60% LAR - 40% CIR	45%	£-2,127,624	£-454,008	£-471,111	£-470,904	£-5,406,914	£-6,027,925
60% LAR - 40% CIR	50%	£-3,445,913	£-567,938	£-585,038	£-584,490	£-6,539,490	£-7,200,880

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£11,857,223	£7,691,274	£7,523,059	£7,493,022	£6,820,163	£6,147,903
60% LAR - 40% CIR	5%	£10,588,213	£6,618,603	£6,451,096	£6,421,135	£5,749,945	£5,080,755
60% LAR - 40% CIR	10%	£9,313,609	£5,540,429	£5,373,498	£5,343,681	£4,675,957	£4,008,234
60% LAR - 40% CIR	15%	£8,038,466	£4,456,803	£4,290,438	£4,260,718	£3,595,258	£2,929,799
60% LAR - 40% CIR	20%	£6,747,592	£3,367,192	£3,201,932	£3,172,297	£2,508,923	£1,845,506
60% LAR - 40% CIR	25%	£5,456,780	£2,273,416	£2,108,034	£2,078,475	£1,416,947	£748,160
60% LAR - 40% CIR	30%	£4,160,347	£1,173,761	£1,008,796	£979,305	£313,149	£-358,777
60% LAR - 40% CIR	35%	£2,858,993	£6,300	£-10,785	£-10,785	£-998,286	£-1,467,462
60% LAR - 40% CIR	40%	£1,551,573	£-1,063,008	£-1,219,810	£-1,249,552	£-3,196,775	£-3,883,897
60% LAR - 40% CIR	45%	£239,340	£-2,177,843	£-2,344,146	£-2,373,939	£-3,039,949	£-3,705,960
60% LAR - 40% CIR	50%	£-1,078,049	£-3,307,401	£-3,473,879	£-3,503,438	£-4,168,828	£-4,833,615

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£14,855,200	£10,489,251	£10,381,036	£10,260,999	£8,018,139	£6,945,279
60% LAR - 40% CIR	5%	£13,386,190	£9,416,880	£9,243,053	£9,213,111	£6,945,921	£5,878,731
60% LAR - 40% CIR	10%	£12,111,586	£8,338,405	£8,171,475	£8,141,657	£5,878,934	£4,806,210
60% LAR - 40% CIR	15%	£10,831,443	£7,254,780	£7,088,415	£7,058,694	£4,806,210	£3,724,776
60% LAR - 40% CIR	20%	£9,545,815	£6,165,758	£6,000,909	£5,970,273	£3,724,776	£2,643,484
60% LAR - 40% CIR	25%	£8,254,757	£5,071,392	£4,906,011	£4,875,415	£2,643,484	£1,562,137
60% LAR - 40% CIR	30%	£6,968,324	£3,971,737	£3,806,773	£3,777,281	£1,562,137	£44,200
60% LAR - 40% CIR	35%	£5,656,570	£2,864,337	£2,697,230	£2,667,348	£1,998,921	£1,330,494
60% LAR - 40% CIR	40%	£4,349,540	£1,744,938	£1,578,157	£1,548,324	£881,202	£214,080
60% LAR - 40% CIR	45%	£3,037,317	£620,333	£453,831	£424,038	£-241,073	£-907,964
60% LAR - 40% CIR	50%	£1,719,928	£-508,426	£-676,897	£-646,499	£-1,376,549	£-2,056,638

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone C - £1,500 psf
------------	---------------------

No Units	60
Site Area	0.14 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£21,564,102	£17,352,689	£17,184,474	£17,154,438	£16,481,578	£15,808,718
60% LAR : 40% CIR	10%	£20,100,513	£16,082,268	£15,914,718	£15,884,796	£15,214,688	£14,544,417
60% LAR : 40% CIR	15%	£17,156,251	£13,524,959	£13,358,595	£13,328,873	£12,663,414	£11,997,955
60% LAR : 40% CIR	20%	£15,869,657	£12,238,104	£12,072,336	£12,042,700	£11,378,395	£10,715,910
60% LAR : 40% CIR	25%	£14,177,632	£10,946,096	£10,780,684	£10,751,124	£10,089,596	£9,428,068
60% LAR : 40% CIR	30%	£12,680,233	£9,648,658	£9,483,694	£9,454,201	£8,794,344	£8,134,487
60% LAR : 40% CIR	35%	£11,177,512	£8,346,014	£8,181,418	£8,151,985	£7,493,604	£6,835,223
60% LAR : 40% CIR	40%	£9,669,505	£7,038,198	£6,873,304	£6,844,209	£6,187,432	£5,522,993
60% LAR : 40% CIR	45%	£8,156,326	£5,725,233	£5,561,233	£5,531,888	£4,866,071	£4,200,060
60% LAR : 40% CIR	50%	£6,637,970	£4,398,649	£4,232,377	£4,202,615	£3,537,525	£2,872,436

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,778,361	£3,566,948	£3,398,733	£3,368,697	£2,696,836	£2,022,977
60% LAR : 40% CIR	5%	£6,314,772	£2,296,525	£2,128,977	£2,099,055	£1,428,865	£759,676
60% LAR : 40% CIR	10%	£4,845,672	£1,020,596	£853,656	£823,849	£156,125	£-414,088
60% LAR : 40% CIR	15%	£3,370,510	£-280,782	£-247,146	£-246,868	£-1,122,327	£-1,787,786
60% LAR : 40% CIR	20%	£1,893,915	£-1,547,257	£-1,713,406	£-1,743,041	£-2,406,438	£-3,069,831
60% LAR : 40% CIR	25%	£391,891	£-2,839,675	£-3,008,607	£-3,034,617	£-3,696,145	£-4,357,072
60% LAR : 40% CIR	30%	£-1,108,508	£-4,137,083	£-4,302,048	£-4,331,540	£-4,991,397	£-5,651,254
60% LAR : 40% CIR	35%	£-2,008,330	£-5,439,728	£-5,604,323	£-5,634,796	£-6,292,138	£-6,950,518
60% LAR : 40% CIR	40%	£-4,116,216	£-6,747,653	£-6,911,627	£-6,941,212	£-7,598,398	£-8,253,648
60% LAR : 40% CIR	45%	£-6,224,102	£-8,055,578	£-8,220,502	£-8,250,855	£-8,907,670	£-9,562,818
60% LAR : 40% CIR	50%	£-8,332,088	£-9,366,503	£-9,532,477	£-9,563,126	£-10,220,216	£-10,875,306

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£13,490,785	£9,279,372	£9,111,157	£9,081,121	£8,408,260	£7,735,400
60% LAR : 40% CIR	5%	£12,027,195	£8,008,949	£7,841,400	£7,811,478	£7,141,289	£6,468,099
60% LAR : 40% CIR	10%	£10,558,096	£6,733,020	£6,566,090	£6,536,272	£5,866,549	£5,200,825
60% LAR : 40% CIR	15%	£9,082,933	£5,451,641	£5,285,277	£5,255,566	£4,585,097	£3,924,637
60% LAR : 40% CIR	20%	£7,598,339	£4,164,866	£3,999,019	£3,969,382	£3,305,987	£2,642,592
60% LAR : 40% CIR	25%	£6,104,314	£2,872,748	£2,707,386	£2,677,807	£2,016,379	£1,354,750
60% LAR : 40% CIR	30%	£4,606,915	£1,575,340	£1,410,376	£1,380,883	£721,027	£61,169
60% LAR : 40% CIR	35%	£3,104,194	£272,696	£108,101	£78,667	£-979,714	£-1,238,084
60% LAR : 40% CIR	40%	£1,596,207	£-1,028,191	£-1,194,404	£-1,224,769	£-1,886,965	£-2,551,024
60% LAR : 40% CIR	45%	£83,008	£-2,348,048	£-2,512,084	£-2,541,430	£-3,207,247	£-3,873,257
60% LAR : 40% CIR	50%	£-1,436,347	£-3,674,688	£-3,840,940	£-3,870,703	£-4,536,782	£-5,200,882

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£15,857,749	£11,646,336	£11,478,721	£11,448,085	£10,775,225	£10,102,365
60% LAR : 40% CIR	5%	£14,394,160	£10,375,913	£10,208,365	£10,178,443	£9,505,253	£8,832,984
60% LAR : 40% CIR	10%	£12,925,060	£9,099,985	£8,933,054	£8,903,237	£8,230,513	£7,567,790
60% LAR : 40% CIR	15%	£11,449,898	£7,818,606	£7,652,242	£7,622,520	£6,957,061	£6,291,602
60% LAR : 40% CIR	20%	£9,963,304	£6,531,631	£6,365,983	£6,336,367	£5,671,652	£5,009,557
60% LAR : 40% CIR	25%	£8,471,279	£5,239,713	£5,074,331	£5,044,772	£4,383,243	£3,721,715
60% LAR : 40% CIR	30%	£6,973,880	£3,942,305	£3,777,341	£3,747,848	£3,087,991	£2,428,134
60% LAR : 40% CIR	35%	£5,471,159	£2,638,661	£2,473,685	£2,444,632	£1,791,251	£1,128,871
60% LAR : 40% CIR	40%	£3,963,172	£1,331,535	£1,167,561	£1,138,176	£481,079	£-184,668
60% LAR : 40% CIR	45%	£2,449,973	£18,880	£-145,120	£-174,465	£-840,282	£-1,503,293
60% LAR : 40% CIR	50%	£931,617	£-1,307,704	£-1,478,976	£-1,503,738	£-2,168,828	£-2,833,917

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£18,855,728	£14,444,313	£14,276,896	£14,246,962	£13,573,201	£12,900,341
60% LAR : 40% CIR	5%	£17,192,136	£13,173,889	£13,006,342	£12,976,420	£12,302,290	£11,630,040
60% LAR : 40% CIR	10%	£15,723,037	£11,897,961	£11,731,031	£11,701,214	£11,033,490	£10,365,766
60% LAR : 40% CIR	15%	£14,247,874	£10,616,583	£10,450,219	£10,420,497	£9,755,038	£9,089,579
60% LAR : 40% CIR	20%	£12,761,290	£9,329,807	£9,163,369	£9,133,647	£8,470,929	£7,807,534
60% LAR : 40% CIR	25%	£11,269,256	£8,037,689	£7,872,308	£7,842,748	£7,181,220	£6,519,692
60% LAR : 40% CIR	30%	£9,771,856	£6,740,282	£6,575,317	£6,545,825	£5,885,968	£5,226,110
60% LAR : 40% CIR	35%	£8,269,135	£5,437,637	£5,273,042	£5,243,608	£4,585,227	£3,926,947
60% LAR : 40% CIR	40%	£6,761,148	£4,129,811	£3,965,538	£3,936,152	£3,279,056	£2,613,717
60% LAR : 40% CIR	45%	£5,247,949	£2,816,857	£2,652,857	£2,623,511	£1,967,694	£1,291,684
60% LAR : 40% CIR	50%	£3,729,994	£1,490,273	£1,324,001	£1,294,238	£629,149	£-46,841

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone C - £1,750 psf
------------	---------------------

No Units	60
Site Area	0.14 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£28,213,310	£23,935,458	£23,769,772	£23,740,186	£23,073,349	£22,400,489
60% LAR - 40% CIR	10%	£26,817,259	£22,341,529	£22,176,500	£22,148,979	£21,478,789	£20,805,599
60% LAR - 40% CIR	15%	£22,808,683	£19,127,964	£18,961,600	£18,931,878	£18,266,419	£17,600,950
60% LAR - 40% CIR	20%	£20,696,265	£17,511,601	£17,345,752	£17,316,116	£16,652,722	£15,988,327
60% LAR - 40% CIR	25%	£19,178,498	£15,888,894	£15,724,512	£15,694,353	£15,033,425	£14,371,856
60% LAR - 40% CIR	30%	£17,355,437	£14,262,897	£14,097,932	£14,068,441	£13,408,583	£12,748,725
60% LAR - 40% CIR	35%	£15,527,135	£12,630,864	£12,466,069	£12,436,638	£11,776,254	£11,119,874
60% LAR - 40% CIR	40%	£13,699,857	£10,993,250	£10,828,975	£10,799,591	£10,142,495	£9,485,399
60% LAR - 40% CIR	45%	£11,840,713	£9,350,708	£9,186,707	£9,157,361	£8,501,360	£7,845,359
60% LAR - 40% CIR	50%	£9,987,414	£7,703,089	£7,539,316	£7,510,001	£6,854,907	£6,199,813

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£14,427,568	£10,149,717	£9,984,030	£9,954,445	£9,287,608	£8,614,748
60% LAR - 40% CIR	5%	£12,631,518	£8,565,786	£8,390,759	£8,361,177	£7,694,048	£7,020,588
60% LAR - 40% CIR	10%	£10,829,958	£6,983,190	£6,798,260	£6,758,442	£6,085,719	£5,408,966
60% LAR - 40% CIR	15%	£9,022,942	£5,342,223	£5,175,859	£5,146,137	£4,480,678	£3,815,219
60% LAR - 40% CIR	20%	£7,210,524	£3,725,860	£3,560,011	£3,530,375	£2,866,981	£2,203,586
60% LAR - 40% CIR	25%	£5,392,737	£2,041,153	£1,938,770	£1,909,212	£1,244,683	£66,155
60% LAR - 40% CIR	30%	£3,569,696	£477,155	£312,191	£282,699	£27,158	£-1,037,016
60% LAR - 40% CIR	35%	£1,741,364	£-1,150,077	£-1,919,572	£-1,348,108	£-2,074,497	£-2,665,867
60% LAR - 40% CIR	40%	£-88,884	£-2,762,401	£-3,566,765	£-2,985,190	£-3,645,248	£-4,303,342
60% LAR - 40% CIR	45%	£-1,945,028	£-4,435,034	£-5,499,034	£-4,628,380	£-5,284,381	£-5,940,382
60% LAR - 40% CIR	50%	£-3,798,326	£-6,082,652	£-6,246,425	£-5,275,740	£-6,850,834	£-7,585,929

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£20,139,992	£15,862,141	£15,696,454	£15,666,868	£15,000,031	£14,327,171
60% LAR - 40% CIR	5%	£18,343,941	£14,289,211	£14,123,182	£14,093,661	£13,426,824	£12,753,291
60% LAR - 40% CIR	10%	£16,542,382	£12,665,614	£12,498,683	£12,468,896	£11,801,142	£11,133,419
60% LAR - 40% CIR	15%	£14,735,365	£11,054,646	£10,888,282	£10,858,560	£10,193,101	£9,527,642
60% LAR - 40% CIR	20%	£12,922,849	£9,438,283	£9,272,434	£9,242,758	£8,575,404	£7,910,010
60% LAR - 40% CIR	25%	£11,105,180	£7,816,578	£7,651,194	£7,621,635	£6,956,107	£6,298,579
60% LAR - 40% CIR	30%	£9,282,119	£6,199,579	£6,024,615	£5,995,123	£5,335,265	£4,675,408
60% LAR - 40% CIR	35%	£7,453,817	£4,587,347	£4,392,751	£4,363,318	£3,704,937	£3,046,557
60% LAR - 40% CIR	40%	£5,615,539	£2,971,932	£2,755,659	£2,726,273	£2,068,178	£1,412,081
60% LAR - 40% CIR	45%	£3,767,396	£1,277,390	£1,113,389	£1,084,043	£428,043	£-227,958
60% LAR - 40% CIR	50%	£1,914,096	£-370,228	£-534,002	£-363,817	£-1,218,410	£-1,873,805

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£22,506,957	£18,229,705	£18,063,419	£18,033,833	£17,366,996	£16,694,136
60% LAR - 40% CIR	5%	£20,710,906	£16,655,176	£16,470,147	£16,440,626	£15,773,436	£15,100,246
60% LAR - 40% CIR	10%	£18,909,346	£15,032,578	£14,865,648	£14,835,831	£14,168,107	£13,500,383
60% LAR - 40% CIR	15%	£17,102,330	£13,421,611	£13,255,247	£13,225,525	£12,559,066	£11,894,607
60% LAR - 40% CIR	20%	£15,299,312	£11,805,249	£11,639,399	£11,609,763	£10,946,369	£10,282,974
60% LAR - 40% CIR	25%	£13,472,145	£10,183,541	£10,018,159	£9,988,600	£9,327,072	£8,665,544
60% LAR - 40% CIR	30%	£11,649,084	£8,566,544	£8,391,579	£8,362,088	£7,702,230	£7,042,372
60% LAR - 40% CIR	35%	£9,820,182	£6,954,311	£6,759,716	£6,730,283	£6,071,902	£5,413,521
60% LAR - 40% CIR	40%	£7,982,594	£5,346,897	£5,122,623	£5,093,238	£4,435,145	£3,779,046
60% LAR - 40% CIR	45%	£6,134,361	£3,644,355	£3,480,354	£3,451,008	£2,795,007	£2,139,007
60% LAR - 40% CIR	50%	£4,281,061	£1,996,736	£1,832,963	£1,803,648	£1,148,554	£493,460

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£25,349,833	£21,027,382	£20,861,396	£20,831,810	£20,164,972	£19,492,113
60% LAR - 40% CIR	5%	£23,508,882	£19,433,152	£19,268,123	£19,238,537	£18,573,412	£17,908,222
60% LAR - 40% CIR	10%	£21,707,323	£17,830,555	£17,663,624	£17,633,807	£16,968,084	£16,298,360
60% LAR - 40% CIR	15%	£19,900,307	£16,219,588	£16,053,224	£16,023,502	£15,358,043	£14,682,583
60% LAR - 40% CIR	20%	£18,087,899	£14,603,225	£14,437,975	£14,407,740	£13,744,346	£13,069,951
60% LAR - 40% CIR	25%	£16,270,122	£12,981,518	£12,816,135	£12,786,576	£12,125,048	£11,463,520
60% LAR - 40% CIR	30%	£14,447,060	£11,354,520	£11,189,556	£11,160,064	£10,500,207	£9,840,349
60% LAR - 40% CIR	35%	£12,618,759	£9,722,286	£9,557,693	£9,528,259	£8,869,878	£8,211,498
60% LAR - 40% CIR	40%	£10,780,480	£8,084,873	£7,920,600	£7,891,215	£7,234,119	£6,577,022
60% LAR - 40% CIR	45%	£8,932,337	£6,442,331	£6,278,330	£6,248,985	£5,592,984	£4,936,983
60% LAR - 40% CIR	50%	£7,079,037	£4,794,713	£4,630,939	£4,601,625	£3,946,531	£3,291,436

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone C - £1,900 psf
------------	---------------------

No Units	60
Site Area	0.14 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£32,202,834	£27,861,189	£27,695,502	£27,665,918	£27,003,170	£26,340,423
60% LAR : 40% CIR	5%	£30,207,307	£26,070,374	£25,905,945	£25,876,472	£25,216,385	£24,556,237
60% LAR : 40% CIR	10%	£28,206,271	£24,275,337	£24,110,915	£24,081,546	£23,421,857	£22,766,169
60% LAR : 40% CIR	15%	£26,199,779	£22,474,331	£22,310,467	£22,281,192	£21,621,734	£20,967,763
60% LAR : 40% CIR	20%	£24,187,866	£20,669,010	£20,504,653	£20,475,463	£19,816,771	£19,163,376
60% LAR : 40% CIR	25%	£22,170,842	£18,856,190	£18,690,698	£18,661,250	£17,999,721	£17,338,153
60% LAR : 40% CIR	30%	£20,148,105	£17,031,441	£16,866,477	£16,836,984	£16,177,127	£15,517,270
60% LAR : 40% CIR	35%	£18,120,326	£15,201,455	£15,036,860	£15,007,427	£14,349,045	£13,690,664
60% LAR : 40% CIR	40%	£16,087,369	£13,369,287	£13,202,014	£13,172,608	£12,515,553	£11,858,436
60% LAR : 40% CIR	45%	£14,049,261	£11,525,992	£11,361,992	£11,332,646	£10,676,644	£10,020,643
60% LAR : 40% CIR	50%	£11,997,080	£9,680,621	£9,516,847	£9,487,533	£8,832,438	£8,177,344

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£18,417,093	£14,075,448	£13,909,761	£13,880,177	£13,217,429	£12,554,681
60% LAR : 40% CIR	5%	£16,421,566	£12,285,233	£12,120,292	£12,090,751	£11,431,613	£10,770,486
60% LAR : 40% CIR	10%	£14,420,530	£10,489,562	£10,324,174	£10,293,804	£9,638,116	£8,980,426
60% LAR : 40% CIR	15%	£12,414,037	£8,688,590	£8,524,726	£8,494,451	£7,839,993	£7,177,022
60% LAR : 40% CIR	20%	£10,402,143	£6,882,269	£6,718,912	£6,689,722	£6,031,030	£5,367,635
60% LAR : 40% CIR	25%	£8,384,901	£5,070,449	£4,907,087	£4,877,569	£4,213,980	£3,552,452
60% LAR : 40% CIR	30%	£6,362,363	£3,245,700	£3,080,735	£3,051,243	£2,391,386	£1,731,529
60% LAR : 40% CIR	35%	£4,334,584	£1,415,714	£1,251,119	£1,221,685	£663,304	£95,077
60% LAR : 40% CIR	40%	£2,311,919	£414,444	£358,738	£353,112	£292,682	£142,319
60% LAR : 40% CIR	45%	£263,520	£2,259,150	£2,429,749	£2,453,095	£3,109,097	£3,765,088
60% LAR : 40% CIR	50%	£1,785,662	£4,105,120	£4,288,894	£4,298,209	£4,953,303	£5,608,397

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£24,129,516	£19,787,871	£19,622,185	£19,592,600	£19,929,853	£18,267,105
60% LAR : 40% CIR	5%	£22,133,969	£17,987,656	£17,822,627	£17,793,155	£17,140,037	£16,482,919
60% LAR : 40% CIR	10%	£20,132,954	£16,202,019	£16,037,597	£16,008,228	£15,350,540	£14,692,851
60% LAR : 40% CIR	15%	£18,126,461	£14,401,013	£14,237,149	£14,207,874	£13,552,416	£12,894,446
60% LAR : 40% CIR	20%	£16,114,567	£12,594,692	£12,431,325	£12,402,145	£11,743,454	£11,080,059
60% LAR : 40% CIR	25%	£14,097,324	£10,782,872	£10,617,491	£10,587,932	£9,929,404	£9,264,876
60% LAR : 40% CIR	30%	£12,074,787	£8,968,123	£8,793,159	£8,763,666	£8,103,810	£7,443,952
60% LAR : 40% CIR	35%	£10,047,008	£7,128,136	£6,953,542	£6,924,109	£6,275,728	£5,617,347
60% LAR : 40% CIR	40%	£8,014,042	£5,292,870	£5,123,696	£5,093,911	£4,442,215	£3,785,119
60% LAR : 40% CIR	45%	£5,975,944	£3,452,674	£3,288,674	£3,259,328	£2,603,327	£1,947,326
60% LAR : 40% CIR	50%	£3,923,762	£1,607,303	£1,443,530	£1,414,215	£759,120	£104,027

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£26,496,481	£22,154,936	£21,989,749	£21,959,265	£21,296,817	£20,634,070
60% LAR : 40% CIR	5%	£24,500,954	£20,364,621	£20,199,692	£20,170,119	£19,510,002	£18,849,894
60% LAR : 40% CIR	10%	£22,499,918	£18,568,984	£18,404,562	£18,375,193	£17,717,504	£17,059,816
60% LAR : 40% CIR	15%	£20,493,426	£16,767,978	£16,604,114	£16,574,839	£15,919,381	£15,256,410
60% LAR : 40% CIR	20%	£18,481,532	£14,967,567	£14,793,200	£14,763,811	£14,110,418	£13,447,023
60% LAR : 40% CIR	25%	£16,464,289	£13,149,637	£12,984,455	£12,954,897	£12,293,369	£11,631,640
60% LAR : 40% CIR	30%	£14,441,752	£11,325,088	£11,160,124	£11,130,631	£10,470,774	£9,810,917
60% LAR : 40% CIR	35%	£12,413,973	£9,495,104	£9,330,567	£9,301,074	£8,642,692	£7,984,311
60% LAR : 40% CIR	40%	£10,381,007	£7,659,934	£7,495,661	£7,466,276	£6,806,180	£6,152,083
60% LAR : 40% CIR	45%	£8,342,908	£5,819,639	£5,655,639	£5,626,293	£4,970,291	£4,314,291
60% LAR : 40% CIR	50%	£6,290,727	£3,974,268	£3,810,494	£3,781,180	£3,126,085	£2,470,991

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£29,294,458	£23,882,913	£23,717,726	£23,757,341	£24,094,784	£23,432,046
60% LAR : 40% CIR	5%	£27,298,930	£22,182,597	£22,017,668	£22,058,096	£22,397,978	£21,736,850
60% LAR : 40% CIR	10%	£25,297,895	£20,366,960	£20,202,539	£20,173,169	£20,515,481	£19,857,793
60% LAR : 40% CIR	15%	£23,291,402	£18,546,955	£18,402,090	£18,372,816	£18,717,357	£18,054,386
60% LAR : 40% CIR	20%	£21,279,526	£16,727,533	£16,582,676	£16,553,402	£16,902,965	£16,245,000
60% LAR : 40% CIR	25%	£19,262,266	£14,907,813	£14,762,432	£14,733,158	£15,082,721	£14,424,817
60% LAR : 40% CIR	30%	£17,239,728	£13,082,065	£12,938,100	£12,908,826	£13,258,389	£12,600,893
60% LAR : 40% CIR	35%	£15,211,949	£11,259,079	£11,114,484	£11,085,210	£11,434,773	£10,782,288
60% LAR : 40% CIR	40%	£13,178,984	£9,437,911	£9,293,637	£9,264,363	£9,613,926	£8,960,000
60% LAR : 40% CIR	45%	£11,140,885	£7,617,615	£7,473,615	£7,444,341	£7,793,904	£7,142,267
60% LAR : 40% CIR	50%	£9,088,703	£5,772,245	£5,628,471	£5,599,196	£5,948,759	£5,298,968

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone C - £2,000 psf
------------	---------------------

No Units	60
Site Area	0.14 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£34,862,517	£30,478,543	£30,312,657	£30,283,072	£29,620,323	£28,967,576
60% LAR : 40% CIR	5%	£32,734,006	£28,557,270	£28,392,241	£28,362,788	£27,702,662	£27,042,538
60% LAR : 40% CIR	10%	£30,590,985	£26,630,775	£26,466,354	£26,436,984	£25,779,296	£25,121,608
60% LAR : 40% CIR	15%	£28,460,509	£24,698,911	£24,535,047	£24,505,773	£23,850,314	£23,194,856
60% LAR : 40% CIR	20%	£26,315,630	£22,751,733	£22,588,376	£22,559,106	£21,915,762	£21,262,337
60% LAR : 40% CIR	25%	£24,165,404	£20,819,291	£20,656,394	£20,627,279	£20,000,693	£19,355,724
60% LAR : 40% CIR	30%	£22,009,882	£18,871,838	£18,709,153	£18,680,105	£18,072,823	£17,427,965
60% LAR : 40% CIR	35%	£19,846,120	£16,915,315	£16,752,720	£16,723,686	£16,136,905	£15,494,525
60% LAR : 40% CIR	40%	£17,683,170	£14,949,913	£14,787,638	£14,758,663	£14,197,598	£13,560,461
60% LAR : 40% CIR	45%	£15,512,087	£12,976,181	£12,814,181	£12,785,235	£12,246,835	£11,610,833
60% LAR : 40% CIR	50%	£13,335,924	£10,998,975	£10,835,201	£10,806,387	£10,300,792	£9,685,698

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£21,076,776	£16,692,602	£16,526,915	£16,497,331	£16,834,582	£15,171,838
60% LAR : 40% CIR	0%	£18,940,265	£14,771,529	£14,606,499	£14,577,027	£15,916,910	£13,296,793
60% LAR : 40% CIR	10%	£16,814,244	£12,840,034	£12,680,413	£12,651,243	£11,993,655	£11,335,866
60% LAR : 40% CIR	15%	£14,674,768	£10,913,170	£10,749,306	£10,720,031	£10,064,573	£9,407,115
60% LAR : 40% CIR	20%	£12,529,889	£8,975,962	£8,812,635	£8,783,445	£8,130,021	£7,476,596
60% LAR : 40% CIR	25%	£10,379,663	£7,033,549	£6,870,663	£6,841,538	£6,189,162	£5,535,983
60% LAR : 40% CIR	30%	£8,224,141	£5,085,897	£4,923,412	£4,894,364	£4,237,081	£3,577,224
60% LAR : 40% CIR	35%	£6,063,378	£3,129,574	£2,964,979	£2,935,545	£2,277,164	£1,618,784
60% LAR : 40% CIR	40%	£3,897,429	£1,162,327	£999,297	£969,912	£311,816	£-345,889
60% LAR : 40% CIR	45%	£1,726,346	£-806,590	£-673,560	£-643,506	£-1,638,907	£-2,314,908
60% LAR : 40% CIR	50%	£-449,817	£-2,798,756	£-2,650,510	£-2,619,855	£-3,831,943	£-4,290,043

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£26,789,199	£22,405,026	£22,239,339	£22,209,754	£21,547,006	£20,884,258
60% LAR : 40% CIR	0%	£24,660,688	£20,483,952	£20,318,023	£20,288,451	£19,623,334	£18,960,216
60% LAR : 40% CIR	10%	£22,526,668	£18,557,458	£18,393,036	£18,363,667	£17,705,978	£17,048,290
60% LAR : 40% CIR	15%	£20,387,191	£16,625,594	£16,461,729	£16,432,455	£15,776,997	£15,121,538
60% LAR : 40% CIR	20%	£18,242,313	£14,690,415	£14,526,499	£14,497,027	£13,842,444	£13,189,020
60% LAR : 40% CIR	25%	£16,092,988	£12,745,973	£12,583,076	£12,553,981	£11,902,376	£11,246,406
60% LAR : 40% CIR	30%	£13,936,565	£10,798,321	£10,635,835	£10,606,787	£9,949,505	£9,293,647
60% LAR : 40% CIR	35%	£11,775,802	£8,841,998	£8,677,402	£8,647,969	£7,989,588	£7,331,208
60% LAR : 40% CIR	40%	£9,609,853	£6,874,965	£6,710,721	£6,681,535	£6,024,240	£5,367,143
60% LAR : 40% CIR	45%	£7,438,769	£4,902,863	£4,738,863	£4,709,518	£4,053,517	£3,397,515
60% LAR : 40% CIR	50%	£5,262,606	£2,925,657	£2,761,884	£2,732,569	£2,077,474	£1,422,381

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£29,156,164	£24,771,990	£24,606,304	£24,576,719	£23,913,070	£23,251,223
60% LAR : 40% CIR	0%	£27,027,653	£22,850,917	£22,685,888	£22,656,415	£21,992,299	£21,336,181
60% LAR : 40% CIR	10%	£24,893,633	£20,924,422	£20,760,001	£20,730,631	£20,072,943	£19,415,255
60% LAR : 40% CIR	15%	£22,754,156	£18,992,538	£18,828,694	£18,799,420	£18,143,961	£17,488,503
60% LAR : 40% CIR	20%	£20,609,277	£17,055,380	£16,892,223	£16,863,053	£16,203,499	£15,545,984
60% LAR : 40% CIR	25%	£18,459,051	£15,112,938	£14,950,041	£14,920,926	£14,269,340	£13,609,571
60% LAR : 40% CIR	30%	£16,303,529	£13,165,285	£13,002,800	£12,973,752	£12,316,470	£11,656,612
60% LAR : 40% CIR	35%	£14,142,767	£11,208,962	£11,044,367	£11,014,354	£10,356,552	£9,696,172
60% LAR : 40% CIR	40%	£11,976,817	£9,241,980	£9,077,688	£9,048,300	£8,391,205	£7,734,108
60% LAR : 40% CIR	45%	£9,805,734	£7,269,828	£7,105,828	£7,076,483	£6,420,482	£5,764,480
60% LAR : 40% CIR	50%	£7,629,571	£5,292,622	£5,128,848	£5,099,534	£4,444,439	£3,789,345

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£31,354,140	£27,369,897	£27,204,280	£27,174,696	£26,711,987	£26,049,188
60% LAR : 40% CIR	0%	£29,225,630	£25,448,893	£25,283,276	£25,253,692	£24,791,275	£24,128,476
60% LAR : 40% CIR	10%	£27,091,609	£23,722,399	£23,557,977	£23,528,608	£22,870,920	£22,213,231
60% LAR : 40% CIR	15%	£24,957,132	£21,790,535	£21,626,671	£21,597,396	£20,941,938	£20,286,480
60% LAR : 40% CIR	20%	£22,822,254	£19,853,356	£19,690,000	£19,660,810	£19,007,385	£18,353,961
60% LAR : 40% CIR	25%	£21,257,027	£17,910,914	£17,748,017	£17,718,902	£17,067,317	£16,407,347
60% LAR : 40% CIR	30%	£19,101,506	£15,963,262	£15,800,776	£15,771,728	£15,114,446	£14,454,588
60% LAR : 40% CIR	35%	£16,940,743	£14,008,939	£13,846,343	£13,817,010	£13,154,529	£12,496,149
60% LAR : 40% CIR	40%	£14,774,794	£12,039,936	£11,875,662	£11,846,277	£11,189,181	£10,532,084
60% LAR : 40% CIR	45%	£12,603,710	£10,067,805	£9,903,805	£9,874,459	£9,218,458	£8,562,456
60% LAR : 40% CIR	50%	£10,427,547	£8,090,599	£7,926,825	£7,897,510	£7,242,415	£6,587,322

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats	
No Units	60
Site Area	0.14 Ha

Value Area	Zone C - RP Periphery £2,250 psf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£41,511,724	£37,021,228	£36,855,542	£36,825,957	£36,183,209	£35,500,462
60% LAR : 40% CIR	10%	£39,050,752	£34,713,011	£34,607,981	£34,578,500	£33,918,392	£33,258,275
60% LAR : 40% CIR	15%	£36,584,271	£32,519,372	£32,354,949	£32,325,581	£31,667,893	£31,010,204
60% LAR : 40% CIR	20%	£34,112,335	£30,260,364	£30,096,500	£30,067,225	£29,411,767	£28,756,309
60% LAR : 40% CIR	25%	£31,639,996	£27,996,040	£27,832,694	£27,803,495	£27,150,070	£26,496,645
60% LAR : 40% CIR	30%	£29,167,657	£25,736,455	£25,573,000	£25,544,443	£24,892,657	£24,239,271
60% LAR : 40% CIR	35%	£26,695,318	£23,476,870	£23,313,415	£23,284,858	£22,633,100	£21,980,244
60% LAR : 40% CIR	40%	£24,222,979	£21,217,285	£21,053,830	£21,025,273	£20,373,515	£19,720,659
60% LAR : 40% CIR	45%	£19,169,150	£16,596,538	£16,433,083	£16,404,526	£15,752,768	£15,100,912
60% LAR : 40% CIR	50%	£16,680,527	£14,294,860	£14,131,087	£14,102,530	£13,450,772	£12,798,916

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£27,725,983	£23,235,487	£23,069,800	£23,040,216	£22,377,468	£21,714,721
60% LAR : 40% CIR	5%	£25,265,011	£20,987,269	£20,822,240	£20,792,768	£20,130,020	£19,467,273
60% LAR : 40% CIR	10%	£22,799,530	£18,733,631	£18,569,208	£18,539,840	£17,882,151	£17,224,403
60% LAR : 40% CIR	15%	£20,326,594	£16,474,623	£16,310,758	£16,281,484	£15,623,026	£14,970,567
60% LAR : 40% CIR	20%	£17,853,255	£14,215,299	£14,051,943	£14,022,669	£13,364,329	£12,711,904
60% LAR : 40% CIR	25%	£15,379,916	£11,956,569	£11,792,714	£11,763,440	£11,105,100	£10,452,675
60% LAR : 40% CIR	30%	£12,906,577	£9,697,561	£9,533,706	£9,504,432	£8,846,092	£8,193,667
60% LAR : 40% CIR	35%	£10,433,238	£7,438,553	£7,274,698	£7,245,424	£6,587,084	£5,934,659
60% LAR : 40% CIR	40%	£7,959,899	£5,179,545	£5,015,690	£4,986,416	£4,328,076	£3,675,651
60% LAR : 40% CIR	45%	£5,486,560	£2,920,537	£2,756,682	£2,727,408	£2,069,068	£1,416,643
60% LAR : 40% CIR	50%	£3,013,221	£606,529	£590,674	£561,400	£0	£0

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£33,438,407	£28,947,911	£28,782,224	£28,752,639	£28,089,892	£27,427,144
60% LAR : 40% CIR	5%	£30,977,434	£26,693,903	£26,528,680	£26,498,095	£25,835,348	£25,172,600
60% LAR : 40% CIR	10%	£28,516,461	£24,440,054	£24,275,231	£24,244,646	£23,581,899	£22,919,151
60% LAR : 40% CIR	15%	£26,055,488	£22,186,046	£22,021,223	£21,990,638	£21,327,891	£20,665,143
60% LAR : 40% CIR	20%	£23,594,515	£19,932,038	£19,767,215	£19,736,630	£19,073,883	£18,411,135
60% LAR : 40% CIR	25%	£21,133,542	£17,678,030	£17,513,207	£17,482,622	£16,819,875	£16,157,127
60% LAR : 40% CIR	30%	£18,672,569	£15,424,022	£15,259,199	£15,228,614	£14,565,867	£13,903,119
60% LAR : 40% CIR	35%	£16,211,596	£13,170,014	£13,005,191	£12,974,606	£12,311,859	£11,649,111
60% LAR : 40% CIR	40%	£13,750,623	£10,916,006	£10,751,183	£10,720,598	£10,057,851	£9,395,103
60% LAR : 40% CIR	45%	£11,289,650	£8,662,000	£8,497,177	£8,466,592	£7,803,845	£7,141,097
60% LAR : 40% CIR	50%	£8,828,677	£6,408,000	£6,243,177	£6,212,592	£5,549,845	£4,887,097

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£35,905,371	£31,314,875	£31,149,789	£31,119,604	£30,456,856	£29,794,108
60% LAR : 40% CIR	5%	£33,444,398	£29,060,867	£28,895,781	£28,865,596	£28,202,848	£27,540,100
60% LAR : 40% CIR	10%	£30,983,425	£26,806,859	£26,641,773	£26,611,588	£25,948,840	£25,286,092
60% LAR : 40% CIR	15%	£28,522,452	£24,552,851	£24,387,765	£24,357,580	£23,694,832	£23,032,084
60% LAR : 40% CIR	20%	£26,061,479	£22,298,843	£22,133,757	£22,103,572	£21,440,824	£20,778,076
60% LAR : 40% CIR	25%	£23,600,506	£20,044,835	£19,879,749	£19,849,564	£19,186,816	£18,524,068
60% LAR : 40% CIR	30%	£21,139,533	£17,790,827	£17,625,741	£17,595,556	£16,932,808	£16,270,060
60% LAR : 40% CIR	35%	£18,678,560	£15,536,819	£15,371,733	£15,341,548	£14,678,800	£14,016,052
60% LAR : 40% CIR	40%	£16,217,587	£13,282,811	£13,117,725	£13,087,540	£12,424,792	£11,762,044
60% LAR : 40% CIR	45%	£13,756,614	£11,028,803	£10,863,717	£10,833,532	£10,170,784	£9,508,036
60% LAR : 40% CIR	50%	£11,295,641	£8,774,795	£8,609,709	£8,579,524	£7,916,776	£7,254,028

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£38,903,368	£34,122,852	£33,957,766	£33,927,581	£33,264,833	£32,602,085
60% LAR : 40% CIR	5%	£36,442,395	£31,868,844	£31,703,758	£31,673,573	£31,010,825	£30,348,077
60% LAR : 40% CIR	10%	£33,981,422	£29,614,836	£29,449,750	£29,419,565	£28,756,817	£28,094,069
60% LAR : 40% CIR	15%	£31,520,449	£27,360,828	£27,195,742	£27,165,557	£26,502,809	£25,840,061
60% LAR : 40% CIR	20%	£29,059,476	£25,106,820	£24,941,734	£24,911,549	£24,248,801	£23,586,053
60% LAR : 40% CIR	25%	£26,598,503	£22,852,812	£22,687,726	£22,657,541	£22,000,000	£21,342,252
60% LAR : 40% CIR	30%	£24,137,530	£20,598,804	£20,433,718	£20,403,533	£19,746,000	£19,088,252
60% LAR : 40% CIR	35%	£21,676,557	£18,344,796	£18,179,710	£18,149,525	£17,492,000	£16,834,252
60% LAR : 40% CIR	40%	£19,215,584	£16,090,788	£15,925,702	£15,895,517	£15,238,000	£14,580,252
60% LAR : 40% CIR	45%	£16,754,611	£13,836,780	£13,671,694	£13,641,509	£13,000,000	£12,342,252
60% LAR : 40% CIR	50%	£14,293,638	£11,582,772	£11,417,686	£11,387,501	£10,750,000	£10,092,252

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone C - RP Periphery £2,450 psf
------------	----------------------------------

No Units	60
Site Area	0.14 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£46,831,089	£42,255,537	£42,089,850	£42,060,264	£41,397,517	£40,734,769
60% LAR : 40% CIR	5%	£44,104,150	£39,745,603	£39,580,574	£39,551,102	£38,890,984	£38,230,866
60% LAR : 40% CIR	10%	£41,371,701	£37,230,249	£37,065,827	£37,036,458	£36,376,770	£35,717,082
60% LAR : 40% CIR	15%	£38,633,796	£34,709,526	£34,545,661	£34,516,387	£33,860,929	£33,205,470
60% LAR : 40% CIR	20%	£35,890,498	£32,183,468	£32,020,131	£31,990,841	£31,337,517	£30,684,092
60% LAR : 40% CIR	25%	£33,141,833	£29,652,186	£29,489,298	£29,460,174	£28,806,658	£28,157,001
60% LAR : 40% CIR	30%	£30,387,883	£27,115,674	£26,953,188	£26,924,140	£26,274,199	£25,624,259
60% LAR : 40% CIR	35%	£27,628,892	£24,574,005	£24,411,883	£24,382,892	£23,734,408	£23,085,920
60% LAR : 40% CIR	40%	£24,864,314	£22,027,232	£21,865,405	£21,836,493	£21,189,262	£20,542,041
60% LAR : 40% CIR	45%	£22,094,802	£19,475,407	£19,313,871	£19,284,967	£18,638,825	£17,992,683
60% LAR : 40% CIR	50%	£19,320,210	£16,918,584	£16,757,271	£16,728,367	£16,083,148	£15,438,292

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£33,045,348	£28,469,795	£28,304,109	£28,274,523	£27,617,776	£26,949,028
60% LAR : 40% CIR	5%	£30,310,409	£25,959,862	£25,794,653	£25,765,361	£25,105,453	£24,445,125
60% LAR : 40% CIR	10%	£27,585,960	£23,444,508	£23,280,086	£23,250,717	£22,593,029	£21,935,341
60% LAR : 40% CIR	15%	£24,848,054	£20,923,785	£20,759,920	£20,730,646	£20,075,187	£19,419,729
60% LAR : 40% CIR	20%	£22,104,748	£18,397,746	£18,234,290	£18,205,200	£17,551,775	£16,898,351
60% LAR : 40% CIR	25%	£19,356,092	£15,869,444	£15,705,848	£15,676,433	£15,022,947	£14,371,260
60% LAR : 40% CIR	30%	£16,602,141	£13,329,932	£13,167,447	£13,138,399	£12,484,458	£11,833,518
60% LAR : 40% CIR	35%	£13,842,951	£10,788,264	£10,626,142	£10,597,151	£9,948,664	£9,300,179
60% LAR : 40% CIR	40%	£11,078,573	£8,241,691	£8,079,885	£8,050,742	£7,403,521	£6,756,300
60% LAR : 40% CIR	45%	£8,309,060	£5,689,666	£5,528,130	£5,499,226	£4,853,084	£4,206,941
60% LAR : 40% CIR	50%	£5,534,469	£3,132,843	£2,971,530	£2,942,656	£2,297,407	£1,642,551

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£38,757,771	£34,182,219	£34,016,532	£33,986,947	£33,324,199	£32,661,452
60% LAR : 40% CIR	5%	£36,030,823	£31,672,286	£31,507,257	£31,477,784	£30,815,036	£30,152,549
60% LAR : 40% CIR	10%	£33,296,383	£29,156,932	£28,992,509	£28,963,141	£28,300,452	£27,647,764
60% LAR : 40% CIR	15%	£30,560,478	£26,636,208	£26,472,344	£26,443,069	£25,781,611	£25,120,153
60% LAR : 40% CIR	20%	£27,817,171	£24,110,170	£23,946,613	£23,917,623	£23,254,159	£22,600,774
60% LAR : 40% CIR	25%	£25,068,515	£21,578,868	£21,415,071	£21,386,566	£20,723,271	£20,069,884
60% LAR : 40% CIR	30%	£22,314,565	£19,042,356	£18,879,871	£18,850,823	£18,200,881	£17,550,941
60% LAR : 40% CIR	35%	£19,555,374	£16,500,887	£16,338,565	£16,309,574	£15,661,088	£15,012,602
60% LAR : 40% CIR	40%	£16,790,996	£13,963,914	£13,802,108	£13,773,165	£13,124,544	£12,476,724
60% LAR : 40% CIR	45%	£14,021,484	£11,420,900	£11,240,553	£11,211,649	£10,565,508	£9,917,365
60% LAR : 40% CIR	50%	£11,246,892	£8,845,266	£8,683,054	£8,653,080	£8,009,831	£7,354,974

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£41,124,736	£36,549,184	£36,383,497	£36,353,911	£35,691,164	£35,028,416
60% LAR : 40% CIR	5%	£38,397,797	£34,039,251	£33,874,221	£33,844,749	£33,182,001	£32,519,514
60% LAR : 40% CIR	10%	£35,665,348	£31,523,896	£31,359,474	£31,330,105	£30,672,417	£30,014,729
60% LAR : 40% CIR	15%	£32,927,443	£29,003,173	£28,839,309	£28,810,034	£28,154,576	£27,499,117
60% LAR : 40% CIR	20%	£30,184,136	£26,477,135	£26,313,778	£26,284,588	£25,631,154	£24,977,739
60% LAR : 40% CIR	25%	£27,435,480	£23,945,833	£23,782,936	£23,753,821	£23,102,235	£22,450,648
60% LAR : 40% CIR	30%	£24,681,530	£21,409,321	£21,246,835	£21,217,787	£20,567,846	£19,917,806
60% LAR : 40% CIR	35%	£21,922,339	£18,867,652	£18,705,530	£18,676,589	£18,026,053	£17,375,967
60% LAR : 40% CIR	40%	£19,157,981	£16,320,879	£16,159,079	£16,130,130	£15,480,909	£14,833,689
60% LAR : 40% CIR	45%	£16,388,449	£13,769,055	£13,607,518	£13,578,614	£12,932,472	£12,286,330
60% LAR : 40% CIR	50%	£13,613,857	£11,212,231	£11,050,918	£11,022,044	£10,376,795	£9,721,939

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£43,922,712	£38,347,160	£38,181,475	£38,151,888	£37,489,140	£36,826,392
60% LAR : 40% CIR	5%	£41,195,774	£35,837,227	£35,672,186	£35,642,726	£34,980,608	£34,318,450
60% LAR : 40% CIR	10%	£38,463,324	£33,321,873	£33,157,450	£33,128,082	£32,470,394	£31,812,705
60% LAR : 40% CIR	15%	£35,725,419	£30,801,149	£30,637,285	£30,608,010	£30,052,552	£29,397,094
60% LAR : 40% CIR	20%	£32,982,113	£28,275,111	£28,111,754	£28,082,665	£27,527,440	£26,871,716
60% LAR : 40% CIR	25%	£30,233,456	£25,743,809	£25,580,912	£25,551,798	£25,000,212	£24,344,625
60% LAR : 40% CIR	30%	£27,479,508	£23,207,297	£23,044,812	£23,015,764	£22,468,823	£21,813,882
60% LAR : 40% CIR	35%	£24,720,316	£20,665,828	£20,503,508	£20,474,516	£20,020,029	£19,365,544
60% LAR : 40% CIR	40%	£21,961,981	£18,118,855	£17,957,050	£17,928,106	£17,476,886	£16,821,665
60% LAR : 40% CIR	45%	£19,203,425	£15,567,031	£15,405,405	£15,376,590	£14,925,449	£14,270,306
60% LAR : 40% CIR	50%	£16,441,833	£13,010,208	£12,848,895	£12,820,021	£12,369,772	£11,714,915

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone C - £1,050 paf
------------	---------------------

No Units	75
Site Area	0.2 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£11,775,659	£6,735,722	£5,472,296	£5,434,497	£4,587,767	£3,741,038
60% LAR : 40% CIR	5%	£10,701,552	£5,897,835	£4,632,781	£4,595,126	£3,751,758	£2,908,388
60% LAR : 40% CIR	10%	£9,620,511	£5,046,354	£3,785,955	£3,748,433	£2,908,167	£2,067,902
60% LAR : 40% CIR	15%	£8,532,605	£4,186,014	£2,931,890	£2,894,487	£2,057,071	£1,219,655
60% LAR : 40% CIR	20%	£7,437,902	£3,322,863	£2,070,855	£2,033,361	£1,198,543	£363,725
60% LAR : 40% CIR	25%	£6,336,467	£2,451,028	£1,209,324	£1,165,126	£32,656	£-507,440
60% LAR : 40% CIR	30%	£5,228,369	£1,572,516	£326,966	£289,852	£-548,763	£-1,404,080
60% LAR : 40% CIR	35%	£4,113,677	£687,415	£-363,821	£-601,564	£-1,455,548	£-2,309,533
60% LAR : 40% CIR	40%	£2,983,372	£-207,322	£-1,479,838	£-1,817,865	£-2,370,273	£-3,222,590
60% LAR : 40% CIR	45%	£1,844,077	£-1,126,967	£-2,403,314	£-2,441,379	£-3,292,277	£-4,143,174
60% LAR : 40% CIR	50%	£696,090	£-2,059,156	£-3,333,738	£-3,371,764	£-4,221,485	£-5,071,206

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,497,370	£12,537,107	£13,800,533	£13,838,332	£14,885,962	£16,531,791
60% LAR : 40% CIR	5%	£8,937,077	£13,374,994	£14,640,048	£14,677,703	£15,921,071	£17,384,841
60% LAR : 40% CIR	10%	£9,652,516	£14,226,475	£15,458,474	£15,524,398	£16,364,662	£17,204,927
60% LAR : 40% CIR	15%	£10,740,224	£15,084,815	£16,340,939	£16,378,342	£17,215,758	£18,053,174
60% LAR : 40% CIR	20%	£11,834,927	£15,949,948	£17,202,174	£17,239,468	£18,074,286	£18,908,104
60% LAR : 40% CIR	25%	£12,926,362	£16,821,801	£18,073,606	£18,107,703	£18,940,173	£19,760,269
60% LAR : 40% CIR	30%	£14,044,460	£17,700,313	£18,945,863	£18,982,977	£19,821,581	£20,676,509
60% LAR : 40% CIR	35%	£15,159,152	£18,589,413	£19,839,650	£19,874,393	£20,728,377	£21,582,362
60% LAR : 40% CIR	40%	£16,289,257	£19,489,151	£20,753,697	£20,793,284	£21,643,102	£22,488,419
60% LAR : 40% CIR	45%	£17,428,752	£20,399,796	£21,678,143	£21,714,293	£22,565,106	£23,416,003
60% LAR : 40% CIR	50%	£18,574,739	£21,331,865	£22,608,567	£22,644,593	£23,494,314	£24,344,035

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£488,948	£4,950,889	£5,814,415	£5,852,214	£6,998,944	£7,545,672
60% LAR : 40% CIR	5%	£3,958,198	£5,889,076	£6,753,328	£6,801,594	£7,554,653	£8,376,322
60% LAR : 40% CIR	10%	£1,666,200	£8,240,357	£7,500,755	£7,538,276	£8,378,543	£9,218,809
60% LAR : 40% CIR	15%	£2,754,108	£7,098,696	£8,354,821	£8,392,223	£9,229,639	£10,087,096
60% LAR : 40% CIR	20%	£3,848,899	£7,963,826	£9,216,058	£9,253,360	£10,088,617	£10,922,886
60% LAR : 40% CIR	25%	£4,950,244	£8,835,683	£10,084,387	£10,121,585	£10,954,054	£11,794,150
60% LAR : 40% CIR	30%	£6,058,341	£9,714,155	£10,959,745	£10,996,858	£11,835,473	£12,690,790
60% LAR : 40% CIR	35%	£7,173,034	£10,599,295	£11,830,531	£11,868,274	£12,742,269	£13,594,243
60% LAR : 40% CIR	40%	£8,305,138	£11,494,033	£12,706,549	£12,744,655	£13,668,984	£14,509,301
60% LAR : 40% CIR	45%	£9,442,634	£12,413,678	£13,600,025	£13,728,000	£14,578,987	£15,429,885
60% LAR : 40% CIR	50%	£10,589,620	£13,345,868	£14,520,449	£14,648,474	£15,508,196	£16,357,017

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,798,027	£1,241,910	£2,505,336	£2,543,735	£3,380,865	£4,236,593
60% LAR : 40% CIR	5%	£2,723,920	£2,079,197	£3,344,859	£3,382,605	£4,225,876	£5,093,243
60% LAR : 40% CIR	10%	£1,642,879	£2,931,278	£4,191,676	£4,229,190	£5,069,464	£5,909,730
60% LAR : 40% CIR	15%	£554,973	£3,789,617	£5,045,742	£5,083,144	£5,930,561	£6,757,977
60% LAR : 40% CIR	20%	£659,726	£4,654,749	£5,899,978	£5,947,271	£6,779,086	£7,613,907
60% LAR : 40% CIR	25%	£1,641,165	£5,526,604	£6,776,308	£6,812,506	£7,644,975	£8,485,071
60% LAR : 40% CIR	30%	£2,749,263	£6,405,118	£7,650,688	£7,687,779	£8,526,384	£9,381,711
60% LAR : 40% CIR	35%	£3,853,555	£7,289,216	£8,541,455	£8,578,195	£9,463,180	£10,287,564
60% LAR : 40% CIR	40%	£4,964,050	£8,184,654	£9,457,470	£9,494,686	£10,347,505	£11,200,222
60% LAR : 40% CIR	45%	£6,133,555	£9,104,599	£10,380,448	£10,419,011	£11,269,908	£12,120,806
60% LAR : 40% CIR	50%	£7,279,542	£10,036,367	£11,311,970	£11,349,395	£12,199,417	£13,048,858

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,769,672	£2,887,736	£1,406,359	£1,388,310	£327,780	£-288,899
60% LAR : 40% CIR	5%	£5,636,969	£1,831,948	£66,794	£29,139	£-14,229	£-1,157,599
60% LAR : 40% CIR	10%	£5,554,524	£980,367	£-290,032	£-317,554	£-1,167,820	£-1,998,085
60% LAR : 40% CIR	15%	£4,486,618	£122,028	£-1,734,097	£-1,771,500	£-2,098,916	£-2,846,332
60% LAR : 40% CIR	20%	£3,371,315	£-143,194	£-3,095,331	£-3,109,331	£-2,867,444	£-3,702,262
60% LAR : 40% CIR	25%	£2,270,480	£-814,959	£-4,283,663	£-4,290,861	£-3,733,331	£-4,573,427
60% LAR : 40% CIR	30%	£1,162,382	£-2,493,471	£-5,739,021	£-5,776,135	£-4,814,749	£-5,470,087
60% LAR : 40% CIR	35%	£17,690	£-3,078,571	£-6,629,808	£-6,667,651	£-5,521,635	£-6,375,419
60% LAR : 40% CIR	40%	£-1,082,415	£-4,273,309	£-5,545,625	£-5,583,942	£-6,436,260	£-7,268,577
60% LAR : 40% CIR	45%	£-2,219,910	£-5,192,954	£-6,469,301	£-6,507,366	£-7,388,264	£-8,209,161
60% LAR : 40% CIR	50%	£-3,367,897	£-6,126,143	£-7,389,725	£-7,427,769	£-8,297,472	£-9,137,193

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone C - £1,150 psf
------------	---------------------

No Units	75
Site Area	0.2 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£15,086,918	£10,003,203	£8,752,197	£8,714,966	£7,880,962	£7,046,958
60% LAR - 40% CIR	5%	£13,855,927	£9,002,743	£7,786,700	£7,710,613	£6,888,918	£6,054,914
60% LAR - 40% CIR	10%	£12,609,031	£7,995,459	£6,754,004	£6,717,044	£5,885,532	£5,045,266
60% LAR - 40% CIR	15%	£11,355,096	£6,981,420	£5,743,846	£5,706,443	£4,869,027	£4,031,611
60% LAR - 40% CIR	20%	£10,094,362	£5,963,692	£4,717,232	£4,679,907	£3,845,090	£3,010,271
60% LAR - 40% CIR	25%	£8,829,599	£4,932,165	£3,683,462	£3,646,263	£2,813,794	£1,981,525
60% LAR - 40% CIR	30%	£7,562,773	£3,888,244	£2,642,694	£2,605,580	£1,775,214	£944,847
60% LAR - 40% CIR	35%	£6,272,052	£2,837,735	£1,594,972	£1,557,951	£729,422	£-100,397
60% LAR - 40% CIR	40%	£4,984,922	£1,790,704	£540,369	£503,397	£-328,441	£-176,163
60% LAR - 40% CIR	45%	£3,691,093	£717,220	£-529,001	£-566,495	£-1,416,386	£-2,267,283
60% LAR - 40% CIR	50%	£2,379,061	£-358,032	£-1,628,382	£-1,666,407	£-2,516,129	£-3,365,850

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£4,183,911	£3,269,626	£10,520,632	£10,587,863	£11,391,867	£12,225,871
60% LAR - 40% CIR	5%	£5,416,901	£10,870,686	£11,815,129	£11,850,216	£12,383,611	£13,221,086
60% LAR - 40% CIR	10%	£6,663,798	£11,477,370	£12,518,626	£12,558,786	£13,387,297	£14,227,953
60% LAR - 40% CIR	15%	£7,917,733	£12,291,408	£13,628,983	£13,566,386	£14,403,892	£15,241,218
60% LAR - 40% CIR	20%	£9,178,467	£13,312,136	£14,556,627	£14,592,922	£15,427,739	£16,262,558
60% LAR - 40% CIR	25%	£10,445,939	£14,440,694	£15,489,367	£15,425,668	£16,450,085	£17,291,304
60% LAR - 40% CIR	30%	£11,720,056	£15,384,585	£16,630,135	£16,667,249	£17,497,615	£18,327,882
60% LAR - 40% CIR	35%	£13,000,777	£16,435,994	£17,677,857	£17,714,898	£18,543,406	£19,373,426
60% LAR - 40% CIR	40%	£14,289,027	£17,493,125	£18,722,463	£18,760,442	£19,693,120	£20,448,992
60% LAR - 40% CIR	45%	£15,581,755	£18,555,609	£19,801,830	£19,839,324	£20,689,215	£21,540,112
60% LAR - 40% CIR	50%	£16,893,768	£19,630,861	£20,901,211	£20,939,238	£21,788,958	£22,638,678

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£3,802,208	£1,283,507	£2,534,513	£2,571,745	£3,405,748	£4,239,752
60% LAR - 40% CIR	5%	£2,659,917	£10,870,686	£3,580,010	£3,610,798	£4,291,793	£5,125,548
60% LAR - 40% CIR	10%	£1,322,320	£3,291,252	£4,532,707	£4,569,656	£5,401,179	£6,241,444
60% LAR - 40% CIR	15%	£68,386	£4,305,290	£5,542,865	£5,580,287	£6,417,684	£7,255,100
60% LAR - 40% CIR	20%	£1,182,948	£5,326,018	£6,556,968	£6,606,863	£7,441,621	£8,276,440
60% LAR - 40% CIR	25%	£2,459,811	£6,354,546	£7,603,249	£7,640,447	£8,472,917	£9,306,386
60% LAR - 40% CIR	30%	£3,733,938	£7,388,467	£8,644,017	£8,681,130	£9,511,497	£10,341,864
60% LAR - 40% CIR	35%	£5,014,659	£8,448,976	£9,691,738	£9,728,779	£10,597,288	£11,387,308
60% LAR - 40% CIR	40%	£6,301,908	£9,509,607	£10,746,444	£10,783,325	£11,615,162	£12,462,872
60% LAR - 40% CIR	45%	£7,586,617	£10,589,491	£11,815,712	£11,853,205	£12,703,096	£13,553,964
60% LAR - 40% CIR	50%	£8,897,690	£11,644,743	£12,915,093	£12,953,118	£13,892,639	£14,852,961

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£7,111,267	£2,025,572	£774,566	£737,334	£86,869	£-930,973
60% LAR - 40% CIR	5%	£5,876,290	£1,025,111	£279,191	£294,019	£-1,088,714	£1,302,469
60% LAR - 40% CIR	10%	£4,631,399	£17,827	£-1,233,628	£-1,260,587	£-2,092,100	£-2,932,365
60% LAR - 40% CIR	15%	£3,377,465	£996,211	£-2,233,796	£-2,271,188	£-3,109,605	£-3,946,021
60% LAR - 40% CIR	20%	£2,116,731	£2,010,939	£-3,260,400	£-3,291,724	£-4,132,542	£-4,967,861
60% LAR - 40% CIR	25%	£849,267	£3,045,467	£-4,294,170	£-4,331,568	£-5,163,638	£-5,996,307
60% LAR - 40% CIR	30%	£-424,859	£4,089,388	£-5,334,938	£-5,372,051	£-6,202,418	£-7,032,788
60% LAR - 40% CIR	35%	£-1,705,560	£5,136,697	£-6,382,869	£-6,419,790	£-7,246,289	£-8,076,229
60% LAR - 40% CIR	40%	£-3,092,620	£6,186,628	£-7,437,265	£-7,474,245	£-8,306,073	£-9,153,788
60% LAR - 40% CIR	45%	£-4,286,538	£7,260,412	£-8,506,633	£-8,544,126	£-9,394,017	£-10,244,915
60% LAR - 40% CIR	50%	£-5,598,671	£8,336,664	£-9,608,014	£-9,646,038	£-10,493,789	£-11,343,462

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£11,922,332	£5,917,216	£4,686,210	£4,588,919	£3,814,979	£2,980,971
60% LAR - 40% CIR	5%	£9,789,941	£4,936,756	£3,690,714	£3,653,626	£2,822,931	£1,985,176
60% LAR - 40% CIR	10%	£8,543,044	£3,929,472	£2,688,017	£2,651,058	£1,819,545	£979,279
60% LAR - 40% CIR	15%	£7,289,109	£2,915,434	£1,677,859	£1,640,456	£803,040	£-34,376
60% LAR - 40% CIR	20%	£6,028,176	£1,894,716	£651,215	£613,920	£-629,891	£-1,451,176
60% LAR - 40% CIR	25%	£4,760,912	£866,178	£-382,825	£-419,723	£-1,282,193	£-2,084,662
60% LAR - 40% CIR	30%	£3,486,786	£-177,743	£-1,423,293	£-1,460,497	£-2,290,773	£-3,121,140
60% LAR - 40% CIR	35%	£2,208,065	£-1,228,863	£-2,471,015	£-2,498,096	£-3,336,664	£-4,166,584
60% LAR - 40% CIR	40%	£916,816	£-2,285,283	£-3,525,620	£-3,502,600	£-4,394,428	£-5,242,150
60% LAR - 40% CIR	45%	£-374,893	£-3,348,767	£-4,594,988	£-4,632,481	£-5,482,372	£-6,330,270
60% LAR - 40% CIR	50%	£-1,686,626	£-4,428,619	£-5,664,369	£-5,702,394	£-6,582,116	£-7,431,837

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone C - £1,350 psf
------------	---------------------

No Units	75
Site Area	0.2 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£21,668,499	£16,538,164	£15,287,158	£15,249,927	£14,415,923	£13,581,919
60% LAR - 40% CIR	5%	£20,106,529	£15,210,955	£13,984,914	£13,927,625	£13,097,131	£12,266,437
60% LAR - 40% CIR	10%	£18,537,731	£13,876,925	£12,635,468	£12,598,509	£11,770,872	£10,943,235
60% LAR - 40% CIR	15%	£16,962,170	£12,536,137	£11,288,891	£11,262,051	£10,437,220	£9,612,390
60% LAR - 40% CIR	20%	£15,379,912	£11,188,661	£9,955,253	£9,919,519	£9,098,247	£8,273,976
60% LAR - 40% CIR	25%	£13,791,027	£9,834,562	£8,604,625	£8,567,886	£7,745,027	£6,928,070
60% LAR - 40% CIR	30%	£12,195,578	£8,473,906	£7,247,075	£7,210,520	£6,392,632	£5,574,745
60% LAR - 40% CIR	35%	£10,588,801	£7,106,761	£5,882,676	£5,846,192	£5,030,061	£4,201,553
60% LAR - 40% CIR	40%	£8,969,495	£5,733,193	£4,510,197	£4,473,298	£3,646,316	£2,819,424
60% LAR - 40% CIR	45%	£7,343,729	£4,353,268	£3,137,950	£3,081,021	£2,255,507	£1,429,993
60% LAR - 40% CIR	50%	£5,711,569	£2,955,532	£1,718,973	£1,682,083	£867,710	£33,338

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,395,670	£2,734,865	£3,085,871	£3,422,292	£4,858,906	£5,890,910
60% LAR - 40% CIR	5%	£2,353,700	£2,681,874	£3,037,815	£3,345,994	£4,711,098	£5,606,362
60% LAR - 40% CIR	10%	£2,289,088	£2,585,604	£2,937,361	£3,174,520	£4,501,957	£5,350,594
60% LAR - 40% CIR	15%	£2,210,650	£2,436,892	£2,773,938	£2,910,778	£4,285,609	£5,060,439
60% LAR - 40% CIR	20%	£2,092,916	£2,244,188	£2,517,576	£2,593,310	£4,017,582	£4,709,863
60% LAR - 40% CIR	25%	£2,047,807	£2,088,204	£2,268,204	£2,204,643	£3,744,749	£4,344,749
60% LAR - 40% CIR	30%	£1,977,251	£1,908,923	£2,025,754	£1,962,309	£3,480,197	£4,008,084
60% LAR - 40% CIR	35%	£1,884,028	£1,716,068	£1,780,183	£1,725,837	£3,242,798	£3,710,276
60% LAR - 40% CIR	40%	£1,763,334	£1,509,638	£1,562,942	£1,509,621	£3,025,513	£3,453,058
60% LAR - 40% CIR	45%	£1,629,100	£1,291,561	£1,344,879	£1,291,561	£2,817,322	£3,242,936
60% LAR - 40% CIR	50%	£1,481,260	£1,071,297	£1,125,856	£1,071,297	£2,611,119	£3,033,491

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£10,381,788	£5,251,453	£4,000,448	£3,953,216	£3,129,212	£2,295,209
60% LAR - 40% CIR	5%	£8,819,818	£3,924,245	£2,872,204	£2,841,115	£1,810,420	£1,399,226
60% LAR - 40% CIR	10%	£7,251,020	£2,590,214	£1,348,758	£1,311,799	£484,162	£-434,475
60% LAR - 40% CIR	15%	£5,675,459	£1,249,427	£12,180	£-24,860	£-849,499	£-1,874,321
60% LAR - 40% CIR	20%	£4,082,202	£-89,948	£-838,787	£-838,787	£-1,601,683	£-2,312,758
60% LAR - 40% CIR	25%	£2,504,317	£-452,148	£-2,082,086	£-2,082,086	£-2,718,725	£-3,585,641
60% LAR - 40% CIR	30%	£908,868	£-2,812,804	£-4,039,636	£-4,039,636	£-4,894,078	£-5,711,966
60% LAR - 40% CIR	35%	£-397,999	£-4,179,949	£-5,404,035	£-5,404,035	£-6,256,649	£-7,085,158
60% LAR - 40% CIR	40%	£-1,033,334	£-5,559,638	£-6,762,942	£-6,762,942	£-7,640,396	£-8,467,281
60% LAR - 40% CIR	45%	£-1,942,982	£-6,933,442	£-8,168,760	£-8,168,760	£-9,031,204	£-9,856,717
60% LAR - 40% CIR	50%	£-2,876,142	£-8,331,178	£-9,587,737	£-9,587,737	£-10,429,091	£-11,253,373

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£13,690,867	£8,560,532	£7,309,527	£7,272,295	£6,438,291	£5,604,287
60% LAR - 40% CIR	5%	£12,126,897	£7,233,324	£5,967,263	£5,950,194	£5,119,499	£4,286,805
60% LAR - 40% CIR	10%	£10,560,099	£5,899,293	£4,657,837	£4,620,878	£3,793,241	£2,965,604
60% LAR - 40% CIR	15%	£8,984,538	£4,558,506	£3,321,259	£3,284,419	£2,459,589	£1,634,758
60% LAR - 40% CIR	20%	£7,402,281	£3,211,030	£1,977,622	£1,940,888	£1,119,616	£298,344
60% LAR - 40% CIR	25%	£5,813,395	£1,856,931	£626,993	£590,354	£-224,604	£-1,049,562
60% LAR - 40% CIR	30%	£4,217,946	£496,275	£-730,557	£-767,112	£-1,584,999	£-2,402,887
60% LAR - 40% CIR	35%	£2,611,170	£-610,616	£-1,364,865	£-1,364,865	£-2,249,210	£-3,076,079
60% LAR - 40% CIR	40%	£991,853	£-2,244,438	£-3,467,445	£-3,467,445	£-4,331,316	£-5,158,208
60% LAR - 40% CIR	45%	£-633,903	£-3,624,363	£-4,859,681	£-4,859,681	£-5,722,125	£-6,547,638
60% LAR - 40% CIR	50%	£-2,096,083	£-5,022,099	£-6,258,659	£-6,258,659	£-7,119,822	£-7,944,284

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£17,682,512	£12,472,177	£11,221,771	£11,183,940	£10,349,886	£9,515,832
60% LAR - 40% CIR	5%	£16,040,542	£11,144,969	£9,898,927	£9,861,839	£9,031,144	£8,200,450
60% LAR - 40% CIR	10%	£14,471,744	£9,810,938	£8,569,481	£8,532,522	£7,704,885	£6,877,248
60% LAR - 40% CIR	15%	£12,986,183	£8,470,150	£7,232,904	£7,195,064	£6,371,233	£5,546,403
60% LAR - 40% CIR	20%	£11,513,526	£7,127,674	£5,896,266	£5,859,532	£5,030,261	£4,207,989
60% LAR - 40% CIR	25%	£9,725,040	£5,788,575	£4,538,638	£4,501,999	£3,682,040	£2,862,083
60% LAR - 40% CIR	30%	£8,129,591	£4,407,920	£3,181,088	£3,144,533	£2,326,646	£1,508,758
60% LAR - 40% CIR	35%	£6,522,814	£3,040,715	£1,810,889	£1,773,235	£984,074	£135,568
60% LAR - 40% CIR	40%	£4,903,508	£1,667,206	£444,200	£407,221	£-119,671	£-1,246,563
60% LAR - 40% CIR	45%	£3,277,742	£287,281	£-948,037	£-984,968	£-1,810,480	£-2,635,993
60% LAR - 40% CIR	50%	£1,645,382	£-1,116,466	£-2,347,014	£-2,383,994	£-3,268,277	£-4,092,849

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone C - £1,500 psf
------------	---------------------

No Units	75
Site Area	0.2 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£26,603,183	£21,399,067	£20,166,863	£20,130,192	£10,308,721	£18,483,141
60% LAR : 40% CIR	10%	£24,794,480	£19,835,527	£18,608,511	£18,571,181	£17,753,291	£16,922,598
60% LAR : 40% CIR	15%	£22,976,947	£18,265,966	£17,043,067	£17,006,664	£16,181,971	£15,354,334
60% LAR : 40% CIR	20%	£21,156,652	£16,699,251	£15,464,929	£15,428,088	£14,603,268	£13,778,427
60% LAR : 40% CIR	25%	£19,327,661	£15,130,047	£13,876,230	£13,839,496	£13,017,224	£12,194,953
60% LAR : 40% CIR	30%	£17,492,041	£13,510,478	£12,260,540	£12,243,901	£11,423,943	£10,603,985
60% LAR : 40% CIR	35%	£15,649,858	£11,904,761	£10,677,930	£10,641,374	£9,823,487	£9,005,599
60% LAR : 40% CIR	40%	£13,801,178	£10,292,555	£9,083,469	£9,031,985	£8,215,929	£7,399,871
60% LAR : 40% CIR	45%	£11,946,069	£8,673,905	£7,452,228	£7,415,805	£6,601,341	£5,786,877
60% LAR : 40% CIR	50%	£10,083,205	£7,048,939	£5,829,278	£5,792,904	£4,979,796	£4,159,245
60% LAR : 40% CIR	50%	£8,202,002	£5,417,663	£4,199,688	£4,163,220	£3,338,847	£2,514,474

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,330,354	£2,126,238	£884,034	£857,363	£35,893	£789,888
60% LAR : 40% CIR	5%	£5,321,651	£502,958	£696,918	£670,248	£1,518	£2,250,233
60% LAR : 40% CIR	10%	£3,706,118	£1,006,963	£2,220,762	£2,256,185	£2,256,185	£3,918,495
60% LAR : 40% CIR	15%	£1,883,823	£2,583,578	£3,807,900	£3,844,741	£4,669,571	£5,494,402
60% LAR : 40% CIR	20%	£54,832	£4,166,792	£5,396,590	£5,431,333	£9,235,005	£7,077,076
60% LAR : 40% CIR	25%	£1,009,706	£5,162,311	£6,902,289	£7,028,608	£7,844,986	£4,608,844
60% LAR : 40% CIR	30%	£3,622,971	£7,368,068	£8,594,899	£8,631,454	£9,449,342	£10,267,230
60% LAR : 40% CIR	35%	£5,471,951	£8,980,274	£10,204,360	£10,240,844	£11,096,900	£11,872,958
60% LAR : 40% CIR	40%	£7,320,763	£10,599,204	£11,620,603	£11,657,023	£12,671,486	£13,485,952
60% LAR : 40% CIR	45%	£9,169,624	£12,223,889	£13,443,551	£13,479,525	£14,293,033	£15,113,584
60% LAR : 40% CIR	50%	£11,070,827	£13,855,168	£15,073,141	£15,109,608	£15,933,982	£16,758,355

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£15,316,473	£10,112,357	£9,890,152	£9,843,481	£9,022,011	£7,196,430
60% LAR : 40% CIR	5%	£13,507,770	£8,549,116	£7,321,801	£7,285,270	£6,465,581	£5,645,886
60% LAR : 40% CIR	10%	£11,692,236	£6,979,155	£5,756,357	£5,719,953	£4,895,260	£4,067,623
60% LAR : 40% CIR	15%	£9,869,942	£5,402,540	£4,178,219	£4,141,378	£3,316,547	£2,491,717
60% LAR : 40% CIR	20%	£8,040,950	£3,819,357	£2,589,519	£2,552,785	£1,730,513	£839,242
60% LAR : 40% CIR	25%	£6,205,330	£2,223,787	£993,830	£957,101	£157,232	£389,725
60% LAR : 40% CIR	30%	£4,363,147	£618,050	£608,780	£645,336	£1,463,224	£2,281,111
60% LAR : 40% CIR	35%	£2,514,468	£994,156	£2,218,241	£2,254,725	£3,070,782	£3,886,839
60% LAR : 40% CIR	40%	£693,859	£2,612,165	£3,134,462	£3,170,865	£4,685,500	£5,409,834
60% LAR : 40% CIR	45%	£1,203,506	£4,237,711	£5,457,432	£5,493,896	£6,306,914	£7,127,466
60% LAR : 40% CIR	50%	£3,084,709	£5,869,048	£7,077,944	£7,113,490	£7,947,863	£8,772,236

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£18,625,551	£13,421,436	£12,189,231	£12,152,560	£11,331,090	£10,505,509
60% LAR : 40% CIR	5%	£16,816,848	£11,858,195	£10,630,880	£10,594,349	£9,773,660	£8,948,965
60% LAR : 40% CIR	10%	£15,001,315	£10,288,234	£9,065,436	£9,029,032	£8,204,339	£7,376,702
60% LAR : 40% CIR	15%	£13,179,021	£8,711,619	£7,497,298	£7,450,457	£6,625,626	£5,800,796
60% LAR : 40% CIR	20%	£11,350,029	£7,128,415	£5,898,598	£5,861,884	£5,039,592	£4,217,321
60% LAR : 40% CIR	25%	£9,514,409	£5,532,846	£4,302,909	£4,266,269	£3,446,311	£2,626,354
60% LAR : 40% CIR	30%	£7,672,226	£3,927,129	£2,700,299	£2,663,743	£1,845,855	£1,027,968
60% LAR : 40% CIR	35%	£5,823,547	£2,314,563	£1,093,658	£1,056,354	£39,297	£397,866
60% LAR : 40% CIR	40%	£3,988,438	£695,293	£625,293	£625,293	£3,919,291	£2,150,755
60% LAR : 40% CIR	45%	£2,105,273	£928,692	£2,148,363	£2,184,728	£2,997,835	£3,818,387
60% LAR : 40% CIR	50%	£224,370	£2,599,988	£3,777,944	£3,814,411	£4,638,784	£5,463,167

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£22,537,196	£17,353,581	£16,190,876	£16,086,265	£15,242,755	£14,077,151
60% LAR : 40% CIR	5%	£20,728,493	£15,789,840	£14,542,324	£14,505,894	£13,662,384	£12,506,600
60% LAR : 40% CIR	10%	£18,912,960	£14,199,879	£12,977,080	£12,940,677	£12,115,984	£11,288,347
60% LAR : 40% CIR	15%	£17,090,966	£12,623,264	£11,398,943	£11,362,101	£10,537,271	£9,712,440
60% LAR : 40% CIR	20%	£15,261,674	£11,040,063	£9,810,243	£9,773,609	£8,951,217	£8,126,966
60% LAR : 40% CIR	25%	£13,426,054	£9,444,491	£8,214,553	£8,177,914	£7,357,956	£6,533,998
60% LAR : 40% CIR	30%	£11,583,871	£7,838,774	£6,611,944	£6,575,388	£5,757,500	£4,939,612
60% LAR : 40% CIR	35%	£9,735,191	£6,226,588	£5,002,462	£4,965,999	£4,149,942	£3,333,894
60% LAR : 40% CIR	40%	£7,880,082	£4,607,938	£3,386,242	£3,349,819	£2,535,354	£1,720,890
60% LAR : 40% CIR	45%	£6,017,218	£2,982,953	£1,763,291	£1,726,917	£913,809	£39,258
60% LAR : 40% CIR	50%	£4,136,015	£1,351,676	£133,701	£97,234	£72,759	£1,561,912

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone C - £1,750 psf
------------	---------------------

No Units	75
Site Area	0.2 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£34,812,435	£29,492,032	£28,259,827	£28,223,156	£27,401,686	£26,580,216
60% LAR - 40% CIR	5%	£32,599,932	£27,524,143	£26,296,828	£26,260,297	£25,442,086	£24,623,877
60% LAR - 40% CIR	10%	£30,380,703	£25,549,534	£24,326,736	£24,290,332	£23,475,133	£22,659,934
60% LAR - 40% CIR	15%	£28,147,456	£23,568,271	£22,349,619	£22,313,333	£21,500,898	£20,688,463
60% LAR - 40% CIR	20%	£25,807,241	£21,580,419	£20,365,948	£20,329,366	£19,519,452	£18,709,338
60% LAR - 40% CIR	25%	£23,466,397	£19,586,043	£18,374,591	£18,338,503	£17,530,867	£16,723,232
60% LAR - 40% CIR	30%	£21,125,990	£17,585,210	£16,378,817	£16,343,811	£15,535,215	£14,723,690
60% LAR - 40% CIR	35%	£18,785,587	£15,577,865	£14,372,296	£14,338,360	£13,525,584	£12,709,527
60% LAR - 40% CIR	40%	£16,445,184	£13,564,432	£12,363,449	£12,329,708	£11,502,561	£10,686,097
60% LAR - 40% CIR	45%	£14,104,781	£11,551,725	£10,352,064	£10,285,690	£9,472,582	£8,659,475
60% LAR - 40% CIR	50%	£11,764,378	£9,539,018	£8,284,038	£8,247,702	£7,435,719	£6,623,736

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£15,539,607	£10,219,203	£8,986,998	£8,950,327	£8,128,857	£7,307,387
60% LAR - 40% CIR	5%	£13,327,104	£8,251,314	£7,023,889	£6,987,468	£6,169,257	£5,351,048
60% LAR - 40% CIR	10%	£11,107,874	£6,276,705	£5,053,507	£5,017,503	£4,202,304	£3,387,106
60% LAR - 40% CIR	15%	£8,874,627	£4,295,442	£3,076,790	£3,040,504	£2,228,069	£1,415,634
60% LAR - 40% CIR	20%	£6,634,412	£2,307,590	£1,092,719	£1,056,537	£246,623	£-583,291
60% LAR - 40% CIR	25%	£4,397,668	£313,214	£-926,728	£-926,728	£-1,744,962	£-2,569,507
60% LAR - 40% CIR	30%	£2,134,161	£-1,687,818	£-2,892,012	£-2,932,018	£-3,737,814	£-4,540,139
60% LAR - 40% CIR	35%	£-125,742	£-3,894,844	£-4,900,532	£-4,938,489	£-5,747,245	£-6,563,302
60% LAR - 40% CIR	40%	£-2,302,074	£-5,768,965	£-6,919,360	£-6,958,963	£-7,770,268	£-8,584,722
60% LAR - 40% CIR	45%	£-4,664,770	£-7,731,014	£-8,950,765	£-8,987,139	£-9,800,247	£-10,613,354
60% LAR - 40% CIR	50%	£-6,943,762	£-9,770,815	£-10,988,790	£-11,025,127	£-11,837,110	£-12,648,093

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£23,525,725	£18,205,321	£16,973,116	£16,936,445	£16,114,975	£15,293,506
60% LAR - 40% CIR	5%	£21,313,223	£16,237,432	£15,010,117	£14,973,586	£14,155,166	£13,337,105
60% LAR - 40% CIR	10%	£19,093,993	£14,262,523	£13,040,025	£13,003,622	£12,188,423	£11,373,224
60% LAR - 40% CIR	15%	£16,860,745	£12,281,560	£11,062,908	£11,026,622	£10,214,187	£9,401,753
60% LAR - 40% CIR	20%	£14,620,530	£10,293,708	£9,078,837	£9,042,656	£8,232,741	£7,422,827
60% LAR - 40% CIR	25%	£12,373,886	£8,299,332	£7,087,880	£7,051,792	£6,244,157	£5,436,321
60% LAR - 40% CIR	30%	£10,120,280	£6,298,500	£5,090,107	£5,054,100	£4,248,504	£3,436,979
60% LAR - 40% CIR	35%	£7,860,376	£4,291,275	£3,085,586	£3,049,649	£2,238,874	£1,422,816
60% LAR - 40% CIR	40%	£5,604,044	£2,277,222	£1,068,759	£1,033,316	£215,851	£-389,813
60% LAR - 40% CIR	45%	£3,321,349	£255,015	£-964,647	£-1,001,621	£-1,814,129	£-2,627,235
60% LAR - 40% CIR	50%	£1,042,357	£-1,784,697	£-3,008,672	£-3,039,008	£-3,850,951	£-4,662,975

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£26,834,804	£21,514,400	£20,282,195	£20,245,524	£19,424,054	£18,602,585
60% LAR - 40% CIR	5%	£24,622,301	£19,540,511	£18,319,186	£18,282,665	£17,464,445	£16,646,245
60% LAR - 40% CIR	10%	£22,403,072	£17,571,902	£16,349,104	£16,312,791	£15,497,502	£14,682,303
60% LAR - 40% CIR	15%	£20,189,824	£15,600,639	£14,371,987	£14,335,701	£13,523,266	£12,710,832
60% LAR - 40% CIR	20%	£17,976,576	£13,629,187	£12,387,916	£12,351,735	£11,541,820	£10,731,905
60% LAR - 40% CIR	25%	£15,763,328	£11,658,411	£10,396,959	£10,360,871	£9,553,236	£8,745,600
60% LAR - 40% CIR	30%	£13,550,080	£9,687,579	£8,399,185	£8,363,179	£7,557,583	£6,746,058
60% LAR - 40% CIR	35%	£11,336,832	£7,716,353	£6,394,665	£6,358,728	£5,547,963	£4,731,996
60% LAR - 40% CIR	40%	£9,123,584	£5,745,801	£4,375,818	£4,339,985	£3,524,930	£2,710,466
60% LAR - 40% CIR	45%	£6,910,336	£3,775,029	£2,344,432	£2,308,508	£1,494,950	£681,843
60% LAR - 40% CIR	50%	£4,697,088	£1,804,282	£306,407	£270,071	£-541,812	£-1,353,896

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£30,189,489	£25,425,345	£24,183,840	£24,147,169	£23,326,889	£22,514,235
60% LAR - 40% CIR	5%	£28,033,946	£23,458,156	£22,230,841	£22,194,310	£21,376,099	£20,567,890
60% LAR - 40% CIR	10%	£25,879,403	£21,483,547	£20,260,749	£20,224,345	£19,409,147	£18,593,948
60% LAR - 40% CIR	15%	£23,724,860	£19,508,284	£18,283,632	£18,247,346	£17,434,911	£16,622,476
60% LAR - 40% CIR	20%	£21,570,317	£17,532,021	£16,296,619	£16,260,319	£15,445,445	£14,633,551
60% LAR - 40% CIR	25%	£19,415,774	£15,555,056	£14,308,604	£14,272,516	£13,464,880	£12,657,245
60% LAR - 40% CIR	30%	£17,261,231	£13,578,223	£12,319,830	£12,274,824	£11,469,228	£10,657,703
60% LAR - 40% CIR	35%	£15,106,688	£11,600,353	£10,330,310	£10,270,373	£9,459,598	£8,643,540
60% LAR - 40% CIR	40%	£12,952,145	£9,622,484	£8,340,792	£8,281,462	£7,466,574	£6,652,110
60% LAR - 40% CIR	45%	£10,797,602	£7,644,615	£6,351,267	£6,291,703	£5,476,595	£4,663,488
60% LAR - 40% CIR	50%	£8,643,059	£5,666,746	£4,361,742	£4,301,978	£3,487,470	£2,674,362

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone C - £1,900 psf
------------	---------------------

No Units	75
Site Area	0.2 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£39,716,567	£34,347,810	£33,115,606	£33,078,935	£32,257,464	£31,435,995
60% LAR : 40% CIR	5%	£37,268,868	£32,137,133	£30,909,817	£30,873,287	£30,056,076	£29,236,866
60% LAR : 40% CIR	10%	£34,794,422	£29,919,734	£28,696,936	£28,660,533	£27,845,334	£27,030,135
60% LAR : 40% CIR	15%	£32,323,325	£27,695,682	£26,477,030	£26,440,744	£25,626,309	£24,815,876
60% LAR : 40% CIR	20%	£29,845,634	£25,465,042	£24,250,170	£24,213,889	£23,404,075	£22,594,161
60% LAR : 40% CIR	25%	£27,361,411	£23,227,877	£22,016,424	£21,980,336	£21,172,701	£20,365,066
60% LAR : 40% CIR	30%	£24,881,270	£20,984,255	£19,775,862	£19,739,866	£18,934,260	£18,128,665
60% LAR : 40% CIR	35%	£22,394,632	£18,734,241	£17,528,552	£17,492,617	£16,688,623	£15,885,031
60% LAR : 40% CIR	40%	£19,911,969	£16,477,900	£15,274,664	£15,238,688	£14,436,464	£13,634,930
60% LAR : 40% CIR	45%	£17,322,136	£14,215,298	£13,013,967	£12,978,139	£12,188,254	£11,385,146
60% LAR : 40% CIR	50%	£14,796,411	£11,946,500	£10,734,649	£10,698,312	£9,886,330	£9,074,346

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£20,443,738	£15,074,982	£13,842,777	£13,806,106	£12,984,636	£12,163,166
60% LAR : 40% CIR	0%	£17,986,029	£12,864,094	£11,636,986	£11,600,486	£10,782,347	£9,964,038
60% LAR : 40% CIR	10%	£15,521,963	£10,646,906	£9,424,107	£9,387,704	£8,572,505	£7,757,306
60% LAR : 40% CIR	15%	£13,050,496	£8,422,854	£7,204,201	£7,167,915	£6,355,480	£5,543,047
60% LAR : 40% CIR	20%	£10,572,805	£6,192,213	£4,977,341	£4,941,160	£4,131,246	£3,321,332
60% LAR : 40% CIR	25%	£8,098,492	£3,965,048	£2,743,165	£2,707,007	£1,896,912	£1,087,237
60% LAR : 40% CIR	30%	£5,588,441	£1,711,426	£503,033	£467,027	£-338,569	£-1,144,164
60% LAR : 40% CIR	35%	£3,081,903	£-538,598	£-1,744,277	£-1,780,212	£-2,594,006	£-3,387,798
60% LAR : 40% CIR	40%	£593,737	£-1,944,925	£-3,998,265	£-4,034,941	£-4,838,385	£-5,643,095
60% LAR : 40% CIR	45%	£-1,960,993	£-3,657,531	£-5,258,862	£-5,294,690	£-6,104,575	£-6,917,683
60% LAR : 40% CIR	50%	£-4,476,416	£-5,328,329	£-6,593,180	£-6,574,517	£-7,388,499	£-8,198,463

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£28,429,857	£23,061,100	£21,828,895	£21,792,224	£20,970,754	£20,149,285
60% LAR : 40% CIR	0%	£25,972,148	£20,850,422	£19,623,107	£19,586,576	£18,765,385	£17,944,195
60% LAR : 40% CIR	10%	£23,507,711	£18,633,024	£17,410,226	£17,373,822	£16,552,623	£15,731,425
60% LAR : 40% CIR	15%	£21,036,615	£16,408,972	£15,190,320	£15,154,034	£14,341,599	£13,529,165
60% LAR : 40% CIR	20%	£18,568,923	£14,178,331	£12,965,460	£12,929,278	£12,117,385	£11,307,450
60% LAR : 40% CIR	25%	£16,074,700	£11,941,187	£10,720,714	£10,683,626	£9,885,991	£9,078,366
60% LAR : 40% CIR	30%	£13,574,559	£9,697,545	£8,489,152	£8,453,145	£7,647,549	£6,841,954
60% LAR : 40% CIR	35%	£11,067,921	£7,447,530	£6,241,842	£6,205,906	£5,402,113	£4,598,321
60% LAR : 40% CIR	40%	£8,564,855	£5,191,190	£3,987,654	£3,951,917	£3,149,754	£2,342,119
60% LAR : 40% CIR	45%	£6,035,425	£2,938,587	£1,727,256	£1,691,429	£881,544	£68,436
60% LAR : 40% CIR	50%	£3,509,700	£659,790	£-592,062	£-568,398	£-1,400,381	£-2,212,364

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£31,738,936	£26,370,719	£25,137,974	£25,101,303	£24,279,833	£23,458,364
60% LAR : 40% CIR	0%	£29,272,148	£24,159,001	£22,932,186	£22,895,655	£22,074,444	£21,253,235
60% LAR : 40% CIR	10%	£26,816,790	£21,942,103	£20,719,305	£20,682,901	£19,867,702	£19,052,504
60% LAR : 40% CIR	15%	£24,345,694	£19,718,051	£18,499,399	£18,463,113	£17,650,678	£16,838,244
60% LAR : 40% CIR	20%	£21,868,022	£17,487,410	£16,272,539	£16,236,357	£15,423,444	£14,611,529
60% LAR : 40% CIR	25%	£19,383,779	£15,250,246	£14,038,793	£14,002,704	£13,195,070	£12,387,435
60% LAR : 40% CIR	30%	£16,883,638	£13,006,624	£11,798,230	£11,762,224	£10,956,628	£10,151,033
60% LAR : 40% CIR	35%	£14,377,000	£10,756,959	£9,550,921	£9,514,985	£8,711,192	£7,907,398
60% LAR : 40% CIR	40%	£11,863,834	£8,500,289	£7,296,933	£7,261,056	£6,458,833	£5,651,188
60% LAR : 40% CIR	45%	£9,344,504	£6,237,666	£5,036,335	£5,000,508	£4,190,623	£3,377,515
60% LAR : 40% CIR	50%	£6,818,779	£3,968,869	£2,757,017	£2,720,681	£1,908,698	£1,096,714

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£35,880,580	£30,287,824	£29,048,819	£28,012,948	£26,187,476	£24,370,006
60% LAR : 40% CIR	0%	£33,192,971	£28,071,746	£26,843,830	£26,807,300	£25,083,089	£23,260,880
60% LAR : 40% CIR	10%	£30,728,435	£25,853,748	£24,630,949	£24,594,546	£22,779,347	£20,964,148
60% LAR : 40% CIR	15%	£28,257,339	£23,629,996	£22,411,044	£22,374,757	£21,562,323	£20,749,889
60% LAR : 40% CIR	20%	£25,779,847	£21,399,053	£20,184,183	£20,148,002	£19,335,988	£18,523,174
60% LAR : 40% CIR	25%	£23,295,424	£19,161,890	£17,950,437	£17,914,349	£17,106,715	£16,299,079
60% LAR : 40% CIR	30%	£20,795,283	£16,918,268	£15,709,875	£15,673,869	£14,868,273	£14,062,678
60% LAR : 40% CIR	35%	£18,288,645	£14,688,254	£13,462,566	£13,426,630	£12,622,837	£11,819,044
60% LAR : 40% CIR	40%	£15,775,579	£12,411,913	£11,208,577	£11,172,701	£10,370,477	£9,562,843
60% LAR : 40% CIR	45%	£13,256,149	£10,149,311	£8,947,980	£8,912,152	£8,102,267	£7,289,159
60% LAR : 40% CIR	50%	£10,730,424	£7,880,613	£6,668,662	£6,632,326	£5,820,343	£5,008,359

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone C - £2,000 psf
------------	---------------------

No Units	75
Site Area	0.2 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£42,985,988	£37,584,996	£36,352,791	£36,316,120	£35,494,651	£34,673,181
60% LAR : 40% CIR	5%	£40,364,808	£35,212,459	£33,985,144	£33,948,613	£33,130,463	£32,312,133
60% LAR : 40% CIR	10%	£37,736,901	£32,833,202	£31,610,404	£31,574,001	£30,758,802	£29,943,603
60% LAR : 40% CIR	15%	£35,102,334	£30,447,290	£29,228,638	£29,192,352	£28,379,917	£27,567,484
60% LAR : 40% CIR	20%	£32,461,170	£28,059,190	£26,839,620	£26,803,738	£25,993,323	£25,183,909
60% LAR : 40% CIR	25%	£29,813,478	£25,655,767	£24,444,314	£24,408,225	£23,600,591	£22,792,956
60% LAR : 40% CIR	30%	£27,159,321	£23,250,285	£22,041,892	£22,005,885	£21,200,290	£20,394,695
60% LAR : 40% CIR	35%	£24,492,995	£20,838,412	£19,632,723	£19,596,767	£18,792,994	£17,989,202
60% LAR : 40% CIR	40%	£21,815,440	£18,420,211	£17,216,875	£17,181,000	£16,378,775	£15,576,951
60% LAR : 40% CIR	45%	£19,131,521	£15,995,750	£14,794,419	£14,758,592	£13,957,705	£13,152,261
60% LAR : 40% CIR	50%	£16,441,305	£13,565,093	£12,365,423	£12,329,633	£11,520,070	£10,708,086

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£23,743,159	£18,312,167	£17,079,962	£17,043,291	£16,223,822	£15,400,352
60% LAR : 40% CIR	5%	£21,091,919	£15,899,830	£14,712,215	£14,675,794	£13,857,514	£13,039,364
60% LAR : 40% CIR	10%	£18,464,072	£13,560,373	£12,327,575	£12,301,112	£11,485,673	£10,670,774
60% LAR : 40% CIR	15%	£15,829,505	£11,174,462	£9,955,809	£9,919,523	£9,107,088	£8,294,655
60% LAR : 40% CIR	20%	£13,188,341	£8,781,961	£7,567,091	£7,530,909	£6,720,995	£5,911,080
60% LAR : 40% CIR	25%	£10,540,649	£6,382,638	£5,171,485	£5,135,386	£4,327,762	£3,520,127
60% LAR : 40% CIR	30%	£7,896,492	£3,977,456	£2,789,063	£2,753,056	£1,927,462	£1,121,866
60% LAR : 40% CIR	35%	£5,220,166	£1,565,583	£3,959,894	£3,923,958	£3,079,835	£2,239,627
60% LAR : 40% CIR	40%	£2,442,911	£-862,816	£-629,964	£-601,989	£-2,094,094	£-3,066,276
60% LAR : 40% CIR	45%	£-141,308	£-3,277,019	£-4,478,410	£-4,514,237	£-5,315,124	£-6,120,568
60% LAR : 40% CIR	50%	£-2,831,524	£-5,707,736	£-8,907,408	£-8,943,198	£-10,752,759	£-12,584,743

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£31,699,277	£26,298,295	£25,066,080	£25,029,409	£24,207,940	£23,386,470
60% LAR : 40% CIR	5%	£29,076,937	£23,694,749	£22,468,433	£22,431,902	£21,610,992	£20,790,522
60% LAR : 40% CIR	10%	£26,450,190	£21,246,492	£20,023,693	£20,287,290	£19,472,091	£18,656,892
60% LAR : 40% CIR	15%	£23,815,623	£18,798,580	£17,541,928	£17,905,642	£17,093,207	£16,280,773
60% LAR : 40% CIR	20%	£21,174,459	£16,350,300	£15,095,209	£15,517,007	£14,707,113	£13,897,189
60% LAR : 40% CIR	25%	£18,526,767	£13,902,020	£12,648,493	£13,157,603	£12,313,890	£11,506,245
60% LAR : 40% CIR	30%	£15,872,610	£11,453,744	£10,195,181	£10,719,175	£9,913,580	£9,107,984
60% LAR : 40% CIR	35%	£13,206,285	£8,995,701	£7,546,013	£8,076,076	£7,268,284	£6,462,491
60% LAR : 40% CIR	40%	£2,442,911	£-862,816	£-629,964	£-601,989	£-2,094,094	£-3,066,276
60% LAR : 40% CIR	45%	£-141,308	£-3,277,019	£-4,478,410	£-4,514,237	£-5,315,124	£-6,120,568
60% LAR : 40% CIR	50%	£-2,831,524	£-5,707,736	£-8,907,408	£-8,943,198	£-10,752,759	£-12,584,743

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£35,008,356	£29,607,364	£28,375,159	£28,338,488	£27,517,019	£26,695,549
60% LAR : 40% CIR	5%	£32,376,176	£27,224,627	£26,007,512	£25,970,841	£25,149,372	£24,327,902
60% LAR : 40% CIR	10%	£29,750,269	£24,855,571	£23,532,772	£23,596,369	£22,781,170	£21,965,971
60% LAR : 40% CIR	15%	£27,124,702	£22,469,659	£21,151,007	£21,214,721	£20,402,296	£19,589,852
60% LAR : 40% CIR	20%	£24,483,538	£20,077,159	£18,682,280	£18,862,286	£18,016,192	£17,206,277
60% LAR : 40% CIR	25%	£21,835,846	£17,678,135	£16,266,682	£16,430,594	£15,622,959	£14,815,524
60% LAR : 40% CIR	30%	£19,181,689	£15,272,653	£14,064,260	£14,028,254	£13,222,669	£12,417,063
60% LAR : 40% CIR	35%	£16,515,364	£12,860,780	£11,655,092	£11,619,155	£10,815,363	£10,011,570
60% LAR : 40% CIR	40%	£10,528,730	£10,442,580	£9,239,244	£9,203,388	£8,401,144	£7,598,919
60% LAR : 40% CIR	45%	£11,153,889	£8,018,118	£6,816,788	£6,780,960	£5,980,073	£5,174,629
60% LAR : 40% CIR	50%	£8,463,674	£5,587,461	£4,387,792	£4,352,001	£3,542,438	£2,730,455

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£38,920,001	£33,519,969	£32,286,804	£32,250,153	£31,428,684	£30,607,169
60% LAR : 40% CIR	5%	£36,296,821	£31,146,472	£29,919,157	£29,882,626	£29,061,157	£28,240,206
60% LAR : 40% CIR	10%	£33,670,914	£28,767,215	£27,544,417	£27,508,014	£26,686,545	£25,865,116
60% LAR : 40% CIR	15%	£31,036,347	£26,381,304	£25,162,652	£25,126,365	£24,313,931	£23,501,497
60% LAR : 40% CIR	20%	£28,401,180	£23,995,893	£22,773,633	£22,737,151	£21,924,617	£21,112,192
60% LAR : 40% CIR	25%	£25,747,491	£21,589,780	£20,378,327	£20,342,238	£19,534,604	£18,726,969
60% LAR : 40% CIR	30%	£23,093,334	£19,184,298	£17,975,905	£17,939,898	£17,134,304	£16,328,708
60% LAR : 40% CIR	35%	£20,427,009	£16,772,425	£15,568,736	£15,532,800	£14,727,098	£13,923,215
60% LAR : 40% CIR	40%	£17,749,453	£14,354,225	£13,150,889	£13,115,013	£12,312,789	£11,510,564
60% LAR : 40% CIR	45%	£15,065,334	£11,929,763	£10,728,432	£10,692,605	£9,891,718	£9,086,274
60% LAR : 40% CIR	50%	£12,375,318	£9,499,106	£8,299,436	£8,263,646	£7,454,083	£6,642,099

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone C - RP Periphery E2,250 psf
------------	----------------------------------

No Units	75
Site Area	0.2 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£51,159,541	£45,634,583	£44,420,897	£44,384,778	£43,575,653	£42,786,145
60% LAR : 40% CIR	5%	£48,129,683	£42,866,460	£41,687,591	£41,621,638	£40,815,696	£40,000,509
60% LAR : 40% CIR	10%	£45,093,099	£40,091,718	£38,887,297	£38,851,441	£38,042,469	£37,227,270
60% LAR : 40% CIR	15%	£42,049,853	£37,310,422	£36,107,659	£36,071,372	£35,258,938	£34,446,503
60% LAR : 40% CIR	20%	£39,000,013	£34,522,636	£33,344,291	£33,278,108	£32,468,195	£31,658,291
60% LAR : 40% CIR	25%	£35,943,642	£31,725,490	£30,514,037	£30,477,949	£29,670,313	£28,862,676
60% LAR : 40% CIR	30%	£32,880,807	£28,915,361	£27,706,967	£27,670,961	£26,866,365	£26,059,769
60% LAR : 40% CIR	35%	£29,811,575	£26,098,838	£24,893,150	£24,857,215	£24,053,421	£23,249,629
60% LAR : 40% CIR	40%	£26,736,009	£23,275,990	£22,072,654	£22,036,778	£21,234,564	£20,432,330
60% LAR : 40% CIR	45%	£23,654,176	£20,446,881	£19,245,549	£19,209,722	£18,408,834	£17,607,947
60% LAR : 40% CIR	50%	£20,553,542	£17,611,575	£16,411,905	£16,376,115	£15,576,335	£14,776,555

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£31,886,712	£26,361,754	£25,148,069	£25,111,949	£24,302,824	£23,493,316
60% LAR : 40% CIR	5%	£28,856,854	£23,583,631	£22,384,762	£22,348,719	£21,542,867	£20,737,680
60% LAR : 40% CIR	10%	£25,820,270	£20,818,889	£19,614,468	£19,578,612	£18,769,540	£17,964,441
60% LAR : 40% CIR	15%	£22,777,024	£18,037,593	£16,834,830	£16,798,543	£15,986,109	£15,173,674
60% LAR : 40% CIR	20%	£19,727,184	£15,249,807	£14,041,462	£14,005,279	£13,195,366	£12,385,452
60% LAR : 40% CIR	25%	£16,670,813	£12,452,611	£11,241,208	£11,205,120	£10,393,485	£9,583,849
60% LAR : 40% CIR	30%	£13,607,978	£9,642,532	£8,434,139	£8,398,132	£7,592,536	£6,786,940
60% LAR : 40% CIR	35%	£10,538,746	£6,826,010	£5,620,321	£5,584,386	£4,780,592	£3,976,800
60% LAR : 40% CIR	40%	£7,463,180	£4,003,161	£2,799,825	£2,763,949	£1,961,725	£1,159,501
60% LAR : 40% CIR	45%	£4,381,347	£1,174,052	£-27,289	£-33,101	£-263,994	£-1,064,882
60% LAR : 40% CIR	50%	£1,280,713	£-1,661,254	£-2,680,924	£-2,895,714	£-3,899,484	£-4,496,274

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£39,872,831	£34,347,873	£33,134,187	£33,098,067	£32,288,943	£31,479,434
60% LAR : 40% CIR	5%	£36,842,973	£31,570,750	£30,354,868	£30,318,688	£29,509,885	£28,701,795
60% LAR : 40% CIR	10%	£33,806,388	£28,805,008	£27,600,587	£27,564,730	£26,755,759	£25,946,560
60% LAR : 40% CIR	15%	£30,763,142	£26,023,711	£24,820,948	£24,784,661	£23,972,227	£23,159,793
60% LAR : 40% CIR	20%	£27,713,302	£23,235,925	£22,027,681	£21,991,386	£21,181,484	£20,371,570
60% LAR : 40% CIR	25%	£24,658,832	£20,438,780	£19,227,327	£19,191,238	£18,383,603	£17,575,968
60% LAR : 40% CIR	30%	£21,594,097	£17,628,650	£16,420,257	£16,384,250	£15,578,655	£14,773,059
60% LAR : 40% CIR	35%	£18,524,985	£14,812,128	£13,606,440	£13,570,504	£12,766,711	£11,962,918
60% LAR : 40% CIR	40%	£15,449,298	£11,999,264	£10,785,944	£10,750,067	£9,947,844	£9,145,610
60% LAR : 40% CIR	45%	£12,367,465	£9,180,170	£7,958,839	£7,923,011	£7,122,124	£6,321,237
60% LAR : 40% CIR	50%	£9,286,832	£6,324,884	£5,125,195	£5,089,404	£4,289,624	£3,489,844

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£43,181,910	£37,856,952	£36,443,266	£36,407,146	£35,598,022	£34,788,513
60% LAR : 40% CIR	5%	£40,152,051	£34,889,829	£33,679,859	£33,643,917	£32,834,064	£32,024,876
60% LAR : 40% CIR	10%	£37,115,467	£32,114,087	£30,909,666	£30,873,809	£30,064,837	£29,249,639
60% LAR : 40% CIR	15%	£34,072,221	£29,332,790	£28,130,027	£28,093,740	£27,281,306	£26,468,872
60% LAR : 40% CIR	20%	£31,022,381	£26,545,004	£25,386,659	£25,350,477	£24,540,563	£23,730,849
60% LAR : 40% CIR	25%	£27,966,011	£23,747,859	£22,536,406	£22,500,317	£21,692,682	£20,885,047
60% LAR : 40% CIR	30%	£24,903,176	£20,937,729	£19,729,336	£19,693,329	£18,887,734	£18,082,138
60% LAR : 40% CIR	35%	£21,833,944	£18,121,207	£16,915,919	£16,879,583	£16,075,780	£15,271,997
60% LAR : 40% CIR	40%	£18,758,377	£15,298,359	£14,095,023	£14,059,166	£13,255,923	£12,454,688
60% LAR : 40% CIR	45%	£15,676,544	£12,469,249	£11,267,918	£11,232,090	£10,431,203	£9,630,316
60% LAR : 40% CIR	50%	£12,575,911	£9,633,943	£8,434,274	£8,398,483	£7,598,703	£6,798,923

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£47,983,354	£41,388,597	£40,384,911	£40,318,791	£39,509,666	£38,700,168
60% LAR : 40% CIR	5%	£44,063,696	£38,800,473	£37,591,604	£37,525,621	£36,716,709	£35,907,522
60% LAR : 40% CIR	10%	£41,027,112	£36,025,731	£34,821,310	£34,755,454	£33,946,482	£33,137,283
60% LAR : 40% CIR	15%	£37,983,966	£33,244,435	£32,041,672	£32,005,385	£31,192,951	£30,380,516
60% LAR : 40% CIR	20%	£34,934,026	£30,459,649	£29,248,504	£29,212,122	£28,402,208	£27,592,294
60% LAR : 40% CIR	25%	£31,877,656	£27,659,503	£26,448,050	£26,411,962	£25,601,327	£24,796,691
60% LAR : 40% CIR	30%	£28,814,821	£24,849,374	£23,640,981	£23,604,974	£22,799,378	£21,993,789
60% LAR : 40% CIR	35%	£25,745,588	£22,032,852	£20,827,163	£20,791,228	£19,987,434	£19,183,642
60% LAR : 40% CIR	40%	£22,670,022	£19,210,003	£18,006,667	£17,970,791	£17,168,567	£16,366,343
60% LAR : 40% CIR	45%	£19,588,189	£16,380,894	£15,179,562	£15,143,735	£14,342,848	£13,541,961
60% LAR : 40% CIR	50%	£16,487,556	£13,545,588	£12,345,918	£12,310,128	£11,510,348	£10,710,568

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone C - RP Periphery £2,450 psf
------------	----------------------------------

No Units	75
Site Area	0.2 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£57,696,383	£52,068,869	£50,855,183	£50,819,062	£50,009,938	£49,200,815
60% LAR : 40% CIR	5%	£54,341,682	£48,910,032	£47,770,181	£47,734,180	£46,926,286	£46,122,354
60% LAR : 40% CIR	10%	£50,976,056	£45,882,575	£44,678,154	£44,642,298	£43,839,351	£43,036,403
60% LAR : 40% CIR	15%	£47,607,869	£42,779,564	£41,579,227	£41,543,486	£40,743,262	£39,943,038
60% LAR : 40% CIR	20%	£44,231,996	£39,670,954	£38,473,451	£38,437,813	£37,640,072	£36,837,778
60% LAR : 40% CIR	25%	£40,847,773	£36,554,138	£35,369,693	£35,335,346	£34,526,062	£33,718,457
60% LAR : 40% CIR	30%	£37,457,997	£33,431,852	£32,239,027	£32,203,020	£31,397,426	£30,591,830
60% LAR : 40% CIR	35%	£34,061,822	£30,303,289	£29,101,491	£29,065,555	£28,261,763	£27,447,971
60% LAR : 40% CIR	40%	£30,659,314	£27,180,013	£25,967,277	£25,931,401	£25,119,177	£24,316,953
60% LAR : 40% CIR	45%	£27,250,539	£24,007,785	£22,806,454	£22,770,626	£21,969,739	£21,168,852
60% LAR : 40% CIR	50%	£23,835,563	£20,848,761	£19,649,091	£19,613,301	£18,813,521	£18,013,741

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£38,425,554	£32,796,040	£31,582,354	£31,546,233	£30,737,110	£29,927,886
60% LAR : 40% CIR	5%	£35,068,753	£29,786,203	£28,607,532	£28,571,351	£27,765,437	£26,959,025
60% LAR : 40% CIR	10%	£31,705,227	£26,699,746	£25,405,306	£25,369,489	£24,566,522	£23,763,574
60% LAR : 40% CIR	15%	£28,334,040	£23,596,735	£22,306,398	£22,270,657	£21,470,433	£20,670,209
60% LAR : 40% CIR	20%	£24,958,257	£20,397,235	£19,200,622	£19,164,884	£18,367,243	£17,564,949
60% LAR : 40% CIR	25%	£21,574,944	£17,201,309	£16,088,664	£16,052,517	£15,253,263	£14,449,628
60% LAR : 40% CIR	30%	£18,188,168	£14,003,023	£12,966,198	£12,930,191	£12,124,597	£11,319,001
60% LAR : 40% CIR	35%	£14,788,993	£10,800,440	£9,678,662	£9,642,726	£8,838,934	£8,034,142
60% LAR : 40% CIR	40%	£11,386,485	£7,597,284	£6,484,448	£6,448,572	£5,645,348	£4,841,124
60% LAR : 40% CIR	45%	£7,977,710	£4,394,566	£3,333,625	£3,297,797	£2,496,910	£1,696,023
60% LAR : 40% CIR	50%	£4,562,734	£1,192,932	£376,262	£340,472	£-459,308	£-1,250,088

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£46,411,673	£40,782,158	£39,568,472	£39,532,352	£38,723,228	£37,914,104
60% LAR : 40% CIR	5%	£43,054,872	£37,693,221	£36,483,451	£36,447,469	£35,640,556	£34,833,643
60% LAR : 40% CIR	10%	£39,691,346	£34,594,894	£33,391,444	£33,355,588	£32,552,640	£31,749,693
60% LAR : 40% CIR	15%	£36,321,159	£31,492,854	£30,292,517	£30,256,776	£29,456,552	£28,656,327
60% LAR : 40% CIR	20%	£32,944,375	£28,383,354	£27,186,740	£27,151,162	£26,353,381	£25,551,067
60% LAR : 40% CIR	25%	£29,561,963	£25,274,428	£24,074,182	£24,038,638	£23,238,322	£22,437,747
60% LAR : 40% CIR	30%	£26,171,286	£22,165,141	£20,962,316	£20,916,310	£20,110,715	£19,305,119
60% LAR : 40% CIR	35%	£22,775,112	£19,056,559	£17,814,790	£17,778,845	£16,975,052	£16,171,260
60% LAR : 40% CIR	40%	£19,372,633	£15,943,902	£14,670,566	£14,634,690	£13,832,466	£13,030,243
60% LAR : 40% CIR	45%	£15,963,828	£12,821,074	£11,519,744	£11,483,916	£10,683,029	£9,882,142
60% LAR : 40% CIR	50%	£12,548,852	£9,692,051	£8,362,380	£8,326,591	£7,526,810	£6,727,030

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£49,720,752	£44,091,237	£42,877,251	£42,841,431	£42,032,307	£41,223,183
60% LAR : 40% CIR	5%	£46,363,951	£41,001,400	£39,792,530	£39,756,546	£38,950,635	£38,144,722
60% LAR : 40% CIR	10%	£43,000,425	£37,904,943	£36,700,523	£36,664,667	£35,861,719	£35,058,772
60% LAR : 40% CIR	15%	£39,630,238	£34,801,933	£33,601,596	£33,565,895	£32,765,631	£31,965,406
60% LAR : 40% CIR	20%	£36,254,454	£31,692,433	£30,495,819	£30,460,181	£29,662,440	£28,860,145
60% LAR : 40% CIR	25%	£32,870,142	£28,576,507	£27,383,261	£27,347,715	£26,548,461	£25,740,825
60% LAR : 40% CIR	30%	£29,480,365	£25,454,220	£24,261,395	£24,225,389	£23,419,794	£22,614,198
60% LAR : 40% CIR	35%	£26,084,191	£22,325,538	£21,123,859	£21,087,924	£20,284,131	£19,480,338
60% LAR : 40% CIR	40%	£22,681,892	£19,192,981	£17,979,646	£17,943,769	£17,141,545	£16,339,322
60% LAR : 40% CIR	45%	£19,272,907	£16,030,153	£14,828,822	£14,792,995	£13,992,108	£13,191,221
60% LAR : 40% CIR	50%	£15,857,931	£12,871,130	£11,671,459	£11,635,670	£10,835,889	£10,036,109

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£53,832,396	£48,002,892	£46,789,196	£46,753,075	£45,943,392	£45,134,825
60% LAR : 40% CIR	5%	£50,275,595	£44,913,045	£43,704,174	£43,668,193	£42,862,279	£42,056,367
60% LAR : 40% CIR	10%	£46,912,069	£41,816,588	£40,612,168	£40,576,311	£39,773,364	£38,970,416
60% LAR : 40% CIR	15%	£43,541,882	£38,713,577	£37,513,240	£37,477,499	£36,677,276	£35,877,051
60% LAR : 40% CIR	20%	£40,165,099	£35,604,077	£34,407,464	£34,371,626	£33,574,065	£32,771,771
60% LAR : 40% CIR	25%	£36,781,786	£32,488,152	£31,294,906	£31,259,359	£30,460,106	£29,662,470
60% LAR : 40% CIR	30%	£33,392,010	£29,365,865	£28,173,040	£28,137,034	£27,331,439	£26,525,843
60% LAR : 40% CIR	35%	£29,995,836	£26,237,283	£25,035,504	£24,999,569	£24,193,764	£23,391,984
60% LAR : 40% CIR	40%	£26,593,327	£23,094,626	£21,891,290	£21,855,414	£21,053,190	£20,250,966
60% LAR : 40% CIR	45%	£23,184,552	£19,941,794	£18,740,467	£18,704,640	£17,903,752	£17,102,865
60% LAR : 40% CIR	50%	£19,769,576	£16,792,774	£15,563,104	£15,547,314	£14,747,534	£13,947,754

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats	
---------------------	--

Value Area	Zone C - £1,050 paf
------------	---------------------

No Units	135
Site Area	1.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£16,787,757	£7,965,179	£5,665,792	£5,599,530	£4,066,605	£2,533,690
60% LAR : 40% CIR	5%	£14,973,318	£8,543,960	£4,253,458	£4,187,449	£2,660,448	£1,131,441
60% LAR : 40% CIR	10%	£13,145,922	£5,109,971	£2,827,650	£2,761,881	£1,240,340	£-307,512
60% LAR : 40% CIR	15%	£11,296,112	£3,663,336	£1,388,522	£1,322,955	£-215,272	£-1,778,446
60% LAR : 40% CIR	20%	£9,433,763	£2,204,173	£-79,588	£-148,975	£-1,705,487	£-3,263,958
60% LAR : 40% CIR	25%	£7,558,963	£732,090	£-1,586,149	£-1,655,363	£-3,209,635	£-4,767,948
60% LAR : 40% CIR	30%	£5,671,926	£-784,292	£-3,110,063	£-3,177,125	£-4,734,563	£-6,308,735
60% LAR : 40% CIR	35%	£3,782,384	£-2,324,384	£-4,654,305	£-4,722,255	£-6,263,075	£-7,863,895
60% LAR : 40% CIR	40%	£1,919,227	£-3,977,705	£-6,229,995	£-6,297,453	£-7,865,391	£-9,433,286
60% LAR : 40% CIR	45%	£-134,135	£-5,469,817	£-7,816,046	£-7,885,792	£-9,451,278	£-11,016,764
60% LAR : 40% CIR	50%	£-2,149,628	£-7,074,280	£-9,419,522	£-9,487,197	£-11,050,692	£-12,614,187

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£94,816,973	£93,439,552	£95,738,939	£95,805,201	£97,338,126	£98,871,051
60% LAR : 40% CIR	5%	£96,426,413	£94,869,771	£97,151,272	£97,217,285	£98,744,263	£100,272,290
60% LAR : 40% CIR	10%	£98,258,809	£96,294,760	£98,577,075	£98,642,803	£100,164,381	£101,712,243
60% LAR : 40% CIR	15%	£99,108,619	£97,741,395	£100,016,209	£100,081,778	£101,620,002	£103,183,176
60% LAR : 40% CIR	20%	£91,979,988	£99,200,558	£101,484,318	£101,551,706	£103,110,198	£104,688,688
60% LAR : 40% CIR	25%	£13,845,738	£109,672,640	£102,952,860	£103,020,053	£104,614,366	£106,172,679
60% LAR : 40% CIR	30%	£95,732,805	£102,189,023	£104,514,794	£104,581,586	£106,139,263	£107,713,466
60% LAR : 40% CIR	35%	£97,652,346	£103,729,115	£106,059,036	£106,126,889	£107,897,808	£109,288,626
60% LAR : 40% CIR	40%	£99,695,504	£105,282,437	£107,634,426	£107,703,164	£109,270,000	£110,838,017
60% LAR : 40% CIR	45%	£101,538,866	£106,874,548	£109,222,777	£109,290,523	£110,856,008	£112,421,494
60% LAR : 40% CIR	50%	£103,554,959	£108,479,011	£110,824,253	£110,891,928	£112,455,422	£114,018,918

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£42,597,704	£51,420,283	£53,719,670	£53,785,932	£55,318,867	£56,851,781
60% LAR : 40% CIR	5%	£46,497,144	£53,841,652	£55,133,059	£55,199,314	£56,729,014	£58,264,419
60% LAR : 40% CIR	10%	£46,239,540	£54,275,460	£56,567,602	£56,633,580	£58,145,122	£59,692,973
60% LAR : 40% CIR	15%	£48,089,349	£55,722,128	£57,996,940	£58,062,507	£59,600,733	£61,163,907
60% LAR : 40% CIR	20%	£56,551,698	£57,181,288	£59,465,049	£59,531,437	£61,080,628	£62,584,419
60% LAR : 40% CIR	25%	£51,825,468	£58,653,371	£60,973,610	£61,040,824	£62,556,097	£64,153,409
60% LAR : 40% CIR	30%	£53,713,535	£60,169,753	£62,495,525	£62,562,587	£64,120,024	£65,694,197
60% LAR : 40% CIR	35%	£55,633,077	£61,709,848	£64,039,766	£64,107,715	£65,678,537	£67,248,356
60% LAR : 40% CIR	40%	£57,596,236	£63,263,167	£65,615,047	£65,692,805	£67,250,821	£68,818,747
60% LAR : 40% CIR	45%	£59,519,506	£64,855,279	£67,203,508	£67,271,253	£68,838,730	£70,402,225
60% LAR : 40% CIR	50%	£61,526,050	£66,469,842	£68,804,984	£68,872,859	£70,436,163	£71,999,649

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£25,186,858	£34,009,436	£36,308,823	£36,375,085	£37,908,011	£39,440,936
60% LAR : 40% CIR	5%	£24,497,144	£35,431,652	£37,721,157	£37,787,419	£39,314,168	£40,843,175
60% LAR : 40% CIR	10%	£28,828,693	£36,864,644	£39,146,958	£39,213,734	£40,734,276	£42,282,127
60% LAR : 40% CIR	15%	£30,678,503	£38,311,290	£40,580,093	£40,647,161	£42,189,887	£43,753,061
60% LAR : 40% CIR	20%	£33,540,853	£39,770,443	£42,024,203	£42,121,391	£43,680,062	£45,258,573
60% LAR : 40% CIR	25%	£34,415,622	£41,242,525	£43,462,764	£43,529,978	£45,184,250	£46,742,563
60% LAR : 40% CIR	30%	£36,302,689	£42,758,907	£44,904,679	£44,971,740	£46,709,178	£48,283,350
60% LAR : 40% CIR	35%	£38,222,231	£44,298,999	£46,358,939	£46,426,870	£48,267,691	£49,833,510
60% LAR : 40% CIR	40%	£40,155,389	£45,862,321	£47,804,211	£47,872,945	£49,839,975	£51,407,901
60% LAR : 40% CIR	45%	£42,108,750	£47,444,433	£49,292,661	£49,361,407	£51,425,893	£52,991,379
60% LAR : 40% CIR	50%	£44,129,244	£49,048,896	£50,804,138	£50,872,812	£53,026,387	£54,688,802

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,885,381	£9,828,386	£10,785,888	£10,842,351	£11,799,853	£12,757,355
60% LAR : 40% CIR	5%	£8,415,029	£10,849,386	£11,783,885	£11,840,348	£12,792,850	£13,740,352
60% LAR : 40% CIR	10%	£8,247,424	£10,283,379	£10,565,687	£10,622,150	£11,577,647	£12,525,148
60% LAR : 40% CIR	15%	£10,097,234	£11,730,011	£12,004,824	£12,071,287	£12,918,818	£13,876,320
60% LAR : 40% CIR	20%	£11,956,583	£13,186,174	£13,442,964	£13,509,427	£14,365,599	£15,323,021
60% LAR : 40% CIR	25%	£13,834,353	£14,681,258	£14,921,495	£14,987,958	£15,248,709	£16,161,294
60% LAR : 40% CIR	30%	£19,721,420	£22,177,638	£24,803,409	£24,870,471	£25,127,969	£27,702,081
60% LAR : 40% CIR	35%	£11,640,962	£23,117,730	£26,241,051	£26,307,514	£26,374,077	£29,257,281
60% LAR : 40% CIR	40%	£18,574,120	£25,271,652	£27,622,941	£27,689,404	£27,755,867	£30,826,632
60% LAR : 40% CIR	45%	£21,527,481	£26,863,163	£29,211,392	£29,277,855	£29,344,318	£32,410,110
60% LAR : 40% CIR	50%	£24,542,974	£28,467,626	£30,812,869	£30,879,332	£30,945,795	£34,007,583

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone C - £1,150 psf
------------	---------------------

No Units	135
Site Area	1.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£22,444,859	£13,599,928	£11,335,098	£11,269,832	£9,799,945	£8,236,905
60% LAR - 40% CIR	5%	£20,352,565	£11,911,516	£9,655,438	£9,590,420	£8,078,512	£6,551,511
60% LAR - 40% CIR	10%	£18,247,881	£10,210,526	£7,960,581	£7,894,784	£6,373,242	£4,851,700
60% LAR - 40% CIR	15%	£16,130,327	£8,497,078	£6,236,264	£6,170,697	£4,654,155	£3,137,612
60% LAR - 40% CIR	20%	£14,000,623	£6,766,751	£4,498,755	£4,433,377	£2,921,378	£1,409,381
60% LAR - 40% CIR	25%	£11,849,867	£5,010,020	£2,748,162	£2,682,853	£1,175,048	£-356,499
60% LAR - 40% CIR	30%	£9,676,555	£3,241,003	£984,613	£919,553	£-614,058	£-2,164,573
60% LAR - 40% CIR	35%	£7,491,266	£1,459,820	£-825,449	£-882,378	£-2,439,590	£-3,986,803
60% LAR - 40% CIR	40%	£5,293,919	£-290,164	£-2,867,608	£-2,734,306	£-4,280,729	£-5,949,555
60% LAR - 40% CIR	45%	£3,081,696	£-2,209,590	£-4,532,134	£-4,569,880	£-6,165,366	£-7,730,852
60% LAR - 40% CIR	50%	£814,630	£-4,087,087	£-6,432,330	£-6,500,005	£-8,063,500	£-9,626,994

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£78,959,872	£87,804,803	£90,069,632	£90,134,889	£91,644,788	£92,167,828
60% LAR - 40% CIR	5%	£81,052,166	£89,493,215	£91,749,293	£91,814,511	£93,329,410	£93,852,220
60% LAR - 40% CIR	10%	£83,157,050	£91,194,205	£93,444,170	£93,509,947	£95,031,489	£95,553,050
60% LAR - 40% CIR	15%	£85,274,403	£92,907,653	£95,168,467	£95,234,034	£96,556,576	£97,077,118
60% LAR - 40% CIR	20%	£87,404,108	£94,637,979	£96,905,976	£96,971,354	£98,481,352	£98,999,360
60% LAR - 40% CIR	25%	£89,555,044	£96,389,170	£98,666,569	£98,731,717	£100,229,683	£100,741,229
60% LAR - 40% CIR	30%	£91,728,178	£98,163,728	£100,420,118	£100,485,178	£102,018,788	£102,529,304
60% LAR - 40% CIR	35%	£93,913,465	£99,944,911	£102,230,179	£102,297,109	£103,844,321	£104,351,533
60% LAR - 40% CIR	40%	£96,110,812	£101,754,658	£104,072,238	£104,139,957	£105,865,449	£106,371,388
60% LAR - 40% CIR	45%	£98,343,035	£103,614,321	£105,936,863	£106,004,611	£107,970,097	£108,475,582
60% LAR - 40% CIR	50%	£100,595,101	£105,549,818	£107,837,061	£107,904,736	£109,468,231	£110,031,725

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£36,940,603	£45,785,534	£48,060,363	£48,115,830	£49,626,517	£51,148,557
60% LAR - 40% CIR	5%	£39,052,166	£47,913,948	£49,750,293	£49,805,761	£51,329,410	£52,852,220
60% LAR - 40% CIR	10%	£41,157,761	£49,174,938	£51,424,901	£51,480,078	£53,012,220	£54,533,761
60% LAR - 40% CIR	15%	£43,255,134	£50,488,383	£53,149,189	£53,214,765	£54,731,307	£56,247,849
60% LAR - 40% CIR	20%	£45,344,838	£51,849,718	£54,888,707	£54,953,984	£56,481,683	£58,019,081
60% LAR - 40% CIR	25%	£47,425,795	£53,254,441	£56,637,400	£56,702,508	£58,210,414	£60,041,980
60% LAR - 40% CIR	30%	£49,498,807	£54,709,459	£58,400,849	£58,465,909	£59,999,519	£61,550,034
60% LAR - 40% CIR	35%	£51,564,195	£56,212,642	£60,210,910	£60,277,840	£61,826,052	£63,372,264
60% LAR - 40% CIR	40%	£53,621,542	£57,764,426	£62,062,869	£62,119,187	£63,668,180	£65,224,116
60% LAR - 40% CIR	45%	£55,672,766	£59,356,052	£63,917,596	£63,965,341	£65,550,627	£67,116,313
60% LAR - 40% CIR	50%	£57,720,831	£60,987,749	£65,817,781	£65,865,467	£67,448,981	£69,017,456

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£19,529,757	£28,374,687	£30,639,517	£30,704,764	£32,214,870	£33,737,710
60% LAR - 40% CIR	5%	£21,622,051	£30,483,103	£32,819,176	£32,884,195	£34,398,104	£35,921,176
60% LAR - 40% CIR	10%	£23,726,934	£31,784,090	£34,014,054	£34,079,831	£35,691,374	£37,222,918
60% LAR - 40% CIR	15%	£25,844,288	£33,127,537	£35,198,352	£35,263,919	£37,000,481	£38,637,003
60% LAR - 40% CIR	20%	£27,973,893	£34,507,864	£36,371,861	£36,437,238	£38,303,237	£40,059,295
60% LAR - 40% CIR	25%	£30,124,948	£35,924,595	£37,526,454	£37,591,662	£40,799,568	£42,331,114
60% LAR - 40% CIR	30%	£32,298,061	£37,373,613	£38,660,002	£38,725,063	£42,586,673	£44,139,188
60% LAR - 40% CIR	35%	£34,483,350	£40,814,796	£42,880,954	£42,945,993	£44,142,296	£45,961,416
60% LAR - 40% CIR	40%	£36,680,695	£42,525,580	£44,642,123	£44,708,941	£46,255,344	£47,823,270
60% LAR - 40% CIR	45%	£38,912,919	£44,184,255	£46,506,750	£46,572,495	£48,139,981	£49,705,467
60% LAR - 40% CIR	50%	£41,189,985	£46,081,793	£48,406,945	£48,472,621	£50,038,715	£51,601,610

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,051,572	£1,088,819	£1,088,288	£1,088,288	£1,088,288	£1,088,288
60% LAR - 40% CIR	5%	£1,049,762	£94,461,831	£11,727,609	£11,802,586	£13,314,835	£14,841,836
60% LAR - 40% CIR	10%	£3,145,665	£11,182,620	£13,432,785	£13,498,562	£15,020,104	£16,541,648
60% LAR - 40% CIR	15%	£5,263,919	£12,896,268	£15,157,082	£15,222,650	£16,739,192	£18,255,734
60% LAR - 40% CIR	20%	£7,392,724	£14,620,625	£16,884,691	£16,950,969	£18,471,148	£19,981,965
60% LAR - 40% CIR	25%	£9,543,670	£16,383,526	£18,645,184	£18,710,393	£20,218,298	£21,749,843
60% LAR - 40% CIR	30%	£11,716,791	£18,182,343	£20,488,733	£20,553,793	£22,007,404	£23,537,919
60% LAR - 40% CIR	35%	£13,902,080	£19,993,626	£22,218,795	£22,283,124	£23,832,986	£25,380,148
60% LAR - 40% CIR	40%	£16,099,427	£21,744,311	£24,060,854	£24,125,712	£25,674,075	£27,242,001
60% LAR - 40% CIR	45%	£18,331,650	£23,502,936	£25,925,480	£25,990,228	£27,598,712	£29,124,198
60% LAR - 40% CIR	50%	£20,618,716	£25,489,434	£27,826,676	£27,891,261	£29,498,846	£31,020,341

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone C - £1,350 psf
------------	---------------------

No Units	135
Site Area	1.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£33,687,248	£24,779,940	£22,549,048	£22,484,762	£20,997,568	£19,508,886
60% LAR - 40% CIR	5%	£31,046,570	£22,546,768	£20,324,586	£20,260,546	£18,770,088	£17,278,215
60% LAR - 40% CIR	10%	£28,393,492	£20,301,287	£18,087,061	£18,023,345	£16,532,006	£15,033,331
60% LAR - 40% CIR	15%	£25,728,131	£18,043,546	£15,826,467	£15,761,885	£14,268,135	£12,774,385
60% LAR - 40% CIR	20%	£23,050,804	£15,773,852	£13,544,432	£13,480,058	£11,980,782	£10,501,508
60% LAR - 40% CIR	25%	£20,344,538	£13,477,415	£11,249,550	£11,185,322	£9,700,078	£8,214,834
60% LAR - 40% CIR	30%	£17,624,578	£11,164,365	£8,941,887	£8,877,804	£7,396,152	£5,895,548
60% LAR - 40% CIR	35%	£14,892,822	£8,839,332	£6,621,587	£6,557,495	£5,096,438	£3,595,382
60% LAR - 40% CIR	40%	£12,149,181	£6,502,434	£4,283,025	£4,199,290	£2,899,909	£1,391,918
60% LAR - 40% CIR	45%	£9,377,625	£4,134,986	£1,891,048	£1,826,310	£27,980	£-1,208,974
60% LAR - 40% CIR	50%	£6,584,437	£1,747,707	£-513,834	£-580,493	£-2,120,489	£-3,660,487

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	-£67,717,483	-£76,624,891	-£78,855,983	-£78,979,368	-£80,407,162	-£81,895,832
60% LAR - 40% CIR	5%	-£70,588,161	-£79,867,973	-£81,980,145	-£81,164,185	-£82,635,662	-£84,120,156
60% LAR - 40% CIR	10%	-£73,011,239	-£81,103,444	-£83,317,670	-£82,511,496	-£84,812,726	-£86,471,309
60% LAR - 40% CIR	15%	-£75,676,600	-£83,361,183	-£85,578,264	-£84,642,846	-£87,136,596	-£88,630,348
60% LAR - 40% CIR	20%	-£78,584,126	-£85,631,979	-£87,860,279	-£87,524,673	-£89,413,348	-£90,903,223
60% LAR - 40% CIR	25%	-£81,000,393	-£87,667,376	-£90,155,161	-£89,701,409	-£91,704,663	-£93,196,004
60% LAR - 40% CIR	30%	-£83,780,153	-£90,240,365	-£92,462,844	-£92,526,927	-£94,008,579	-£95,509,162
60% LAR - 40% CIR	35%	-£86,511,609	-£92,965,399	-£94,783,144	-£94,847,236	-£96,349,292	-£97,849,349
60% LAR - 40% CIR	40%	-£89,255,540	-£94,902,296	-£97,141,708	-£97,506,530	-£98,704,821	-£100,203,112
60% LAR - 40% CIR	45%	-£92,027,105	-£97,269,745	-£99,513,683	-£99,578,420	-£101,076,550	-£102,613,705
60% LAR - 40% CIR	50%	-£94,820,294	-£99,657,024	-£101,916,565	-£101,985,223	-£103,525,220	-£105,065,217

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	-£25,898,214	-£34,005,622	-£36,836,414	-£36,900,899	-£38,387,893	-£39,876,563
60% LAR - 40% CIR	5%	-£28,588,811	-£36,857,973	-£39,060,145	-£39,124,915	-£40,664,863	-£42,153,247
60% LAR - 40% CIR	10%	-£30,991,970	-£39,084,174	-£41,298,041	-£41,362,217	-£42,853,455	-£44,352,130
60% LAR - 40% CIR	15%	-£33,857,331	-£41,241,915	-£43,568,995	-£43,633,377	-£44,817,327	-£46,611,077
60% LAR - 40% CIR	20%	-£36,234,867	-£43,611,610	-£45,841,910	-£45,906,484	-£46,384,679	-£48,865,953
60% LAR - 40% CIR	25%	-£39,041,124	-£45,908,047	-£48,135,912	-£48,200,140	-£49,685,384	-£51,170,827
60% LAR - 40% CIR	30%	-£41,760,884	-£48,221,096	-£50,443,575	-£50,507,658	-£51,989,310	-£53,489,913
60% LAR - 40% CIR	35%	-£44,492,660	-£50,546,130	-£52,763,975	-£52,827,967	-£54,329,023	-£55,830,080
60% LAR - 40% CIR	40%	-£47,238,270	-£52,863,027	-£55,122,437	-£55,187,261	-£56,685,562	-£58,183,843
60% LAR - 40% CIR	45%	-£50,007,836	-£55,250,476	-£57,484,414	-£57,550,151	-£59,057,481	-£60,544,438
60% LAR - 40% CIR	50%	-£52,801,924	-£57,637,765	-£59,899,296	-£59,965,964	-£61,508,981	-£63,045,948

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	-£8,267,368	-£11,194,775	-£10,225,367	-£10,489,853	-£10,977,047	-£12,465,717
60% LAR - 40% CIR	5%	-£10,928,051	-£13,617,858	-£12,660,029	-£12,714,669	-£13,185,517	-£14,666,401
60% LAR - 40% CIR	10%	-£13,581,124	-£16,173,328	-£14,837,555	-£14,882,570	-£15,442,699	-£16,941,284
60% LAR - 40% CIR	15%	-£16,240,485	-£18,931,069	-£16,148,149	-£16,212,730	-£16,706,481	-£17,200,237
60% LAR - 40% CIR	20%	-£18,924,011	-£20,300,963	-£18,430,163	-£18,494,565	-£19,089,853	-£19,471,107
60% LAR - 40% CIR	25%	-£21,630,278	-£22,897,200	-£20,725,066	-£20,789,294	-£21,274,537	-£21,758,761
60% LAR - 40% CIR	30%	-£24,350,038	-£25,810,250	-£23,032,729	-£23,096,812	-£23,576,463	-£24,079,067
60% LAR - 40% CIR	35%	-£27,081,794	-£28,135,254	-£25,363,029	-£25,417,021	-£26,198,177	-£26,818,233
60% LAR - 40% CIR	40%	-£29,738,270	-£30,472,181	-£27,711,590	-£27,776,415	-£28,274,706	-£28,772,997
60% LAR - 40% CIR	45%	-£32,596,960	-£32,839,630	-£30,083,568	-£30,148,305	-£31,646,635	-£32,183,589
60% LAR - 40% CIR	50%	-£36,390,178	-£36,226,969	-£32,488,450	-£32,553,108	-£34,095,104	-£34,635,102

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£12,283,302	£3,386,894	£1,185,702	£1,091,416	£898,792	£1,888,466
60% LAR - 40% CIR	5%	£10,928,051	£1,153,412	£-1,036,260	£-1,152,830	£-2,614,248	£-4,115,132
60% LAR - 40% CIR	10%	£7,000,146	£-1,092,059	£-3,306,286	£-3,370,101	£-4,881,340	£-6,360,015
60% LAR - 40% CIR	15%	£4,234,785	£-3,349,800	£-5,986,879	£-5,631,481	£-7,125,211	£-8,618,962
60% LAR - 40% CIR	20%	£1,657,258	£-6,610,694	£-9,746,894	£-9,013,269	£-10,462,564	£-12,001,436
60% LAR - 40% CIR	25%	£-1,049,069	£-9,915,931	£-10,143,796	£-10,208,024	£-11,693,268	£-13,178,512
60% LAR - 40% CIR	30%	£-3,789,769	£-10,228,981	£-12,461,459	£-12,515,543	£-13,997,194	£-15,497,798
60% LAR - 40% CIR	35%	£-6,600,624	£-12,654,014	£-14,711,760	£-14,859,862	£-16,366,968	£-17,837,964
60% LAR - 40% CIR	40%	£-9,244,155	£-14,890,912	£-17,130,321	£-17,196,146	£-18,693,437	£-20,101,728
60% LAR - 40% CIR	45%	£-12,016,721	£-17,258,360	£-19,582,298	£-19,587,038	£-21,065,368	£-22,602,320
60% LAR - 40% CIR	50%	£-14,869,869	£-19,645,639	£-21,807,189	£-21,973,839	£-23,513,856	£-25,053,833

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats	
No Units	135
Site Area	1.04 Ha

Value Area	Zone C - £1,500 psf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£42,093,764	£33,108,104	£30,899,014	£30,834,727	£29,347,533	£27,860,338
60% LAR : 40% CIR	5%	£39,032,760	£30,472,719	£28,287,054	£28,183,013	£26,711,566	£25,293,118
60% LAR : 40% CIR	10%	£35,950,356	£27,816,236	£25,602,030	£25,538,214	£24,062,063	£22,585,912
60% LAR : 40% CIR	15%	£32,873,670	£25,141,017	£22,934,066	£22,870,454	£21,399,153	£19,927,852
60% LAR : 40% CIR	20%	£29,775,917	£22,453,824	£20,263,286	£20,199,660	£18,723,986	£17,256,073
60% LAR : 40% CIR	25%	£26,666,917	£19,754,194	£17,599,611	£17,535,811	£16,033,176	£14,547,632
60% LAR : 40% CIR	30%	£23,544,085	£17,042,845	£14,862,777	£14,798,695	£13,307,042	£11,825,390
60% LAR : 40% CIR	35%	£20,408,496	£14,319,693	£12,110,271	£12,046,314	£10,567,818	£9,086,320
60% LAR : 40% CIR	40%	£17,240,982	£11,589,912	£9,365,293	£9,291,463	£7,815,630	£6,334,921
60% LAR : 40% CIR	45%	£14,060,913	£8,788,064	£6,587,849	£6,524,086	£5,035,512	£3,539,553
60% LAR : 40% CIR	50%	£10,869,605	£6,015,588	£3,784,041	£3,719,372	£2,225,316	£731,259

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£59,310,967	£68,296,827	£70,905,717	£70,970,003	£72,097,197	£73,544,392
60% LAR : 40% CIR	0%	£62,317,871	£70,892,011	£73,147,677	£73,211,716	£74,363,166	£75,743,116
60% LAR : 40% CIR	5%	£55,445,374	£73,588,475	£76,802,701	£76,866,917	£77,342,668	£78,418,816
60% LAR : 40% CIR	10%	£48,581,061	£76,283,714	£80,458,776	£80,523,000	£81,000,000	£82,100,000
60% LAR : 40% CIR	15%	£41,716,748	£78,979,953	£84,114,851	£84,179,075	£84,656,075	£85,776,075
60% LAR : 40% CIR	20%	£34,852,435	£81,676,192	£87,770,926	£87,835,150	£88,312,150	£89,432,150
60% LAR : 40% CIR	25%	£27,988,122	£84,372,431	£91,426,991	£91,491,215	£91,968,215	£93,088,215
60% LAR : 40% CIR	30%	£21,123,809	£87,068,670	£95,078,066	£95,142,290	£95,619,290	£96,739,290
60% LAR : 40% CIR	35%	£14,259,496	£89,764,909	£98,733,141	£98,797,365	£99,274,365	£100,394,365
60% LAR : 40% CIR	40%	£7,395,183	£92,461,148	£102,388,216	£102,452,440	£102,929,440	£104,049,440
60% LAR : 40% CIR	45%	£5,530,870	£95,157,387	£106,043,291	£106,107,515	£106,584,515	£107,704,515
60% LAR : 40% CIR	50%	£3,666,557	£97,853,626	£109,698,366	£109,762,590	£110,239,590	£111,359,590

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£17,291,697	£26,277,357	£28,486,448	£28,550,734	£30,039,938	£31,529,123
60% LAR : 40% CIR	0%	£18,317,871	£27,302,011	£29,511,677	£29,575,917	£31,065,166	£32,554,351
60% LAR : 40% CIR	5%	£15,445,374	£29,997,250	£32,167,322	£32,231,562	£33,716,311	£35,205,506
60% LAR : 40% CIR	10%	£12,572,877	£32,692,489	£34,822,467	£34,886,707	£36,371,456	£37,860,651
60% LAR : 40% CIR	15%	£9,700,380	£35,387,738	£37,477,612	£37,541,852	£38,026,545	£39,515,740
60% LAR : 40% CIR	20%	£6,827,883	£38,082,987	£40,132,757	£40,197,007	£40,692,090	£41,812,090
60% LAR : 40% CIR	25%	£3,955,386	£40,778,236	£42,787,902	£42,852,152	£43,157,173	£44,277,173
60% LAR : 40% CIR	30%	£1,082,889	£43,473,485	£45,443,047	£45,507,297	£45,712,314	£46,832,314
60% LAR : 40% CIR	35%	£-1,791,608	£46,168,734	£48,098,192	£48,162,442	£48,367,459	£49,482,459
60% LAR : 40% CIR	40%	£-4,487,111	£48,863,983	£50,753,337	£50,817,587	£51,022,604	£52,147,604
60% LAR : 40% CIR	45%	£-7,182,614	£51,559,232	£53,408,482	£53,472,732	£53,677,749	£54,802,749
60% LAR : 40% CIR	50%	£-9,878,117	£54,254,481	£56,063,627	£56,127,877	£56,332,894	£57,457,894

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£110,143	£8,866,511	£11,075,601	£11,139,888	£12,827,082	£14,114,277
60% LAR : 40% CIR	0%	£120,933,702	£11,000,000	£13,117,662	£13,181,949	£15,263,143	£16,744,409
60% LAR : 40% CIR	5%	£6,015,250	£14,158,350	£16,372,586	£16,436,871	£17,912,552	£19,388,703
60% LAR : 40% CIR	10%	£3,100,948	£16,833,599	£19,047,825	£19,112,110	£20,587,482	£22,063,633
60% LAR : 40% CIR	15%	£12,108,798	£19,508,848	£21,723,074	£21,787,359	£23,262,633	£24,738,784
60% LAR : 40% CIR	20%	£-1,308,689	£22,184,097	£24,398,323	£24,462,608	£25,942,666	£27,418,817
60% LAR : 40% CIR	25%	£-4,330,331	£24,859,346	£27,073,572	£27,137,857	£28,617,715	£30,093,866
60% LAR : 40% CIR	30%	£-7,351,973	£27,534,595	£29,748,821	£29,813,106	£31,292,864	£32,768,917
60% LAR : 40% CIR	35%	£-10,373,615	£30,209,844	£32,424,070	£32,488,355	£32,963,403	£34,043,968
60% LAR : 40% CIR	40%	£-13,395,257	£32,885,093	£35,099,319	£35,163,604	£35,638,151	£36,919,019
60% LAR : 40% CIR	45%	£-16,416,899	£35,560,342	£37,774,568	£37,838,853	£38,312,898	£39,194,070
60% LAR : 40% CIR	50%	£-19,438,541	£38,235,591	£40,449,817	£40,514,102	£40,788,146	£41,463,122

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£20,700,418	£11,744,758	£9,305,888	£9,441,381	£7,394,187	£6,086,992
60% LAR : 40% CIR	0%	£17,836,414	£13,079,313	£9,863,707	£9,999,174	£7,952,980	£6,645,785
60% LAR : 40% CIR	5%	£14,566,010	£14,222,910	£10,208,683	£10,344,176	£8,291,776	£7,000,581
60% LAR : 40% CIR	10%	£11,285,606	£15,366,509	£10,543,659	£10,679,152	£8,630,571	£7,339,376
60% LAR : 40% CIR	15%	£8,005,202	£16,510,108	£10,878,635	£11,013,625	£9,069,366	£7,788,171
60% LAR : 40% CIR	20%	£4,724,798	£17,653,707	£11,213,611	£11,348,600	£9,308,161	£8,036,966
60% LAR : 40% CIR	25%	£1,444,394	£18,797,306	£11,548,587	£11,683,576	£9,546,956	£8,295,761
60% LAR : 40% CIR	30%	£-1,836,010	£20,000,905	£11,883,563	£12,018,565	£9,785,751	£8,554,556
60% LAR : 40% CIR	35%	£-4,115,606	£21,204,504	£12,218,539	£12,353,529	£10,024,546	£8,813,351
60% LAR : 40% CIR	40%	£-6,395,202	£22,408,103	£12,553,515	£12,688,505	£10,263,341	£9,072,146
60% LAR : 40% CIR	45%	£-8,674,798	£23,611,702	£12,888,491	£13,023,481	£10,502,136	£9,330,941
60% LAR : 40% CIR	50%	£-10,954,394	£24,815,301	£13,223,467	£13,358,457	£10,740,931	£9,589,736

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone C - £1,750 psf
------------	---------------------

No Units	135
Site Area	1.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£56,002,442	£46,894,929	£44,697,664	£44,634,344	£43,169,500	£41,704,657
60% LAR - 40% CIR	5%	£52,259,534	£43,570,202	£41,381,426	£41,313,340	£39,859,167	£38,399,984
60% LAR - 40% CIR	10%	£48,504,411	£40,233,274	£38,052,325	£37,989,468	£36,535,503	£35,081,537
60% LAR - 40% CIR	15%	£44,737,190	£36,894,260	£34,710,477	£34,647,821	£33,198,633	£31,749,444
60% LAR - 40% CIR	20%	£40,967,987	£33,552,274	£31,366,004	£31,303,350	£29,848,684	£28,399,359
60% LAR - 40% CIR	25%	£37,196,917	£30,210,433	£27,989,029	£27,926,716	£26,471,052	£25,008,160
60% LAR - 40% CIR	30%	£33,425,887	£26,868,551	£24,596,393	£24,534,275	£23,072,889	£21,613,505
60% LAR - 40% CIR	35%	£29,654,898	£23,526,668	£21,181,073	£21,118,078	£19,661,801	£18,206,524
60% LAR - 40% CIR	40%	£25,883,911	£20,184,800	£17,754,429	£17,691,539	£16,227,945	£14,783,985
60% LAR - 40% CIR	45%	£22,112,924	£16,842,935	£14,315,586	£14,252,781	£12,791,062	£11,347,585
60% LAR - 40% CIR	50%	£17,940,981	£13,501,070	£10,844,961	£10,781,263	£9,309,651	£7,838,058

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£45,402,289	£34,909,802	£36,707,067	£36,770,387	£38,235,230	£39,700,074
60% LAR - 40% CIR	5%	£40,145,197	£30,834,928	£30,923,303	£30,986,381	£32,451,224	£33,916,068
60% LAR - 40% CIR	10%	£35,200,319	£26,171,457	£26,342,408	£26,405,262	£27,870,105	£29,334,949
60% LAR - 40% CIR	15%	£30,667,540	£22,020,471	£22,164,254	£22,227,108	£23,692,051	£25,156,895
60% LAR - 40% CIR	20%	£26,446,743	£18,281,458	£18,408,726	£18,471,291	£19,936,234	£21,401,078
60% LAR - 40% CIR	25%	£22,537,874	£14,924,298	£15,024,298	£15,087,152	£16,552,095	£18,016,939
60% LAR - 40% CIR	30%	£18,953,044	£11,938,870	£12,008,337	£12,070,701	£13,535,644	£15,000,488
60% LAR - 40% CIR	35%	£15,787,233	£9,339,242	£9,423,057	£9,485,811	£10,950,754	£12,415,698
60% LAR - 40% CIR	40%	£12,933,119	£7,469,811	£7,531,302	£7,593,793	£9,058,736	£10,523,680
60% LAR - 40% CIR	45%	£10,300,586	£5,812,148	£5,873,639	£5,935,130	£7,400,073	£8,865,017
60% LAR - 40% CIR	50%	£8,463,748	£4,865,836	£4,908,870	£4,970,361	£6,435,304	£7,900,248

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£3,383,019	£12,490,532	£14,887,798	£14,751,118	£16,215,981	£17,680,845
60% LAR - 40% CIR	5%	£2,945,197	£10,965,259	£13,004,004	£12,867,324	£14,332,187	£15,797,051
60% LAR - 40% CIR	10%	£2,518,050	£9,452,187	£11,331,137	£11,194,457	£12,663,320	£14,132,184
60% LAR - 40% CIR	15%	£2,102,271	£8,000,355	£9,874,985	£9,738,205	£11,213,463	£12,682,628
60% LAR - 40% CIR	20%	£1,702,474	£6,602,187	£8,523,857	£8,387,077	£9,938,216	£11,492,479
60% LAR - 40% CIR	25%	£1,324,544	£5,254,028	£7,284,432	£7,147,652	£8,702,405	£10,257,230
60% LAR - 40% CIR	30%	£9,873,775	£3,916,810	£5,790,068	£5,653,288	£7,207,977	£8,763,626
60% LAR - 40% CIR	35%	£7,987,964	£3,019,973	£4,504,388	£4,367,608	£5,912,981	£7,468,629
60% LAR - 40% CIR	40%	£6,233,119	£2,469,811	£3,603,302	£3,466,522	£5,011,905	£6,567,653
60% LAR - 40% CIR	45%	£4,717,317	£2,002,870	£2,890,875	£2,754,095	£4,106,928	£5,612,680
60% LAR - 40% CIR	50%	£3,444,480	£1,608,587	£2,250,801	£2,114,021	£3,207,801	£4,713,603

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£14,027,827	£4,920,314	£2,723,048	£2,659,728	£1,194,885	£289,968
60% LAR - 40% CIR	5%	£10,294,918	£4,195,867	£2,051,188	£2,000,268	£1,142,449	£3,474,632
60% LAR - 40% CIR	10%	£8,529,796	£3,741,341	£1,922,290	£1,885,147	£1,420,112	£8,893,079
60% LAR - 40% CIR	15%	£7,262,575	£3,090,355	£1,784,139	£1,736,794	£1,075,983	£10,225,171
60% LAR - 40% CIR	20%	£6,096,354	£2,541,341	£1,616,811	£1,569,466	£1,027,857	£11,557,064
60% LAR - 40% CIR	25%	£4,930,133	£2,092,327	£1,450,483	£1,403,138	£1,000,731	£12,888,957
60% LAR - 40% CIR	30%	£3,863,912	£1,743,313	£1,284,155	£1,236,810	£973,604	£14,220,850
60% LAR - 40% CIR	35%	£2,997,691	£1,494,300	£1,117,827	£1,070,482	£946,477	£15,552,743
60% LAR - 40% CIR	40%	£2,331,470	£1,245,287	£951,500	£904,155	£919,350	£16,884,636
60% LAR - 40% CIR	45%	£1,765,250	£1,096,274	£785,172	£737,827	£892,223	£18,216,529
60% LAR - 40% CIR	50%	£1,299,030	£947,261	£618,844	£571,499	£865,096	£19,548,422

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£38,889,686	£25,507,383	£43,343,317	£43,207,996	£27,778,784	£20,311,311
60% LAR - 40% CIR	5%	£30,966,187	£22,178,856	£39,988,082	£39,852,003	£26,456,821	£17,006,838
60% LAR - 40% CIR	10%	£27,111,065	£18,839,928	£36,648,979	£36,512,899	£25,142,157	£13,688,190
60% LAR - 40% CIR	15%	£23,343,844	£15,490,914	£33,317,131	£33,181,051	£23,826,286	£10,356,088
60% LAR - 40% CIR	20%	£19,576,623	£12,141,900	£29,985,283	£29,849,203	£22,510,415	£8,023,986
60% LAR - 40% CIR	25%	£15,773,571	£8,792,886	£26,653,435	£26,517,355	£21,194,543	£5,701,736
60% LAR - 40% CIR	30%	£11,968,519	£5,443,871	£23,321,587	£23,185,507	£20,000,674	£3,380,486
60% LAR - 40% CIR	35%	£8,214,467	£3,094,856	£20,000,739	£19,864,659	£18,811,803	£1,061,236
60% LAR - 40% CIR	40%	£4,778,265	£1,488,526	£13,688,917	£13,552,837	£15,452,402	£8,609,360
60% LAR - 40% CIR	45%	£2,420,799	£800,763	£10,377,760	£10,241,680	£14,141,284	£10,075,761
60% LAR - 40% CIR	50%	£1,492,985	£454,442	£7,066,596	£6,930,516	£12,831,166	£13,555,298

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone C - £1,900 psf
------------	---------------------

No Units	135
Site Area	1.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£54,346,133	£55,129,583	£52,965,340	£52,902,972	£51,441,595	£49,976,752
60% LAR : 40% CIR	10%	£50,186,039	£51,407,222	£49,239,918	£49,176,840	£47,171,657	£45,268,474
60% LAR : 40% CIR	15%	£51,829,327	£43,915,540	£41,741,757	£41,679,101	£40,229,913	£38,780,724
60% LAR : 40% CIR	20%	£47,632,940	£40,140,950	£37,973,680	£37,911,206	£36,466,359	£35,021,512
60% LAR : 40% CIR	25%	£43,424,684	£36,354,503	£34,163,100	£34,100,788	£32,659,852	£31,248,916
60% LAR : 40% CIR	30%	£39,204,678	£32,556,317	£30,400,140	£30,337,969	£28,900,517	£27,458,481
60% LAR : 40% CIR	35%	£34,973,033	£28,746,505	£26,594,919	£26,532,871	£25,089,278	£23,633,002
60% LAR : 40% CIR	40%	£30,715,321	£24,925,183	£22,784,408	£22,721,518	£21,247,904	£19,784,330
60% LAR : 40% CIR	45%	£26,437,729	£21,085,064	£18,908,067	£18,845,261	£17,393,930	£15,942,598
60% LAR : 40% CIR	50%	£22,148,474	£17,213,878	£15,039,650	£14,976,909	£13,527,424	£12,060,124

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£37,058,598	£48,275,748	£48,439,391	£48,501,769	£48,963,135	£51,427,979
60% LAR : 40% CIR	5%	£41,218,691	£49,897,708	£52,164,913	£52,267,891	£53,897,014	£55,146,257
60% LAR : 40% CIR	10%	£45,390,958	£53,732,088	£55,907,520	£55,970,377	£57,424,342	£58,878,500
60% LAR : 40% CIR	15%	£49,575,403	£57,489,190	£59,662,974	£59,725,629	£61,174,818	£62,624,006
60% LAR : 40% CIR	20%	£53,771,791	£61,263,781	£63,431,951	£63,495,325	£64,938,372	£66,383,218
60% LAR : 40% CIR	25%	£57,993,046	£65,050,227	£67,211,611	£67,274,945	£68,714,409	£70,156,819
60% LAR : 40% CIR	30%	£62,200,053	£68,848,414	£71,004,591	£71,068,762	£72,504,213	£73,940,250
60% LAR : 40% CIR	35%	£66,431,697	£72,658,229	£74,809,911	£74,874,860	£76,315,482	£77,771,729
60% LAR : 40% CIR	40%	£70,693,210	£76,479,548	£78,640,323	£78,705,913	£80,146,403	£81,610,401
60% LAR : 40% CIR	45%	£74,967,002	£80,310,666	£82,496,664	£82,559,469	£84,010,801	£85,462,133
60% LAR : 40% CIR	50%	£79,236,257	£84,159,853	£86,395,081	£86,457,822	£87,917,307	£89,344,607

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,960,671	£4,255,979	£6,420,122	£6,492,489	£7,943,866	£9,408,709
60% LAR : 40% CIR	5%	£39,079,745	£7,616,945	£10,145,644	£10,268,622	£11,681,895	£13,125,998
60% LAR : 40% CIR	10%	£33,971,729	£11,713,019	£13,888,251	£13,951,108	£15,405,073	£16,859,040
60% LAR : 40% CIR	15%	£7,556,134	£15,469,921	£17,843,704	£17,708,360	£19,155,549	£20,604,737
60% LAR : 40% CIR	20%	£11,753,622	£19,244,512	£21,811,992	£21,474,285	£22,919,363	£24,353,946
60% LAR : 40% CIR	25%	£15,968,777	£23,030,368	£25,792,362	£25,254,674	£26,695,609	£28,136,546
60% LAR : 40% CIR	30%	£20,180,784	£26,828,143	£29,865,322	£29,047,493	£30,484,344	£31,926,981
60% LAR : 40% CIR	35%	£24,412,428	£30,638,967	£32,790,542	£32,852,591	£34,296,183	£35,752,460
60% LAR : 40% CIR	40%	£28,659,911	£34,460,278	£35,840,353	£35,683,944	£37,107,508	£38,610,132
60% LAR : 40% CIR	45%	£32,947,733	£38,300,397	£40,477,395	£40,540,200	£41,991,532	£43,442,863
60% LAR : 40% CIR	50%	£37,236,988	£42,171,584	£44,345,812	£44,408,583	£46,858,038	£47,925,938

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£22,971,517	£13,154,367	£10,960,724	£10,928,357	£9,466,980	£8,002,137
60% LAR : 40% CIR	5%	£19,211,424	£7,632,406	£7,265,903	£7,202,224	£5,743,041	£4,283,859
60% LAR : 40% CIR	10%	£14,036,117	£5,697,827	£5,522,595	£5,459,738	£4,005,773	£2,551,807
60% LAR : 40% CIR	15%	£9,854,712	£3,940,025	£2,932,898	£2,995,514	£1,744,702	£3,193,691
60% LAR : 40% CIR	20%	£5,680,324	£2,189,869	£4,000,906	£4,063,410	£2,509,296	£3,663,103
60% LAR : 40% CIR	25%	£1,450,069	£5,620,112	£7,781,516	£7,843,826	£9,284,763	£10,725,699
60% LAR : 40% CIR	30%	£2,769,938	£9,418,298	£11,574,476	£11,636,847	£13,074,098	£14,516,135
60% LAR : 40% CIR	35%	£7,601,600	£13,228,110	£15,978,696	£15,841,245	£16,836,397	£18,241,614
60% LAR : 40% CIR	40%	£11,269,055	£17,049,432	£19,210,207	£19,273,098	£20,726,692	£22,180,296
60% LAR : 40% CIR	45%	£15,536,886	£20,869,551	£23,066,549	£23,129,354	£24,580,866	£26,032,017
60% LAR : 40% CIR	50%	£19,826,141	£24,780,738	£26,934,986	£26,997,706	£28,447,191	£29,914,492

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£12,392,787	£33,136,286	£17,971,799	£17,909,668	£30,048,249	£26,985,408
60% LAR : 40% CIR	5%	£38,792,693	£30,013,675	£27,846,572	£27,783,494	£26,324,911	£24,865,120
60% LAR : 40% CIR	10%	£34,620,386	£26,279,096	£24,103,864	£24,041,007	£22,587,042	£21,133,076
60% LAR : 40% CIR	15%	£30,435,981	£22,522,194	£20,348,411	£20,285,755	£18,836,567	£17,387,378
60% LAR : 40% CIR	20%	£26,239,593	£18,747,604	£16,593,534	£16,531,669	£15,073,013	£13,628,166
60% LAR : 40% CIR	25%	£22,031,338	£14,961,157	£12,799,754	£12,737,442	£11,296,506	£9,855,570
60% LAR : 40% CIR	30%	£17,811,332	£11,162,971	£9,006,793	£8,944,622	£7,507,171	£6,065,135
60% LAR : 40% CIR	35%	£13,579,897	£7,353,159	£5,201,573	£5,139,524	£3,695,032	£2,259,656
60% LAR : 40% CIR	40%	£9,322,175	£3,531,837	£1,371,062	£1,308,171	£145,423	£-1,999,017
60% LAR : 40% CIR	45%	£5,044,383	£-298,282	£-2,485,280	£-2,548,085	£-3,999,416	£-5,450,748
60% LAR : 40% CIR	50%	£755,128	£-4,179,469	£-6,353,697	£-6,416,497	£-7,865,922	£-9,333,322

LB Camden
Local Plan Viability Testing 2023

Resil 13 - 135 Flats

Value Area	Zone C - £2,000 psf
------------	---------------------

No Units	135
Site Area	1.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£59,904,993	£60,803,099	£58,438,856	£58,376,487	£56,933,659	£55,480,831
60% LAR : 40% CIR	5%	£55,870,376	£56,606,862	£54,460,983	£54,388,852	£52,161,680	£51,497,467
60% LAR : 40% CIR	10%	£61,019,947	£62,598,606	£60,450,435	£60,388,523	£58,943,644	£57,489,679
60% LAR : 40% CIR	15%	£66,557,419	£68,578,447	£66,429,277	£66,366,623	£64,917,433	£63,468,245
60% LAR : 40% CIR	20%	£62,082,908	£64,546,496	£62,365,463	£62,322,980	£60,878,144	£59,433,297
60% LAR : 40% CIR	25%	£47,596,530	£40,490,551	£38,329,148	£38,266,835	£36,825,899	£35,384,963
60% LAR : 40% CIR	30%	£43,096,400	£36,416,628	£34,260,450	£34,198,280	£32,760,828	£31,323,376
60% LAR : 40% CIR	35%	£38,588,633	£32,351,080	£30,179,494	£30,117,445	£28,683,055	£27,248,664
60% LAR : 40% CIR	40%	£34,087,345	£28,234,021	£26,088,309	£26,024,454	£24,587,910	£23,134,317
60% LAR : 40% CIR	45%	£29,520,119	£24,125,568	£21,969,721	£21,906,915	£20,455,584	£19,004,252
60% LAR : 40% CIR	50%	£24,950,646	£19,997,199	£17,822,971	£17,760,231	£16,310,746	£14,861,260

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£31,499,738	£40,901,632	£42,965,975	£43,028,244	£44,471,072	£45,619,900
60% LAR : 40% CIR	5%	£35,694,355	£44,797,859	£46,863,748	£47,015,876	£48,453,151	£49,907,265
60% LAR : 40% CIR	10%	£40,384,784	£48,606,125	£50,954,206	£51,016,208	£52,461,087	£53,915,052
60% LAR : 40% CIR	15%	£44,847,312	£52,226,284	£54,975,453	£55,038,108	£56,497,298	£57,936,488
60% LAR : 40% CIR	20%	£49,321,623	£56,558,235	£59,019,267	£59,081,741	£60,536,387	£61,971,434
60% LAR : 40% CIR	25%	£53,838,211	£60,914,179	£63,075,653	£63,137,608	£64,576,617	£66,010,748
60% LAR : 40% CIR	30%	£58,306,330	£64,988,102	£67,144,281	£67,206,451	£68,643,903	£70,081,358
60% LAR : 40% CIR	35%	£62,818,099	£69,073,951	£71,225,237	£71,287,285	£72,721,676	£74,159,067
60% LAR : 40% CIR	40%	£67,337,498	£73,110,710	£75,318,433	£75,380,277	£76,818,821	£78,270,614
60% LAR : 40% CIR	45%	£71,884,612	£77,276,163	£79,435,010	£79,497,816	£80,949,147	£82,400,478
60% LAR : 40% CIR	50%	£76,454,084	£81,407,532	£83,581,759	£83,644,500	£85,093,985	£86,545,871

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£10,519,531	£1,217,637	£948,606	£1,008,974	£2,451,893	£3,894,631
60% LAR : 40% CIR	5%	£3,684,915	£2,719,803	£4,934,476	£4,968,698	£6,453,882	£8,007,265
60% LAR : 40% CIR	10%	£1,634,485	£6,786,855	£8,935,027	£8,996,939	£10,441,817	£11,895,763
60% LAR : 40% CIR	15%	£2,628,043	£10,807,014	£12,956,184	£13,018,839	£14,468,028	£16,017,217
60% LAR : 40% CIR	20%	£7,302,654	£14,833,668	£16,969,988	£17,062,071	£18,507,318	£19,956,186
60% LAR : 40% CIR	25%	£11,788,031	£18,894,910	£21,056,314	£21,118,627	£22,559,562	£24,000,499
60% LAR : 40% CIR	30%	£16,287,061	£22,968,633	£25,125,012	£25,187,182	£26,624,634	£28,062,098
60% LAR : 40% CIR	35%	£20,798,629	£27,054,392	£29,205,967	£29,268,016	£30,702,407	£32,136,797
60% LAR : 40% CIR	40%	£25,319,116	£31,151,440	£33,299,053	£33,361,608	£34,789,762	£36,261,146
60% LAR : 40% CIR	45%	£29,865,343	£35,259,894	£37,415,741	£37,478,547	£38,929,877	£40,381,209
60% LAR : 40% CIR	50%	£34,434,818	£39,386,262	£41,562,490	£41,625,231	£43,074,716	£44,824,209

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£27,930,377	£18,628,483	£16,464,240	£16,401,872	£14,959,044	£13,516,215
60% LAR : 40% CIR	5%	£3,684,915	£2,719,803	£4,934,476	£4,968,698	£6,453,882	£8,007,265
60% LAR : 40% CIR	10%	£19,045,331	£10,623,991	£8,475,819	£8,413,907	£6,969,029	£5,515,063
60% LAR : 40% CIR	15%	£14,582,803	£6,603,832	£4,454,662	£4,392,007	£2,942,818	£1,493,629
60% LAR : 40% CIR	20%	£10,106,292	£2,571,680	£410,849	£348,375	£3,098,492	£2,541,818
60% LAR : 40% CIR	25%	£5,621,915	£1,484,064	£3,445,467	£3,707,781	£5,148,716	£6,589,652
60% LAR : 40% CIR	30%	£1,123,785	£3,257,367	£7,714,165	£7,776,335	£9,213,788	£10,651,240
60% LAR : 40% CIR	35%	£3,889,868	£4,943,536	£11,386,121	£11,867,170	£13,267,561	£14,725,951
60% LAR : 40% CIR	40%	£7,907,270	£13,740,594	£15,688,216	£15,850,162	£17,386,706	£18,840,290
60% LAR : 40% CIR	45%	£12,454,497	£17,849,403	£20,004,894	£20,067,701	£21,510,031	£22,970,363
60% LAR : 40% CIR	50%	£17,023,969	£21,977,416	£24,151,644	£24,214,385	£25,663,870	£27,119,398

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£48,311,847	£38,269,752	£37,048,910	£36,983,141	£35,540,315	£34,097,463
60% LAR : 40% CIR	5%	£44,077,030	£35,113,516	£33,057,636	£32,995,596	£31,558,253	£30,104,121
60% LAR : 40% CIR	10%	£39,626,601	£31,205,260	£29,057,089	£28,995,177	£27,550,298	£26,096,333
60% LAR : 40% CIR	15%	£35,164,073	£27,185,101	£25,055,931	£24,973,277	£23,524,087	£22,074,890
60% LAR : 40% CIR	20%	£30,689,561	£23,153,150	£20,962,117	£20,920,644	£19,464,707	£18,009,951
60% LAR : 40% CIR	25%	£26,203,184	£19,097,205	£16,935,802	£16,873,489	£15,432,563	£13,991,617
60% LAR : 40% CIR	30%	£21,705,054	£15,023,282	£12,867,104	£12,804,934	£11,367,462	£9,930,029
60% LAR : 40% CIR	35%	£17,195,287	£10,937,734	£8,786,148	£8,724,059	£7,289,709	£5,855,314
60% LAR : 40% CIR	40%	£12,673,999	£6,840,675	£4,693,053	£4,631,107	£3,194,563	£1,740,970
60% LAR : 40% CIR	45%	£8,126,772	£2,732,221	£576,375	£513,568	£-937,762	£-2,389,094
60% LAR : 40% CIR	50%	£3,657,300	£-1,386,147	£-3,676,979	£-3,633,116	£-5,062,600	£-6,532,086

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone C - RP Periphery £2,250 p/sf
------------	-----------------------------------

No Units	135
Site Area	1.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£83,733,209	£74,286,888	£72,122,645	£72,060,276	£70,617,448	£69,174,620
60% LAR : 40% CIR	5%	£78,617,017	£69,600,461	£67,460,582	£67,388,462	£65,951,199	£64,513,946
60% LAR : 40% CIR	10%	£73,486,794	£64,914,017	£62,785,845	£62,703,933	£61,271,819	£59,839,704
60% LAR : 40% CIR	15%	£68,348,654	£60,209,668	£58,068,555	£58,006,841	£56,579,432	£55,152,023
60% LAR : 40% CIR	20%	£63,196,713	£55,493,528	£53,330,630	£53,297,694	£51,874,162	£50,451,030
60% LAR : 40% CIR	25%	£58,026,143	£50,765,710	£48,636,790	£48,575,413	£47,156,134	£45,725,082
60% LAR : 40% CIR	30%	£52,832,705	£46,026,328	£43,902,555	£43,841,318	£42,421,605	£40,974,154
60% LAR : 40% CIR	35%	£47,627,631	£41,275,495	£39,140,830	£39,079,881	£37,644,480	£36,210,100
60% LAR : 40% CIR	40%	£42,411,036	£36,505,116	£34,268,404	£34,205,549	£32,864,800	£31,433,052
60% LAR : 40% CIR	45%	£37,183,034	£31,708,321	£29,564,042	£29,502,180	£28,072,660	£26,643,141
60% LAR : 40% CIR	50%	£31,943,742	£26,899,247	£24,757,696	£24,695,898	£23,268,196	£21,819,564

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		-£17,871,822	-£27,117,843	-£29,282,098	-£29,344,454	-£30,787,283	-£32,230,111
60% LAR : 40% CIR	5%	-£22,787,174	-£31,798,268	-£33,964,149	-£34,066,270	-£35,562,562	-£37,060,786
60% LAR : 40% CIR	10%	-£27,915,037	-£36,400,714	-£38,638,885	-£38,700,797	-£40,132,812	-£41,605,026
60% LAR : 40% CIR	15%	-£33,056,077	-£41,195,063	-£43,336,176	-£43,397,890	-£44,825,299	-£46,252,708
60% LAR : 40% CIR	20%	-£38,208,018	-£45,911,203	-£48,045,901	-£48,107,437	-£49,530,589	-£50,953,700
60% LAR : 40% CIR	25%	-£43,374,086	-£50,639,021	-£52,747,941	-£52,809,317	-£54,248,907	-£55,674,648
60% LAR : 40% CIR	30%	-£48,572,028	-£55,376,403	-£57,502,176	-£57,563,412	-£58,993,126	-£60,430,577
60% LAR : 40% CIR	35%	-£53,777,099	-£60,129,238	-£62,263,901	-£62,325,850	-£63,790,240	-£65,194,631
60% LAR : 40% CIR	40%	-£58,993,695	-£64,899,615	-£67,045,237	-£67,107,142	-£68,530,590	-£69,971,678
60% LAR : 40% CIR	45%	-£64,221,697	-£69,696,410	-£71,840,689	-£71,902,551	-£73,332,070	-£74,761,590
60% LAR : 40% CIR	50%	-£69,460,989	-£74,505,983	-£76,647,035	-£76,708,833	-£78,135,534	-£79,565,166

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£24,347,747	£14,901,426	£12,737,184	£12,674,815	£11,231,987	£9,789,159
60% LAR : 40% CIR	5%	£19,231,555	£10,221,000	£8,065,120	£8,002,690	£6,565,737	£5,128,485
60% LAR : 40% CIR	10%	£14,103,332	£5,528,555	£3,380,384	£3,318,472	£1,886,357	£454,243
60% LAR : 40% CIR	15%	£8,963,193	£824,206	-£1,316,307	-£1,378,621	-£2,806,030	-£4,233,438
60% LAR : 40% CIR	20%	£3,811,251	-£3,891,854	-£6,065,622	-£6,083,767	-£7,511,288	-£8,944,431
60% LAR : 40% CIR	25%	-£1,369,518	-£8,619,792	-£10,748,672	-£10,810,048	-£12,229,328	-£13,650,350
60% LAR : 40% CIR	30%	-£6,552,750	-£13,359,134	-£15,482,907	-£15,544,143	-£16,973,857	-£18,411,308
60% LAR : 40% CIR	35%	-£11,787,630	-£18,109,965	-£20,244,532	-£20,306,581	-£21,740,971	-£23,175,362
60% LAR : 40% CIR	40%	-£16,974,426	-£22,879,345	-£25,026,987	-£25,089,013	-£26,520,661	-£27,952,408
60% LAR : 40% CIR	45%	-£22,202,428	-£27,677,140	-£30,821,410	-£30,883,282	-£31,312,801	-£32,742,320
60% LAR : 40% CIR	50%	-£27,441,720	-£32,486,214	-£36,647,796	-£36,689,584	-£38,117,265	-£39,565,807

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£41,758,593	£32,312,272	£30,148,030	£30,085,681	£28,642,833	£27,200,005
60% LAR : 40% CIR	5%	£36,642,401	£27,631,846	£25,475,967	£25,413,637	£23,976,584	£22,539,331
60% LAR : 40% CIR	10%	£31,514,178	£22,939,401	£20,791,230	£20,729,318	£19,297,203	£17,865,089
60% LAR : 40% CIR	15%	£26,374,039	£18,250,053	£16,093,940	£16,032,225	£14,604,817	£13,177,408
60% LAR : 40% CIR	20%	£21,222,997	£13,518,912	£11,394,214	£11,322,679	£9,899,547	£8,476,415
60% LAR : 40% CIR	25%	£16,051,628	£8,791,094	£6,662,174	£6,600,798	£5,181,518	£3,750,466
60% LAR : 40% CIR	30%	£10,888,090	£4,051,713	£1,927,939	£1,866,703	£436,989	-£1,000,462
60% LAR : 40% CIR	35%	£5,653,016	-£788,136	-£2,653,886	-£2,692,394	-£4,236,182	-£5,784,516
60% LAR : 40% CIR	40%	£438,400	-£5,468,498	-£7,616,121	-£7,618,067	-£9,109,815	-£10,541,553
60% LAR : 40% CIR	45%	-£4,781,581	-£10,266,294	-£12,410,873	-£12,427,436	-£13,901,955	-£15,331,474
60% LAR : 40% CIR	50%	-£10,030,874	-£15,075,968	-£17,216,920	-£17,278,718	-£18,708,419	-£20,165,051

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£62,339,863	£62,883,542	£60,729,299	£60,666,950	£58,224,102	£57,781,274
60% LAR : 40% CIR	5%	£57,223,670	£48,213,115	£46,057,236	£45,995,106	£44,557,853	£43,120,600
60% LAR : 40% CIR	10%	£52,095,448	£43,520,671	£41,372,499	£41,310,587	£39,878,473	£38,446,358
60% LAR : 40% CIR	15%	£46,955,308	£38,816,322	£36,675,209	£36,613,494	£35,186,086	£33,758,677
60% LAR : 40% CIR	20%	£41,803,367	£34,110,162	£31,965,484	£31,903,868	£30,480,816	£29,054,884
60% LAR : 40% CIR	25%	£36,632,797	£29,372,364	£27,243,444	£27,182,067	£25,762,788	£24,331,735
60% LAR : 40% CIR	30%	£31,439,359	£24,632,982	£22,509,209	£22,447,972	£21,018,259	£19,800,807
60% LAR : 40% CIR	35%	£26,234,265	£19,892,149	£17,747,684	£17,685,535	£16,251,144	£14,816,754
60% LAR : 40% CIR	40%	£21,017,690	£15,112,770	£12,965,148	£12,903,202	£11,471,454	£10,039,706
60% LAR : 40% CIR	45%	£15,789,688	£10,314,975	£8,170,696	£8,108,834	£6,679,314	£5,249,795
60% LAR : 40% CIR	50%	£10,550,396	£5,505,901	£3,364,350	£3,302,552	£1,874,850	£426,216

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone C - RP Periphery £2,450 psf
------------	----------------------------------

No Units	135
Site Area	1.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£94,795,782	£85,215,388	£93,069,676	£83,007,308	£91,564,480	£80,121,651
60% LAR : 40% CIR	10%	£90,126,460	£80,002,157	£77,850,292	£77,788,132	£76,350,679	£74,913,626
60% LAR : 40% CIR	15%	£83,445,109	£74,766,345	£72,618,173	£72,556,262	£71,124,148	£69,692,033
60% LAR : 40% CIR	20%	£77,751,842	£69,514,645	£67,373,532	£67,311,817	£65,884,408	£64,457,000
60% LAR : 40% CIR	25%	£72,046,772	£64,251,153	£62,116,454	£62,054,800	£60,631,788	£59,208,055
60% LAR : 40% CIR	30%	£66,330,012	£59,075,983	£56,847,063	£56,785,687	£55,368,407	£53,947,127
60% LAR : 40% CIR	35%	£60,601,677	£53,889,504	£51,565,477	£51,504,241	£50,088,392	£48,672,543
60% LAR : 40% CIR	40%	£54,858,829	£48,391,065	£46,271,616	£46,210,700	£44,797,866	£43,379,248
60% LAR : 40% CIR	45%	£49,095,988	£43,091,544	£40,968,199	£40,905,195	£39,492,476	£38,069,729
60% LAR : 40% CIR	50%	£43,301,741	£37,760,799	£35,630,244	£35,568,383	£34,138,864	£32,709,344
60% LAR : 40% CIR	50%	£37,506,202	£32,413,977	£30,272,425	£30,210,628	£28,782,926	£27,355,225

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,908,940	£16,189,343	£18,335,055	£18,397,423	£18,840,251	£21,283,080
60% LAR : 40% CIR	5%	£12,278,270	£21,402,574	£23,548,669	£23,610,999	£23,953,862	£26,411,186
60% LAR : 40% CIR	10%	£17,959,622	£26,638,365	£28,786,558	£28,848,888	£29,291,751	£31,715,096
60% LAR : 40% CIR	15%	£22,652,889	£31,890,080	£34,031,199	£34,093,514	£34,536,322	£36,947,731
60% LAR : 40% CIR	20%	£29,397,959	£37,153,578	£39,289,276	£39,341,811	£39,772,943	£42,190,076
60% LAR : 40% CIR	25%	£35,074,719	£42,425,748	£44,657,068	£44,709,684	£45,038,304	£47,457,003
60% LAR : 40% CIR	30%	£40,803,654	£47,715,481	£49,839,254	£49,900,490	£50,116,339	£52,532,187
60% LAR : 40% CIR	35%	£46,543,602	£53,013,669	£55,132,915	£55,194,031	£55,606,894	£58,029,482
60% LAR : 40% CIR	40%	£52,218,743	£58,323,187	£60,436,633	£60,497,445	£61,192,265	£63,564,002
60% LAR : 40% CIR	45%	£58,102,960	£63,643,931	£65,774,496	£65,836,348	£67,265,567	£69,695,367
60% LAR : 40% CIR	50%	£63,938,529	£68,990,753	£71,132,306	£71,194,103	£72,621,804	£74,949,506

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£35,410,321	£25,829,927	£23,684,214	£23,621,847	£22,179,019	£20,736,189
60% LAR : 40% CIR	5%	£29,740,969	£21,402,574	£18,464,800	£18,402,670	£16,965,417	£15,528,164
60% LAR : 40% CIR	10%	£24,059,647	£15,380,884	£13,232,712	£13,170,801	£11,738,686	£10,306,571
60% LAR : 40% CIR	15%	£18,366,380	£10,129,183	£7,988,070	£7,926,366	£6,498,847	£5,071,538
60% LAR : 40% CIR	20%	£12,651,310	£4,855,092	£2,730,989	£2,669,458	£1,245,326	£1,186,807
60% LAR : 40% CIR	25%	£8,844,580	£1,059,479	£-438,398	£-438,398	£-19,019,025	£-45,438,334
60% LAR : 40% CIR	30%	£1,216,215	£-5,696,211	£-7,819,684	£-7,881,221	£-9,297,070	£-10,712,918
60% LAR : 40% CIR	35%	£-4,528,833	£-10,994,396	£-13,113,645	£-13,174,762	£-14,587,596	£-16,006,213
60% LAR : 40% CIR	40%	£-10,299,474	£-16,603,917	£-18,419,262	£-18,480,717	£-19,967,866	£-21,348,732
60% LAR : 40% CIR	45%	£-16,083,721	£-21,824,662	£-23,755,217	£-23,817,079	£-25,246,598	£-26,678,118
60% LAR : 40% CIR	50%	£-21,879,260	£-26,971,484	£-29,113,037	£-29,174,834	£-30,692,535	£-32,090,237

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£52,921,167	£43,240,773	£41,095,061	£41,032,693	£39,589,885	£38,147,036
60% LAR : 40% CIR	5%	£27,151,845	£20,627,541	£15,875,646	£15,813,316	£14,376,263	£12,939,010
60% LAR : 40% CIR	10%	£41,470,494	£32,791,730	£30,643,558	£30,581,647	£29,149,532	£27,717,418
60% LAR : 40% CIR	15%	£35,777,226	£27,540,029	£25,308,916	£25,247,202	£23,809,793	£22,482,384
60% LAR : 40% CIR	20%	£30,072,156	£22,276,539	£20,141,859	£20,080,304	£18,651,172	£17,224,059
60% LAR : 40% CIR	25%	£24,355,396	£17,001,368	£14,872,448	£14,811,071	£13,391,792	£11,972,512
60% LAR : 40% CIR	30%	£18,627,061	£11,714,635	£9,590,862	£9,529,625	£8,113,777	£6,697,928
60% LAR : 40% CIR	35%	£12,894,214	£6,416,450	£4,297,201	£4,236,084	£2,822,251	£1,404,633
60% LAR : 40% CIR	40%	£7,111,372	£1,106,929	£-1,039,416	£-1,029,431	£-2,452,139	£-3,863,987
60% LAR : 40% CIR	45%	£1,327,125	£-4,213,816	£-6,344,371	£-6,406,232	£-7,835,752	£-9,265,272
60% LAR : 40% CIR	50%	£-4,988,413	£-9,590,638	£-11,702,191	£-11,763,988	£-13,191,689	£-14,619,390

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,940,248	£63,822,342	£61,678,330	£61,613,362	£60,171,134	£58,728,356
60% LAR : 40% CIR	5%	£67,735,114	£58,668,810	£56,456,916	£56,394,786	£54,967,653	£53,520,280
60% LAR : 40% CIR	10%	£62,051,763	£53,372,999	£51,224,827	£51,162,916	£49,730,801	£48,298,687
60% LAR : 40% CIR	15%	£56,358,496	£48,121,298	£45,980,185	£45,918,471	£44,491,062	£43,063,654
60% LAR : 40% CIR	20%	£50,653,426	£42,867,807	£40,723,108	£40,661,573	£39,238,442	£37,811,309
60% LAR : 40% CIR	25%	£44,936,666	£37,582,637	£35,463,717	£35,392,341	£33,973,061	£32,553,781
60% LAR : 40% CIR	30%	£39,208,331	£32,295,904	£30,172,131	£30,110,895	£28,695,046	£27,279,197
60% LAR : 40% CIR	35%	£33,465,483	£26,997,719	£24,878,670	£24,817,354	£23,404,520	£21,985,902
60% LAR : 40% CIR	40%	£27,692,642	£21,688,196	£19,572,853	£19,511,839	£18,099,130	£16,657,383
60% LAR : 40% CIR	45%	£21,908,384	£16,367,453	£14,236,588	£14,175,037	£12,745,518	£11,315,997
60% LAR : 40% CIR	50%	£16,112,856	£11,020,631	£8,679,079	£8,617,292	£7,389,580	£6,161,879

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone C - £1,050 paf
------------	---------------------

No Units	150
Site Area	0.27 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£19,302,029	£9,559,916	£7,830,696	£7,758,247	£6,013,754	£4,298,149
60% LAR : 40% CIR	5%	£17,313,363	£9,015,706	£9,288,038	£8,214,765	£4,485,772	£2,716,760
60% LAR : 40% CIR	10%	£15,310,808	£8,457,618	£4,718,543	£4,645,527	£2,902,615	£1,150,703
60% LAR : 40% CIR	15%	£13,294,491	£4,871,919	£3,134,561	£3,061,779	£1,324,422	£-424,693
60% LAR : 40% CIR	20%	£11,264,538	£3,268,553	£1,536,226	£1,463,667	£-274,946	£-2,060,538
60% LAR : 40% CIR	25%	£9,204,560	£1,651,485	£-77,489	£-150,977	£-1,931,190	£-3,712,128
60% LAR : 40% CIR	30%	£7,128,091	£20,846	£-1,751,250	£-1,825,691	£-3,602,502	£-5,382,625
60% LAR : 40% CIR	35%	£5,038,135	£-1,668,031	£-3,441,239	£-3,515,533	£-5,294,960	£-7,096,225
60% LAR : 40% CIR	40%	£2,921,717	£-3,376,346	£-5,153,792	£-5,229,094	£-7,009,226	£-8,829,358
60% LAR : 40% CIR	45%	£779,326	£-5,108,115	£-6,902,635	£-6,977,835	£-8,772,355	£-10,566,874
60% LAR : 40% CIR	50%	£-1,410,261	£-6,873,233	£-8,665,656	£-8,740,777	£-10,533,200	£-12,325,624

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,295,921	£1,071,829	£18,800,849	£18,873,238	£20,817,791	£22,373,396
60% LAR : 40% CIR	5%	£9,316,142	£1,861,640	£20,343,507	£20,416,788	£22,165,973	£23,914,766
60% LAR : 40% CIR	10%	£11,330,737	£2,073,927	£21,913,022	£21,986,918	£23,128,590	£25,471,942
60% LAR : 40% CIR	15%	£13,337,054	£2,159,627	£22,496,884	£22,569,766	£23,307,124	£27,056,239
60% LAR : 40% CIR	20%	£15,387,007	£2,382,993	£25,095,318	£25,167,889	£25,306,491	£28,692,083
60% LAR : 40% CIR	25%	£17,426,566	£2,490,961	£26,708,034	£26,779,034	£26,862,735	£30,343,673
60% LAR : 40% CIR	30%	£19,503,454	£2,610,709	£28,382,798	£28,452,236	£30,234,048	£32,014,170
60% LAR : 40% CIR	35%	£21,593,410	£2,839,578	£30,072,784	£30,142,078	£31,926,905	£33,726,770
60% LAR : 40% CIR	40%	£23,709,828	£3,006,852	£31,765,338	£31,835,849	£33,657,772	£35,484,984
60% LAR : 40% CIR	45%	£25,852,217	£3,179,861	£33,534,180	£33,609,381	£35,403,600	£37,198,420
60% LAR : 40% CIR	50%	£28,041,897	£3,354,878	£35,297,202	£35,372,323	£37,184,764	£38,957,170

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,705,647	£9,038,269	£7,765,488	£7,837,934	£9,582,427	£11,338,033
60% LAR : 40% CIR	5%	£1,717,181	£7,661,640	£6,380,143	£6,451,615	£8,111,609	£9,876,462
60% LAR : 40% CIR	10%	£-896,974	£4,138,564	£10,877,639	£10,950,655	£12,693,567	£14,436,479
60% LAR : 40% CIR	15%	£-2,301,890	£1,074,263	£12,481,621	£12,534,403	£14,271,760	£16,020,875
60% LAR : 40% CIR	20%	£-4,331,644	£-1,327,628	£14,069,954	£14,132,558	£16,011,128	£17,856,780
60% LAR : 40% CIR	25%	£-6,391,591	£-1,944,697	£15,673,670	£15,747,158	£17,547,372	£19,308,310
60% LAR : 40% CIR	30%	£-8,468,090	£-1,575,338	£17,347,432	£17,421,872	£19,188,684	£20,978,806
60% LAR : 40% CIR	35%	£-10,593,046	£-1,264,212	£19,037,421	£19,111,715	£20,891,141	£22,691,497
60% LAR : 40% CIR	40%	£-12,709,828	£-1,187,528	£20,748,974	£20,825,276	£22,602,408	£24,414,940
60% LAR : 40% CIR	45%	£-14,816,854	£-1,204,297	£22,498,818	£22,574,071	£24,368,537	£26,163,056
60% LAR : 40% CIR	50%	£-17,006,443	£-2,469,415	£24,281,838	£24,356,969	£26,129,382	£27,921,806

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,278,392	£1,483,720	£3,192,940	£3,265,389	£5,000,382	£6,765,487
60% LAR : 40% CIR	5%	£9,269,121	£1,007,031	£4,725,095	£4,808,971	£6,567,664	£8,336,567
60% LAR : 40% CIR	10%	£4,287,172	£4,566,018	£6,305,093	£6,378,109	£8,121,021	£9,863,933
60% LAR : 40% CIR	15%	£2,270,855	£9,151,719	£7,889,075	£7,961,857	£9,999,215	£11,448,330
60% LAR : 40% CIR	20%	£340,392	£7,755,084	£9,487,409	£9,560,989	£11,598,662	£13,084,174
60% LAR : 40% CIR	25%	£-819,046	£9,372,151	£11,101,125	£11,174,613	£12,854,626	£14,735,764
60% LAR : 40% CIR	30%	£-3,895,545	£11,002,791	£12,774,887	£12,849,327	£14,628,139	£16,406,281
60% LAR : 40% CIR	35%	£-5,985,501	£12,691,687	£14,468,878	£14,539,169	£16,516,666	£18,118,381
60% LAR : 40% CIR	40%	£-8,101,919	£14,368,353	£16,177,425	£16,252,731	£18,049,883	£19,846,995
60% LAR : 40% CIR	45%	£-10,244,308	£16,131,751	£17,928,271	£18,001,472	£19,795,991	£21,590,511
60% LAR : 40% CIR	50%	£-12,433,898	£17,886,899	£19,689,262	£19,764,414	£21,556,837	£23,349,261

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£13,983,574	£3,341,862	£2,272,241	£2,739,793	£385,300	£-386,298
60% LAR : 40% CIR	5%	£11,894,909	£2,397,251	£3,639,284	£3,636,311	£1,162,682	£-4,901,675
60% LAR : 40% CIR	10%	£9,692,354	£839,163	£9,899,911	£9,792,927	£-2,715,839	£-4,458,752
60% LAR : 40% CIR	15%	£7,676,037	£-748,338	£12,483,893	£12,556,676	£-4,294,033	£-9,043,148
60% LAR : 40% CIR	20%	£5,946,084	£-2,349,972	£14,082,277	£14,154,798	£-4,863,490	£-11,076,962
60% LAR : 40% CIR	25%	£3,586,136	£-3,966,970	£15,695,943	£15,768,431	£-5,740,644	£-13,330,583
60% LAR : 40% CIR	30%	£1,500,637	£-5,597,609	£17,369,703	£17,444,145	£-6,720,967	£-15,001,079
60% LAR : 40% CIR	35%	£-680,816	£-7,298,453	£19,099,893	£19,173,985	£-7,819,514	£-16,713,880
60% LAR : 40% CIR	40%	£-2,096,737	£-8,993,801	£10,772,247	£10,847,549	£-9,044,681	£-18,441,813
60% LAR : 40% CIR	45%	£-4,839,127	£-10,728,570	£12,521,089	£12,596,290	£-10,390,809	£-20,185,329
60% LAR : 40% CIR	50%	£-7,926,716	£-12,491,698	£14,284,111	£14,359,232	£-11,651,655	£-21,944,099

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone C - £1,150 psf
------------	---------------------

No Units	150
Site Area	0.27 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£25,499,505	£15,758,746	£14,037,384	£13,964,936	£12,235,715	£10,506,494
60% LAR - 40% CIR	5%	£23,315,237	£13,912,080	£12,189,352	£12,117,181	£10,394,473	£8,671,766
60% LAR - 40% CIR	10%	£20,917,488	£12,043,639	£10,326,921	£10,255,002	£8,538,284	£6,821,566
60% LAR - 40% CIR	15%	£18,592,539	£10,161,467	£8,450,220	£8,378,532	£6,667,285	£4,934,564
60% LAR - 40% CIR	20%	£16,250,836	£8,265,673	£6,559,383	£6,487,983	£4,764,272	£3,031,947
60% LAR - 40% CIR	25%	£13,995,825	£6,356,394	£4,642,058	£4,569,674	£2,841,865	£1,114,055
60% LAR - 40% CIR	30%	£11,827,332	£4,424,669	£2,700,863	£2,628,644	£904,838	£-840,223
60% LAR - 40% CIR	35%	£9,138,041	£2,466,028	£745,717	£673,640	£-1,073,871	£-2,847,079
60% LAR - 40% CIR	40%	£5,719,391	£494,073	£-1,294,820	£-1,328,960	£-3,099,112	£-4,869,296
60% LAR - 40% CIR	45%	£4,287,522	£-1,529,824	£-3,297,374	£-3,371,444	£-5,146,034	£-6,840,554
60% LAR - 40% CIR	50%	£1,820,375	£-3,588,408	£-5,369,000	£-5,444,122	£-7,236,546	£-9,028,969

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£-1,132,240	£-10,972,799	£-12,594,161	£-12,688,810	£-14,398,831	£-16,125,051
60% LAR - 40% CIR	5%	£3,616,608	£12,719,485	£14,442,193	£14,514,564	£16,217,672	£17,959,780
60% LAR - 40% CIR	10%	£5,714,057	£14,587,907	£16,304,625	£16,376,543	£18,093,281	£19,809,979
60% LAR - 40% CIR	15%	£8,039,007	£16,470,079	£18,181,326	£18,253,013	£20,064,260	£21,696,982
60% LAR - 40% CIR	20%	£10,580,610	£18,369,872	£20,072,162	£20,143,842	£21,867,273	£23,399,598
60% LAR - 40% CIR	25%	£12,735,121	£20,275,181	£21,969,498	£22,041,812	£23,769,681	£25,131,491
60% LAR - 40% CIR	30%	£15,104,214	£22,206,876	£23,930,683	£24,002,901	£25,726,708	£27,171,769
60% LAR - 40% CIR	35%	£17,493,504	£24,165,518	£25,885,828	£25,957,905	£27,705,416	£29,478,625
60% LAR - 40% CIR	40%	£19,912,165	£26,157,473	£27,866,365	£27,860,545	£29,709,668	£31,600,761
60% LAR - 40% CIR	45%	£22,344,024	£28,161,369	£29,928,919	£29,902,989	£31,777,579	£33,672,100
60% LAR - 40% CIR	50%	£24,811,170	£30,219,954	£32,000,546	£32,075,667	£33,868,081	£35,860,514

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£9,903,123	£162,564	£-1,598,797	£-1,631,246	£-3,393,467	£-5,089,687
60% LAR - 40% CIR	5%	£7,619,608	£-2,719,485	£-4,668,829	£-4,743,951	£-6,201,708	£-7,897,921
60% LAR - 40% CIR	10%	£5,321,307	£-3,552,543	£-5,269,281	£-5,341,180	£-6,957,898	£-8,774,615
60% LAR - 40% CIR	15%	£2,996,357	£-4,334,715	£-5,745,962	£-5,817,649	£-6,928,896	£-8,661,618
60% LAR - 40% CIR	20%	£954,754	£-5,060,589	£-6,166,299	£-6,238,279	£-7,061,810	£-8,758,288
60% LAR - 40% CIR	25%	£-1,700,367	£-5,739,197	£-6,554,124	£-6,626,508	£-7,454,317	£-9,148,127
60% LAR - 40% CIR	30%	£-3,068,850	£-6,371,513	£-6,895,319	£-6,967,538	£-7,819,344	£-9,436,405
60% LAR - 40% CIR	35%	£-4,488,141	£-6,960,154	£-7,188,465	£-7,260,542	£-8,167,093	£-9,443,261
60% LAR - 40% CIR	40%	£-5,876,801	£-7,512,109	£-7,436,002	£-7,508,112	£-8,066,294	£-9,456,416
60% LAR - 40% CIR	45%	£-7,230,660	£-8,025,460	£-7,648,555	£-7,720,626	£-8,142,216	£-9,466,738
60% LAR - 40% CIR	50%	£-8,559,806	£-8,500,990	£-7,826,182	£-7,900,303	£-8,229,728	£-9,476,161

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£14,475,669	£4,735,110	£3,013,748	£2,941,300	£1,212,078	£-517,142
60% LAR - 40% CIR	5%	£12,191,651	£2,868,424	£1,165,716	£1,093,545	£66,916	£-351,971
60% LAR - 40% CIR	10%	£9,893,852	£1,020,002	£-696,716	£-768,634	£-2,485,352	£-4,202,070
60% LAR - 40% CIR	15%	£7,568,903	£-892,170	£-2,673,417	£-2,845,104	£-4,396,351	£-6,089,073
60% LAR - 40% CIR	20%	£5,227,299	£-2,571,963	£-4,464,263	£-4,635,753	£-6,299,264	£-8,091,695
60% LAR - 40% CIR	25%	£2,872,188	£-4,667,252	£-6,381,578	£-6,553,063	£-8,181,772	£-9,909,581
60% LAR - 40% CIR	30%	£503,695	£-6,598,967	£-8,322,774	£-8,394,992	£-10,116,799	£-11,863,860
60% LAR - 40% CIR	35%	£-1,885,898	£-8,567,699	£-10,277,919	£-10,349,995	£-12,027,567	£-13,870,716
60% LAR - 40% CIR	40%	£-3,204,295	£-10,529,564	£-12,276,456	£-12,352,626	£-14,122,749	£-15,892,872
60% LAR - 40% CIR	45%	£-4,536,115	£-12,553,460	£-14,321,010	£-14,395,080	£-16,169,670	£-17,964,191
60% LAR - 40% CIR	50%	£-5,893,261	£-14,612,045	£-16,392,637	£-16,467,758	£-18,260,182	£-20,062,605

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£19,880,851	£10,740,252	£4,418,330	£4,386,461	£6,971,280	£9,888,940
60% LAR - 40% CIR	5%	£17,596,783	£8,263,696	£3,870,898	£3,838,726	£4,775,019	£6,563,311
60% LAR - 40% CIR	10%	£15,299,034	£6,425,184	£4,708,466	£4,636,548	£2,919,830	£1,203,112
60% LAR - 40% CIR	15%	£12,974,084	£4,543,012	£2,831,765	£2,760,078	£1,048,831	£-883,961
60% LAR - 40% CIR	20%	£10,632,481	£2,647,919	£940,929	£869,440	£-184,192	£-1,268,507
60% LAR - 40% CIR	25%	£8,277,370	£737,930	£-976,397	£-1,048,781	£-2,776,590	£-4,504,400
60% LAR - 40% CIR	30%	£5,908,877	£-1,193,785	£-2,917,592	£-2,989,810	£-4,713,617	£-6,458,678
60% LAR - 40% CIR	35%	£3,519,587	£-3,162,427	£-6,872,707	£-6,944,914	£-9,092,326	£-10,865,534
60% LAR - 40% CIR	40%	£1,100,926	£-5,124,382	£-9,873,274	£-9,947,444	£-12,147,567	£-14,087,690
60% LAR - 40% CIR	45%	£-1,300,933	£-7,148,278	£-13,853,828	£-13,925,898	£-16,104,488	£-18,259,009
60% LAR - 40% CIR	50%	£-3,398,079	£-9,206,863	£-16,987,455	£-17,062,676	£-18,985,090	£-21,047,423

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats	
No Units	150
Site Area	0.27 Ha

Value Area	Zone C - £1,350 psf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£37,813,844	£28,006,296	£26,322,175	£26,250,815	£24,547,583	£22,844,360
60% LAR - 40% CIR	10%	£34,628,103	£25,569,134	£23,876,222	£23,805,135	£22,108,318	£20,411,601
60% LAR - 40% CIR	15%	£32,022,745	£23,107,002	£21,416,085	£21,345,247	£19,654,330	£17,963,413
60% LAR - 40% CIR	20%	£29,094,482	£20,627,423	£18,941,894	£18,871,284	£17,185,755	£15,500,226
60% LAR - 40% CIR	25%	£26,152,798	£18,134,426	£16,463,780	£16,393,374	£14,702,727	£13,006,025
60% LAR - 40% CIR	30%	£23,197,788	£15,628,137	£13,951,871	£13,881,647	£12,191,437	£10,489,595
60% LAR - 40% CIR	35%	£20,229,608	£13,108,681	£11,425,193	£11,354,069	£9,656,159	£7,958,260
60% LAR - 40% CIR	40%	£17,248,374	£10,566,526	£8,872,070	£8,801,075	£7,106,619	£5,411,549
60% LAR - 40% CIR	45%	£14,230,308	£7,999,844	£6,305,337	£6,234,461	£4,536,893	£2,819,376
60% LAR - 40% CIR	50%	£11,199,135	£5,414,176	£3,714,405	£3,642,545	£1,927,724	£2,193,903
60% LAR - 40% CIR	50%	£8,150,142	£2,801,912	£1,089,094	£1,017,309	£-708,955	£-2,474,439

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£11,182,098	£1,374,710	£-309,370	£-389,731	£-2,083,962	£-3,787,195
60% LAR - 40% CIR	5%	£8,296,558	£1,081,811	£-2,765,264	£-3,480,410	£-4,532,398	£-6,220,045
60% LAR - 40% CIR	10%	£5,391,200	£-3,524,543	£-5,215,460	£-5,295,298	£-6,077,215	£-6,968,132
60% LAR - 40% CIR	15%	£2,462,036	£-6,004,122	£-7,689,651	£-7,769,262	£-8,445,790	£-9,131,319
60% LAR - 40% CIR	20%	£-478,758	£-8,497,119	£-10,177,765	£-10,248,172	£-11,029,818	£-12,025,500
60% LAR - 40% CIR	25%	£-2,433,737	£-11,003,408	£-12,670,674	£-12,741,699	£-13,446,198	£-14,441,951
60% LAR - 40% CIR	30%	£-4,401,937	£-13,522,865	£-15,206,353	£-15,277,487	£-16,075,386	£-17,073,288
60% LAR - 40% CIR	35%	£-5,383,171	£-16,065,020	£-17,759,476	£-17,830,470	£-18,529,926	£-19,219,998
60% LAR - 40% CIR	40%	£-6,401,238	£-18,634,211	£-20,326,208	£-20,397,085	£-21,094,663	£-22,011,959
60% LAR - 40% CIR	45%	£-7,432,410	£-21,217,369	£-22,917,140	£-22,988,001	£-23,703,821	£-24,618,643
60% LAR - 40% CIR	50%	£-8,481,403	£-23,829,634	£-25,542,452	£-25,614,238	£-26,340,500	£-27,305,955

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£22,217,462	£12,410,074	£10,725,993	£10,654,633	£9,951,401	£7,248,168
60% LAR - 40% CIR	5%	£19,331,921	£9,973,552	£8,280,040	£8,209,053	£8,512,136	£6,015,319
60% LAR - 40% CIR	10%	£16,426,563	£7,510,820	£5,819,903	£5,749,055	£4,058,148	£2,367,231
60% LAR - 40% CIR	15%	£13,498,300	£5,031,242	£3,345,712	£3,275,102	£1,589,573	£-95,956
60% LAR - 40% CIR	20%	£10,556,606	£2,538,244	£881,589	£787,192	£-889,855	£-2,660,156
60% LAR - 40% CIR	25%	£7,601,607	£1,055	£-1,844,437	£-1,743,856	£-3,004,745	£-4,506,687
60% LAR - 40% CIR	30%	£4,633,427	£-2,487,501	£-4,170,989	£-4,242,123	£-5,040,022	£-6,037,922
60% LAR - 40% CIR	35%	£1,652,192	£-4,929,595	£-6,724,112	£-6,795,197	£-8,499,553	£-10,194,633
60% LAR - 40% CIR	40%	£-1,369,874	£-7,469,518	£-9,260,845	£-9,331,721	£-11,069,268	£-12,776,006
60% LAR - 40% CIR	45%	£-3,397,047	£-10,102,006	£-11,881,777	£-11,953,637	£-13,668,458	£-15,383,279
60% LAR - 40% CIR	50%	£-5,446,040	£-12,794,210	£-14,507,088	£-14,578,873	£-16,308,197	£-18,070,621

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£26,790,007	£16,982,619	£15,298,539	£15,227,178	£13,523,947	£11,820,714
60% LAR - 40% CIR	5%	£23,904,467	£14,546,098	£12,862,085	£12,791,499	£11,084,662	£9,387,864
60% LAR - 40% CIR	10%	£20,999,109	£12,083,366	£10,392,449	£10,321,611	£8,630,694	£6,939,777
60% LAR - 40% CIR	15%	£18,070,845	£9,603,787	£7,916,258	£7,847,647	£6,162,119	£4,476,590
60% LAR - 40% CIR	20%	£15,129,151	£7,110,790	£5,430,144	£5,359,738	£3,679,091	£2,092,389
60% LAR - 40% CIR	25%	£12,174,152	£4,604,501	£2,928,235	£2,858,010	£1,167,801	£-434,042
60% LAR - 40% CIR	30%	£9,205,972	£2,085,044	£401,556	£330,422	£-1,387,477	£-3,085,577
60% LAR - 40% CIR	35%	£6,224,738	£-489,111	£-1,851,280	£-1,722,584	£-3,010,017	£-4,112,697
60% LAR - 40% CIR	40%	£3,206,671	£-2,060,192	£-4,178,298	£-4,059,176	£-5,485,744	£-6,904,060
60% LAR - 40% CIR	45%	£175,499	£-4,609,460	£-7,309,231	£-7,181,092	£-9,095,912	£-10,810,733
60% LAR - 40% CIR	50%	£-2,879,894	£-7,221,725	£-9,854,543	£-9,726,327	£-11,732,591	£-13,498,076

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£32,190,189	£22,387,807	£20,763,721	£20,692,360	£18,928,129	£17,229,888
60% LAR - 40% CIR	5%	£29,300,648	£19,951,280	£18,257,787	£18,186,863	£16,463,829	£14,765,046
60% LAR - 40% CIR	10%	£26,404,291	£17,488,548	£15,797,630	£15,726,793	£14,036,876	£12,344,958
60% LAR - 40% CIR	15%	£23,476,027	£15,008,969	£13,323,440	£13,252,829	£11,567,301	£9,881,772
60% LAR - 40% CIR	20%	£20,534,333	£12,515,971	£10,835,328	£10,764,919	£9,094,323	£7,387,571
60% LAR - 40% CIR	25%	£17,579,334	£10,009,683	£8,333,416	£8,263,192	£6,572,983	£4,871,140
60% LAR - 40% CIR	30%	£14,611,154	£7,490,226	£5,806,738	£5,735,604	£4,037,705	£2,339,805
60% LAR - 40% CIR	35%	£11,629,919	£4,948,071	£3,253,615	£3,182,620	£1,488,165	£-208,866
60% LAR - 40% CIR	40%	£8,611,853	£2,378,390	£686,883	£616,006	£-1,081,562	£-2,798,878
60% LAR - 40% CIR	45%	£5,580,681	£-204,278	£-1,004,000	£-975,010	£-3,690,730	£-5,405,552
60% LAR - 40% CIR	50%	£2,531,687	£-4,616,845	£-6,526,361	£-6,401,145	£-8,327,409	£-9,692,694

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone C - £1,500 psf
------------	---------------------

No Units	150
Site Area	0.27 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£46,989,366	£37,112,657	£35,435,022	£36,364,734	£33,687,100	£32,009,464
60% LAR : 40% CIR	5%	£43,645,040	£34,220,815	£32,549,500	£32,419,480	£30,838,165	£29,136,840
60% LAR : 40% CIR	10%	£40,287,237	£31,315,511	£29,580,007	£29,580,234	£27,914,729	£26,243,409
60% LAR : 40% CIR	15%	£36,916,083	£28,396,868	£26,736,671	£26,667,121	£25,005,751	£23,320,223
60% LAR : 40% CIR	20%	£33,531,699	£25,465,009	£23,809,621	£23,740,273	£22,082,723	£20,382,078
60% LAR : 40% CIR	25%	£30,134,210	£22,520,058	£20,851,688	£20,781,644	£19,105,378	£17,429,112
60% LAR : 40% CIR	30%	£26,707,674	£19,548,678	£17,876,296	£17,806,231	£16,133,849	£14,461,467
60% LAR : 40% CIR	35%	£23,263,721	£16,556,179	£14,887,189	£14,817,262	£13,148,272	£11,463,685
60% LAR : 40% CIR	40%	£19,806,938	£13,550,784	£11,894,678	£11,824,867	£10,129,913	£8,437,466
60% LAR : 40% CIR	45%	£16,337,151	£10,532,556	£8,845,646	£8,774,866	£7,085,817	£5,396,767
60% LAR : 40% CIR	50%	£12,829,837	£7,473,665	£5,786,589	£5,715,883	£4,022,874	£2,310,056

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£20,357,821	£10,481,112	£8,803,476	£8,733,189	£7,055,554	£5,377,919
60% LAR : 40% CIR	5%	£17,013,494	£7,569,270	£5,917,854	£5,847,485	£4,176,619	£2,506,303
60% LAR : 40% CIR	10%	£13,655,692	£4,683,966	£3,018,461	£2,948,689	£1,263,183	£0
60% LAR : 40% CIR	15%	£10,284,537	£1,765,322	£105,126	£35,576	£-625,794	£-311,322
60% LAR : 40% CIR	20%	£6,900,153	£-119,338	£-291,925	£-281,273	£-568,822	£-329,468
60% LAR : 40% CIR	25%	£3,502,685	£-411,465	£-637,617	£-640,901	£-925,168	£-502,433
60% LAR : 40% CIR	30%	£76,129	£-7,082,888	£-8,755,250	£-8,825,314	£-10,497,697	£-12,170,079
60% LAR : 40% CIR	35%	£-3,367,824	£-10,075,367	£-11,744,357	£-11,814,284	£-13,483,274	£-15,167,860
60% LAR : 40% CIR	40%	£-6,824,707	£-13,063,703	£-14,746,867	£-14,816,676	£-16,502,522	£-18,184,079
60% LAR : 40% CIR	45%	£-10,294,395	£-16,098,689	£-17,785,699	£-17,856,680	£-19,545,729	£-21,234,778
60% LAR : 40% CIR	50%	£-13,801,708	£-19,122,817	£-20,844,056	£-20,915,662	£-22,608,671	£-24,321,488

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£31,393,184	£21,516,475	£19,838,840	£19,768,552	£16,090,918	£16,413,282
60% LAR : 40% CIR	5%	£28,048,828	£18,624,533	£16,953,519	£16,883,236	£13,211,985	£13,534,649
60% LAR : 40% CIR	10%	£24,691,056	£15,719,329	£14,053,825	£13,984,052	£10,318,547	£10,647,227
60% LAR : 40% CIR	15%	£21,319,901	£12,800,686	£11,140,490	£11,070,940	£8,409,570	£7,724,041
60% LAR : 40% CIR	20%	£17,935,517	£9,888,027	£8,213,430	£8,143,881	£6,466,542	£4,785,986
60% LAR : 40% CIR	25%	£14,538,029	£6,923,676	£5,255,686	£5,185,462	£3,500,196	£1,822,930
60% LAR : 40% CIR	30%	£11,111,492	£3,952,496	£2,280,114	£2,210,049	£537,667	£-134,715
60% LAR : 40% CIR	35%	£7,667,539	£950,997	£-708,991	£-778,926	£-2,447,910	£-4,132,496
60% LAR : 40% CIR	40%	£4,210,656	£-2,048,914	£-3,717,504	£-3,787,315	£-5,467,290	£-7,158,716
60% LAR : 40% CIR	45%	£740,969	£-5,063,028	£-6,750,535	£-6,821,316	£-8,510,365	£-10,199,414
60% LAR : 40% CIR	50%	£-2,786,345	£-8,122,817	£-9,809,593	£-9,880,299	£-11,673,308	£-13,366,128

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£35,965,730	£26,089,921	£24,411,385	£24,341,098	£22,663,463	£20,985,828
60% LAR : 40% CIR	5%	£32,618,403	£23,179,179	£21,525,863	£21,455,644	£19,784,509	£18,113,212
60% LAR : 40% CIR	10%	£29,263,601	£20,291,875	£18,626,370	£18,556,598	£16,801,093	£15,219,773
60% LAR : 40% CIR	15%	£25,892,446	£17,373,231	£15,713,035	£15,643,485	£13,982,115	£12,296,587
60% LAR : 40% CIR	20%	£22,508,063	£14,441,373	£12,785,984	£12,716,636	£11,039,087	£9,356,441
60% LAR : 40% CIR	25%	£19,110,574	£11,496,421	£9,828,232	£9,758,008	£8,081,741	£6,405,476
60% LAR : 40% CIR	30%	£15,684,038	£8,525,042	£6,892,669	£6,822,595	£5,110,212	£3,437,830
60% LAR : 40% CIR	35%	£12,240,065	£5,532,542	£3,863,552	£3,793,625	£2,124,635	£440,049
60% LAR : 40% CIR	40%	£8,783,202	£2,527,128	£180,045	£191,230	£-494,954	£-2,066,170
60% LAR : 40% CIR	45%	£5,313,514	£-691,090	£-2,177,990	£-2,248,770	£-3,937,620	£-5,626,869
60% LAR : 40% CIR	50%	£1,806,201	£-3,549,971	£-5,237,047	£-5,307,753	£-7,000,762	£-8,713,680

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£11,310,912	£7,499,203	£6,616,887	£6,546,260	£5,068,645	£4,391,010
60% LAR : 40% CIR	5%	£10,026,285	£6,628,360	£5,831,045	£5,761,026	£4,389,910	£3,713,304
60% LAR : 40% CIR	10%	£8,668,783	£5,697,057	£4,031,552	£3,961,780	£2,296,274	£1,624,955
60% LAR : 40% CIR	15%	£7,297,628	£4,778,413	£2,118,217	£2,048,667	£1,387,297	£71,701,769
60% LAR : 40% CIR	20%	£5,913,244	£3,846,655	£1,161,188	£1,091,618	£1,444,269	£1,763,623
60% LAR : 40% CIR	25%	£4,515,756	£1,901,603	£15,233,414	£15,163,189	£13,486,923	£11,810,658
60% LAR : 40% CIR	30%	£3,099,219	£13,930,223	£12,187,841	£12,117,776	£10,515,394	£8,843,012
60% LAR : 40% CIR	35%	£1,645,266	£10,937,724	£9,268,734	£9,198,897	£7,529,817	£5,845,231
60% LAR : 40% CIR	40%	£14,188,383	£7,932,309	£6,266,224	£6,196,412	£4,510,519	£2,810,012
60% LAR : 40% CIR	45%	£10,718,696	£4,914,102	£3,227,192	£3,156,411	£1,467,362	£-221,887
60% LAR : 40% CIR	50%	£7,211,383	£1,855,211	£1,68,135	£97,429	£-1,696,960	£-3,308,396

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone C - £1,750 psf
------------	---------------------

No Units	150
Site Area	0.27 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£62,226,519	£52,197,831	£50,545,409	£50,476,178	£48,823,756	£47,171,334
60% LAR - 40% CIR	5%	£58,134,964	£48,665,598	£46,920,186	£46,851,232	£45,205,034	£43,555,317
60% LAR - 40% CIR	10%	£54,028,936	£44,521,702	£43,281,227	£43,212,503	£41,572,030	£39,908,825
60% LAR - 40% CIR	15%	£49,910,357	£41,263,868	£39,628,622	£39,560,118	£37,907,659	£36,247,462
60% LAR - 40% CIR	20%	£45,785,997	£37,933,018	£35,981,489	£35,912,441	£34,256,753	£32,571,365
60% LAR - 40% CIR	25%	£41,663,864	£33,903,058	£32,251,986	£32,182,817	£30,531,743	£28,880,670
60% LAR - 40% CIR	30%	£37,428,749	£30,186,271	£28,539,023	£28,470,011	£26,822,763	£25,175,516
60% LAR - 40% CIR	35%	£33,240,718	£26,456,536	£24,812,720	£24,743,853	£23,089,946	£21,448,943
60% LAR - 40% CIR	40%	£29,040,068	£22,714,290	£21,073,234	£21,004,472	£19,348,777	£17,692,691
60% LAR - 40% CIR	45%	£24,820,332	£18,959,324	£17,302,221	£17,232,505	£15,568,841	£13,905,176
60% LAR - 40% CIR	50%	£20,566,767	£15,168,346	£13,506,625	£13,436,981	£11,775,261	£10,100,093

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£35,594,973	£25,566,285	£23,913,863	£23,844,632	£22,192,210	£20,539,789
60% LAR - 40% CIR	5%	£31,502,818	£21,934,851	£20,288,653	£20,219,687	£18,573,489	£16,923,772
60% LAR - 40% CIR	10%	£27,397,391	£18,290,156	£16,649,682	£16,580,668	£14,940,484	£13,277,286
60% LAR - 40% CIR	15%	£23,278,811	£14,632,323	£12,997,077	£12,928,572	£11,276,114	£9,615,916
60% LAR - 40% CIR	20%	£19,134,451	£10,961,473	£9,319,944	£9,250,596	£7,595,207	£5,939,820
60% LAR - 40% CIR	25%	£14,972,519	£7,271,513	£5,620,440	£5,551,271	£3,900,196	£2,248,126
60% LAR - 40% CIR	30%	£10,797,204	£3,554,725	£1,907,478	£1,838,466	£191,218	£-1,456,030
60% LAR - 40% CIR	35%	£6,609,230	£-174,909	£-1,818,816	£-1,887,692	£-3,531,599	£-5,185,602
60% LAR - 40% CIR	40%	£2,408,522	£-617,865	£-3,598,312	£-3,667,074	£-5,282,768	£-6,949,854
60% LAR - 40% CIR	45%	£-1,811,214	£-1,872,221	£-3,339,324	£-3,399,040	£-5,102,705	£-6,726,389
60% LAR - 40% CIR	50%	£-3,054,778	£-3,183,199	£-4,124,920	£-4,184,564	£-5,858,284	£-7,531,452

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£46,630,337	£36,601,649	£34,949,227	£34,879,996	£33,227,574	£31,575,152
60% LAR - 40% CIR	5%	£42,538,182	£32,970,214	£31,324,017	£31,255,650	£29,603,232	£27,951,815
60% LAR - 40% CIR	10%	£38,432,755	£29,325,520	£27,685,046	£27,616,321	£25,975,848	£24,324,644
60% LAR - 40% CIR	15%	£34,314,175	£25,667,686	£24,032,440	£23,963,936	£22,311,477	£20,651,280
60% LAR - 40% CIR	20%	£30,189,815	£21,989,836	£20,285,967	£20,216,969	£18,563,571	£16,913,183
60% LAR - 40% CIR	25%	£26,067,826	£18,308,977	£16,655,804	£16,586,635	£14,935,651	£13,284,488
60% LAR - 40% CIR	30%	£21,932,568	£14,590,089	£12,942,842	£12,873,830	£11,226,581	£9,579,334
60% LAR - 40% CIR	35%	£17,844,594	£10,860,455	£9,216,548	£9,147,671	£7,503,765	£5,849,761
60% LAR - 40% CIR	40%	£13,743,898	£7,118,098	£5,477,052	£5,408,290	£3,752,595	£2,098,509
60% LAR - 40% CIR	45%	£9,624,150	£3,363,142	£1,706,040	£1,636,324	£27,341	£-1,691,006
60% LAR - 40% CIR	50%	£4,970,586	£-227,858	£-1,088,857	£-1,159,291	£-2,820,921	£-4,496,089

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£51,202,882	£41,174,194	£39,521,773	£39,452,541	£37,800,120	£36,147,698
60% LAR - 40% CIR	5%	£47,110,727	£37,542,760	£35,886,862	£35,817,596	£34,165,169	£32,512,747
60% LAR - 40% CIR	10%	£43,005,300	£33,898,065	£32,257,591	£32,188,867	£30,548,393	£28,895,189
60% LAR - 40% CIR	15%	£38,896,720	£30,240,232	£28,604,986	£28,536,481	£26,894,023	£25,232,826
60% LAR - 40% CIR	20%	£34,782,360	£26,589,382	£24,927,853	£24,859,505	£23,203,116	£21,541,729
60% LAR - 40% CIR	25%	£30,667,228	£22,929,422	£21,238,349	£21,169,180	£19,508,107	£17,857,034
60% LAR - 40% CIR	30%	£26,545,113	£19,262,634	£17,515,387	£17,446,375	£15,799,127	£14,151,880
60% LAR - 40% CIR	35%	£22,417,139	£15,583,000	£13,789,089	£13,720,217	£12,076,310	£10,422,307
60% LAR - 40% CIR	40%	£18,296,432	£11,900,644	£10,049,597	£9,980,835	£8,325,141	£6,669,055
60% LAR - 40% CIR	45%	£14,176,696	£8,215,688	£6,278,585	£6,209,869	£4,545,204	£2,881,540
60% LAR - 40% CIR	50%	£10,054,131	£4,544,710	£2,482,989	£2,413,345	£751,625	£-929,543

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£56,889,664	£46,879,916	£44,966,394	£44,897,753	£43,288,301	£41,682,888
60% LAR - 40% CIR	5%	£52,815,909	£42,847,942	£41,301,744	£41,232,778	£39,623,880	£38,019,863
60% LAR - 40% CIR	10%	£48,740,482	£39,303,247	£37,682,773	£37,613,607	£35,995,575	£34,390,371
60% LAR - 40% CIR	15%	£44,665,902	£35,645,414	£34,010,188	£33,941,163	£32,289,205	£30,629,007
60% LAR - 40% CIR	20%	£40,587,540	£31,974,664	£30,333,028	£30,263,687	£28,618,298	£26,962,910
60% LAR - 40% CIR	25%	£36,505,410	£28,284,604	£26,633,531	£26,564,362	£24,913,288	£23,262,216
60% LAR - 40% CIR	30%	£32,410,295	£24,567,816	£22,920,569	£22,851,557	£21,204,309	£19,557,061
60% LAR - 40% CIR	35%	£28,317,321	£20,838,182	£19,144,275	£19,075,399	£17,481,492	£15,827,489
60% LAR - 40% CIR	40%	£24,212,613	£17,095,826	£15,454,779	£15,386,017	£13,730,323	£12,064,237
60% LAR - 40% CIR	45%	£20,101,877	£13,340,869	£11,683,767	£11,614,051	£9,950,386	£8,286,722
60% LAR - 40% CIR	50%	£14,948,313	£9,549,892	£7,889,170	£7,818,527	£6,156,807	£4,481,639

LB Camden
Local Plan Viability Testing 2023

Resi 1L - 150 Flats

Value Area	Zone C - £1,900 psf
------------	---------------------

No Units	150
Site Area	0.27 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£71,339,797	£61,226,832	£59,574,410	£59,505,179	£57,852,757	£56,200,335
60% LAR : 40% CIR	5%	£36,791,978	£37,143,948	£35,407,750	£35,428,784	£33,782,586	£32,136,389
60% LAR : 40% CIR	10%	£62,230,886	£53,047,803	£51,407,330	£51,338,605	£49,698,131	£48,057,656
60% LAR : 40% CIR	15%	£57,656,642	£48,938,520	£47,303,274	£47,234,769	£45,599,523	£43,964,277
60% LAR : 40% CIR	20%	£53,069,369	£44,816,219	£43,165,710	£43,117,404	£41,488,984	£39,856,365
60% LAR : 40% CIR	25%	£48,469,188	£40,691,023	£39,054,784	£38,986,634	£37,360,375	£35,710,471
60% LAR : 40% CIR	30%	£43,851,756	£36,533,052	£34,910,561	£34,842,586	£33,197,244	£31,549,997
60% LAR : 40% CIR	35%	£39,204,997	£32,372,428	£30,731,890	£30,663,014	£29,019,107	£27,375,201
60% LAR : 40% CIR	40%	£34,545,922	£28,178,121	£26,537,075	£26,468,313	£24,827,266	£23,186,220
60% LAR : 40% CIR	45%	£29,873,395	£23,967,844	£22,329,183	£22,260,514	£20,612,853	£18,965,174
60% LAR : 40% CIR	50%	£25,188,801	£19,745,092	£18,106,623	£18,036,979	£16,375,259	£14,713,538

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£44,708,251	£34,595,286	£32,942,865	£32,873,634	£31,221,212	£29,568,790
60% LAR : 40% CIR	0%	£40,160,432	£30,512,402	£28,866,205	£28,797,288	£27,151,841	£25,504,843
60% LAR : 40% CIR	10%	£35,599,340	£26,416,297	£24,716,784	£24,707,080	£23,066,585	£21,426,111
60% LAR : 40% CIR	15%	£31,025,097	£22,306,974	£20,671,728	£20,603,224	£18,967,978	£17,332,732
60% LAR : 40% CIR	20%	£26,437,824	£18,184,674	£16,554,164	£16,485,659	£14,850,340	£13,224,839
60% LAR : 40% CIR	25%	£21,837,642	£14,060,478	£12,423,218	£12,355,069	£10,728,659	£9,078,925
60% LAR : 40% CIR	30%	£17,220,210	£9,901,506	£8,279,016	£8,211,041	£6,565,698	£4,916,451
60% LAR : 40% CIR	35%	£12,573,451	£5,740,883	£4,100,345	£4,031,469	£2,387,562	£7,443,655
60% LAR : 40% CIR	40%	£7,913,856	£1,546,376	£-898,471	£-829,232	£-1,804,378	£-3,645,855
60% LAR : 40% CIR	45%	£3,241,849	£-2,663,701	£-4,302,363	£-4,311,032	£-6,009,693	£-7,866,371
60% LAR : 40% CIR	50%	£-1,442,745	£-6,898,454	£-8,524,922	£-8,540,566	£-10,256,256	£-11,918,007

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£55,743,615	£45,630,650	£43,978,228	£43,908,997	£42,256,575	£40,604,153
60% LAR : 40% CIR	0%	£51,156,796	£41,547,766	£39,821,689	£39,752,622	£38,100,200	£36,447,777
60% LAR : 40% CIR	10%	£46,634,704	£37,451,621	£35,811,148	£35,742,423	£34,100,949	£32,461,475
60% LAR : 40% CIR	15%	£42,060,461	£33,342,338	£31,707,092	£31,638,588	£30,000,342	£28,360,866
60% LAR : 40% CIR	20%	£37,473,187	£29,220,038	£27,589,528	£27,521,222	£25,880,715	£24,240,203
60% LAR : 40% CIR	25%	£32,873,006	£25,094,942	£23,486,582	£23,418,078	£21,778,193	£20,144,289
60% LAR : 40% CIR	30%	£28,255,574	£20,936,870	£19,314,379	£19,246,404	£17,601,062	£15,953,815
60% LAR : 40% CIR	35%	£23,608,815	£16,776,246	£15,135,709	£15,068,832	£13,422,925	£11,779,019
60% LAR : 40% CIR	40%	£18,949,320	£12,581,939	£10,940,893	£10,872,131	£9,231,185	£7,590,038
60% LAR : 40% CIR	45%	£14,277,213	£8,371,662	£6,733,001	£6,664,332	£5,025,671	£3,388,993
60% LAR : 40% CIR	50%	£9,592,619	£4,148,910	£2,510,441	£2,440,798	£779,077	£-982,644

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£60,316,180	£50,203,196	£48,550,774	£48,481,543	£46,829,121	£45,176,699
60% LAR : 40% CIR	0%	£55,768,342	£46,100,311	£44,474,114	£44,405,147	£42,752,960	£41,112,752
60% LAR : 40% CIR	10%	£51,207,249	£42,024,167	£40,383,693	£40,314,969	£38,674,494	£37,034,020
60% LAR : 40% CIR	15%	£46,633,006	£37,914,883	£36,279,637	£36,211,133	£34,576,887	£32,940,641
60% LAR : 40% CIR	20%	£42,045,733	£33,792,583	£32,162,073	£32,093,788	£30,462,258	£28,827,749
60% LAR : 40% CIR	25%	£37,445,552	£29,657,387	£28,031,127	£27,962,998	£26,336,739	£24,696,634
60% LAR : 40% CIR	30%	£32,828,120	£25,509,415	£23,886,925	£23,818,950	£22,173,607	£20,526,360
60% LAR : 40% CIR	35%	£28,181,360	£21,346,792	£19,708,254	£19,639,378	£17,985,471	£16,351,964
60% LAR : 40% CIR	40%	£23,521,865	£17,154,465	£15,515,438	£15,444,677	£13,803,630	£12,162,884
60% LAR : 40% CIR	45%	£18,849,759	£12,944,208	£11,305,547	£11,236,878	£9,598,216	£7,941,538
60% LAR : 40% CIR	50%	£14,165,164	£8,721,455	£7,082,987	£7,013,343	£5,351,623	£3,689,902

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£85,721,342	£55,856,377	£53,985,996	£53,916,724	£52,232,303	£50,581,881
60% LAR : 40% CIR	0%	£81,173,523	£51,526,493	£49,879,286	£49,810,329	£48,124,132	£46,501,881
60% LAR : 40% CIR	10%	£56,612,431	£47,429,348	£45,788,875	£45,720,151	£44,079,676	£42,439,202
60% LAR : 40% CIR	15%	£52,038,188	£43,320,065	£41,684,819	£41,616,315	£39,981,069	£38,345,823
60% LAR : 40% CIR	20%	£47,450,915	£39,197,755	£37,469,849	£37,401,255	£35,766,440	£34,127,930
60% LAR : 40% CIR	25%	£42,850,733	£35,062,569	£33,368,309	£33,300,016	£31,744,920	£30,102,016
60% LAR : 40% CIR	30%	£38,233,301	£30,914,597	£29,292,107	£29,224,131	£27,578,789	£25,931,542
60% LAR : 40% CIR	35%	£33,586,542	£26,753,974	£25,113,436	£25,044,960	£23,400,653	£21,756,746
60% LAR : 40% CIR	40%	£28,927,047	£22,559,667	£20,918,620	£20,849,858	£19,208,812	£17,567,765
60% LAR : 40% CIR	45%	£24,254,940	£18,349,390	£16,710,728	£16,642,059	£15,003,398	£13,346,720
60% LAR : 40% CIR	50%	£19,570,346	£14,126,637	£12,488,169	£12,418,525	£10,796,805	£9,095,963

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone C - £2,000 psf
------------	---------------------

No Units	150
Site Area	0.27 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£77,415,314	£67,225,516	£65,593,745	£65,524,513	£63,872,092	£62,219,670
60% LAR : 40% CIR	5%	£72,563,720	£62,857,143	£61,216,118	£61,147,152	£59,500,954	£57,854,756
60% LAR : 40% CIR	10%	£67,698,853	£58,465,204	£56,824,731	£56,756,006	£55,115,532	£53,475,058
60% LAR : 40% CIR	15%	£62,820,833	£54,054,954	£52,419,708	£52,351,204	£50,715,958	£49,080,712
60% LAR : 40% CIR	20%	£57,929,784	£49,631,657	£48,001,178	£47,932,872	£46,293,382	£44,671,852
60% LAR : 40% CIR	25%	£53,025,826	£45,195,524	£43,569,296	£43,501,136	£41,874,876	£40,268,616
60% LAR : 40% CIR	30%	£48,109,081	£40,746,586	£39,124,095	£39,056,120	£37,433,629	£35,799,650
60% LAR : 40% CIR	35%	£43,179,612	£36,284,996	£34,665,795	£34,597,954	£32,965,215	£31,321,307
60% LAR : 40% CIR	40%	£38,215,790	£31,810,913	£30,179,634	£30,110,873	£28,469,899	£26,828,780
60% LAR : 40% CIR	45%	£33,237,827	£27,306,858	£25,668,197	£25,599,528	£23,960,866	£22,322,205
60% LAR : 40% CIR	50%	£28,247,375	£22,780,559	£21,143,811	£21,075,215	£19,438,468	£17,780,203

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£50,783,769	£40,593,971	£38,962,199	£38,892,968	£37,240,546	£35,588,124
60% LAR : 40% CIR	0%	£45,932,174	£36,225,597	£34,584,572	£34,515,696	£32,863,468	£31,223,211
60% LAR : 40% CIR	10%	£41,067,307	£31,833,659	£30,193,186	£30,124,461	£28,483,986	£26,843,512
60% LAR : 40% CIR	15%	£36,189,288	£27,423,400	£25,788,163	£25,719,658	£24,084,412	£22,449,166
60% LAR : 40% CIR	20%	£31,298,238	£23,000,142	£21,369,632	£21,301,326	£19,670,817	£18,040,307
60% LAR : 40% CIR	25%	£26,394,281	£18,563,978	£16,937,110	£16,869,569	£15,243,331	£13,617,071
60% LAR : 40% CIR	30%	£21,477,536	£14,115,041	£12,492,549	£12,424,575	£10,802,083	£9,168,104
60% LAR : 40% CIR	35%	£16,548,126	£9,653,450	£8,034,249	£7,966,409	£6,333,669	£4,699,762
60% LAR : 40% CIR	40%	£11,594,245	£5,179,259	£3,543,989	£3,476,327	£1,839,281	£197,234
60% LAR : 40% CIR	45%	£6,666,282	£675,312	£-963,349	£-1,032,018	£-2,670,679	£-4,309,340
60% LAR : 40% CIR	50%	£1,615,829	£-850,987	£-3,487,734	£-3,558,331	£-5,193,077	£-6,851,342

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£51,819,132	£51,629,335	£49,997,863	£49,928,332	£48,275,910	£46,623,488
60% LAR : 40% CIR	0%	£46,967,528	£47,280,961	£45,619,626	£45,550,970	£43,908,772	£42,268,574
60% LAR : 40% CIR	10%	£42,102,671	£42,869,022	£41,228,549	£41,159,824	£39,519,350	£37,878,876
60% LAR : 40% CIR	15%	£37,224,652	£38,458,772	£36,823,526	£36,755,022	£35,119,776	£33,484,530
60% LAR : 40% CIR	20%	£32,333,602	£34,035,566	£32,404,686	£32,336,680	£30,706,180	£29,075,671
60% LAR : 40% CIR	25%	£27,422,645	£29,699,342	£27,973,083	£27,904,953	£26,278,684	£24,652,436
60% LAR : 40% CIR	30%	£22,511,899	£25,150,404	£23,527,913	£23,459,939	£21,837,447	£20,203,468
60% LAR : 40% CIR	35%	£17,583,490	£20,688,814	£19,069,613	£19,001,772	£17,369,033	£15,725,125
60% LAR : 40% CIR	40%	£12,654,259	£16,214,692	£14,563,452	£14,495,661	£12,871,644	£11,232,598
60% LAR : 40% CIR	45%	£7,725,111	£11,740,676	£10,072,015	£10,003,346	£8,364,685	£6,726,023
60% LAR : 40% CIR	50%	£2,795,933	£7,184,317	£5,547,630	£5,479,033	£3,842,287	£2,184,022

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£66,391,678	£56,201,980	£54,570,708	£54,500,877	£52,848,455	£51,196,033
60% LAR : 40% CIR	0%	£61,540,938	£47,280,961	£45,619,626	£45,550,970	£43,908,772	£42,268,574
60% LAR : 40% CIR	10%	£56,675,216	£42,869,022	£41,228,549	£41,159,824	£39,519,350	£37,878,876
60% LAR : 40% CIR	15%	£51,797,197	£38,458,772	£36,823,526	£36,755,022	£35,119,776	£33,484,530
60% LAR : 40% CIR	20%	£46,909,147	£34,035,566	£32,404,686	£32,336,680	£30,706,180	£29,075,671
60% LAR : 40% CIR	25%	£42,002,190	£29,699,342	£27,973,083	£27,904,953	£26,278,684	£24,652,436
60% LAR : 40% CIR	30%	£37,085,445	£25,150,404	£23,527,913	£23,459,939	£21,837,447	£20,203,468
60% LAR : 40% CIR	35%	£32,166,935	£20,688,814	£19,069,613	£19,001,772	£17,369,033	£15,725,125
60% LAR : 40% CIR	40%	£27,248,425	£16,214,692	£14,563,452	£14,495,661	£12,871,644	£11,232,598
60% LAR : 40% CIR	45%	£22,329,915	£11,740,676	£10,072,015	£10,003,346	£8,364,685	£6,726,023
60% LAR : 40% CIR	50%	£17,411,405	£7,184,317	£5,547,630	£5,479,033	£3,842,287	£2,184,022

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£71,796,959	£61,607,062	£59,975,290	£59,906,359	£58,253,937	£56,601,515
60% LAR : 40% CIR	0%	£66,945,265	£57,238,986	£55,597,693	£55,528,699	£53,886,277	£52,233,855
60% LAR : 40% CIR	10%	£62,080,398	£52,846,750	£51,206,276	£51,137,552	£49,497,077	£47,856,603
60% LAR : 40% CIR	15%	£57,202,379	£48,436,500	£46,801,254	£46,732,749	£45,092,503	£43,452,257
60% LAR : 40% CIR	20%	£52,311,329	£44,013,233	£42,384,117	£42,314,417	£40,663,968	£39,023,396
60% LAR : 40% CIR	25%	£47,407,372	£39,577,069	£37,960,810	£37,892,680	£36,256,421	£34,616,162
60% LAR : 40% CIR	30%	£42,493,627	£35,128,132	£33,505,640	£33,437,666	£31,815,174	£30,181,195
60% LAR : 40% CIR	35%	£37,561,217	£30,668,541	£29,047,540	£29,079,499	£27,346,780	£25,702,852
60% LAR : 40% CIR	40%	£32,597,336	£26,192,410	£24,561,180	£24,492,418	£22,851,372	£21,210,325
60% LAR : 40% CIR	45%	£27,619,373	£21,688,403	£20,049,742	£19,981,073	£18,342,412	£16,703,751
60% LAR : 40% CIR	50%	£22,628,920	£17,162,104	£15,625,357	£15,456,760	£13,820,014	£12,161,749

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone C - RP Periphery £2,250 psf
------------	----------------------------------

No Units	150
Site Area	0.27 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£92,569,275	£82,171,441	£90,543,853	£90,475,663	£78,848,075	£77,220,487
60% LAR : 40% CIR	5%	£86,973,782	£77,055,722	£75,434,315	£75,366,384	£73,744,927	£72,123,470
60% LAR : 40% CIR	10%	£81,385,217	£71,927,041	£70,311,222	£70,243,531	£68,627,711	£67,011,891
60% LAR : 40% CIR	15%	£75,731,310	£66,785,370	£65,174,699	£65,107,225	£63,496,555	£61,871,798
60% LAR : 40% CIR	20%	£70,080,821	£61,630,877	£60,204,872	£60,137,398	£58,541,031	£56,916,274
60% LAR : 40% CIR	25%	£64,417,423	£56,463,681	£54,855,517	£54,787,387	£53,181,128	£51,554,865
60% LAR : 40% CIR	30%	£58,741,239	£51,280,422	£49,657,930	£49,589,956	£47,967,464	£46,344,973
60% LAR : 40% CIR	35%	£53,052,389	£46,086,414	£44,447,213	£44,379,372	£42,760,171	£41,140,970
60% LAR : 40% CIR	40%	£47,350,995	£40,839,676	£39,223,492	£39,155,704	£37,539,380	£35,922,997
60% LAR : 40% CIR	45%	£41,637,179	£35,600,926	£33,986,892	£33,919,256	£32,305,221	£30,689,740
60% LAR : 40% CIR	50%	£35,893,810	£30,349,688	£28,732,479	£28,665,883	£27,027,136	£25,390,388

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£65,937,729	£55,539,596	£53,912,308	£53,844,117	£52,216,529	£50,588,941
60% LAR : 40% CIR	0%	£60,342,237	£50,424,226	£48,802,789	£48,734,589	£47,113,362	£45,491,925
60% LAR : 40% CIR	10%	£54,733,871	£45,286,496	£43,676,677	£43,608,477	£41,989,166	£40,368,346
60% LAR : 40% CIR	15%	£49,099,765	£40,153,825	£38,543,154	£38,475,679	£36,856,009	£35,234,253
60% LAR : 40% CIR	20%	£43,449,275	£34,999,332	£33,393,327	£33,326,048	£31,709,486	£30,078,976
60% LAR : 40% CIR	25%	£37,785,877	£29,852,136	£28,223,971	£28,156,842	£26,540,562	£24,919,323
60% LAR : 40% CIR	30%	£32,109,694	£24,648,876	£23,026,385	£22,958,411	£21,335,919	£19,713,427
60% LAR : 40% CIR	35%	£26,420,844	£19,434,869	£17,815,668	£17,747,827	£16,126,626	£14,509,425
60% LAR : 40% CIR	40%	£20,719,449	£14,230,330	£12,611,946	£12,544,218	£10,927,834	£9,311,452
60% LAR : 40% CIR	45%	£15,005,634	£8,989,381	£7,355,347	£7,287,710	£5,673,676	£4,038,195
60% LAR : 40% CIR	50%	£9,282,265	£3,718,142	£2,100,934	£2,032,337	£395,550	£1,241,157

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£76,973,093	£66,575,259	£64,947,672	£64,879,481	£63,251,893	£61,624,305
60% LAR : 40% CIR	0%	£71,377,600	£61,459,590	£59,828,123	£59,760,000	£58,148,746	£56,527,289
60% LAR : 40% CIR	10%	£65,769,035	£56,330,859	£54,715,040	£54,647,349	£53,031,529	£51,415,709
60% LAR : 40% CIR	15%	£60,135,128	£51,189,189	£49,578,518	£49,511,043	£47,900,373	£46,275,616
60% LAR : 40% CIR	20%	£54,484,638	£46,034,695	£44,428,680	£44,361,411	£42,744,849	£41,114,340
60% LAR : 40% CIR	25%	£48,821,241	£40,887,500	£39,259,335	£39,191,205	£37,564,946	£35,938,686
60% LAR : 40% CIR	30%	£43,145,057	£35,684,240	£34,061,748	£33,993,774	£32,371,283	£30,748,791
60% LAR : 40% CIR	35%	£37,466,207	£30,470,232	£28,851,031	£28,783,191	£27,163,990	£25,544,788
60% LAR : 40% CIR	40%	£31,784,813	£25,243,694	£23,627,510	£23,559,862	£21,943,198	£20,328,815
60% LAR : 40% CIR	45%	£26,040,997	£20,004,745	£18,390,710	£18,323,074	£16,709,040	£15,073,558
60% LAR : 40% CIR	50%	£20,297,628	£14,753,506	£13,196,298	£13,067,701	£11,430,954	£9,794,207

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£81,545,638	£71,147,905	£69,520,217	£69,452,026	£67,824,438	£66,196,851
60% LAR : 40% CIR	0%	£75,950,146	£66,032,135	£64,410,678	£64,342,748	£62,721,291	£61,099,834
60% LAR : 40% CIR	10%	£70,341,580	£60,903,405	£59,287,586	£59,219,895	£57,604,075	£55,988,255
60% LAR : 40% CIR	15%	£64,707,674	£55,761,734	£54,151,063	£54,083,588	£52,472,918	£50,848,162
60% LAR : 40% CIR	20%	£59,057,184	£50,607,241	£49,001,236	£48,933,957	£47,313,395	£45,696,995
60% LAR : 40% CIR	25%	£53,393,786	£45,440,045	£43,831,880	£43,763,751	£42,137,491	£40,511,232
60% LAR : 40% CIR	30%	£47,717,603	£40,256,785	£38,634,294	£38,566,320	£36,943,828	£35,321,336
60% LAR : 40% CIR	35%	£42,028,753	£35,042,778	£33,423,577	£33,355,796	£31,736,535	£30,117,334
60% LAR : 40% CIR	40%	£36,327,358	£29,816,239	£28,189,856	£28,122,127	£26,515,744	£24,899,361
60% LAR : 40% CIR	45%	£30,613,543	£24,577,290	£22,963,256	£22,895,619	£21,281,585	£19,646,104
60% LAR : 40% CIR	50%	£24,870,174	£19,326,051	£17,708,843	£17,640,246	£16,003,499	£14,366,752

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£86,980,820	£76,382,387	£74,925,389	£74,857,268	£73,229,620	£71,602,032
60% LAR : 40% CIR	0%	£81,355,327	£71,437,317	£69,815,890	£69,747,930	£68,124,473	£66,506,016
60% LAR : 40% CIR	10%	£75,746,762	£66,308,587	£64,692,768	£64,625,076	£63,009,256	£61,393,437
60% LAR : 40% CIR	15%	£70,112,855	£61,168,916	£59,556,245	£59,488,770	£57,876,100	£56,253,343
60% LAR : 40% CIR	20%	£64,462,366	£56,012,423	£54,408,418	£54,341,138	£52,722,576	£51,099,817
60% LAR : 40% CIR	25%	£58,798,968	£50,845,227	£49,237,062	£49,168,933	£47,549,673	£45,916,414
60% LAR : 40% CIR	30%	£53,122,785	£45,661,967	£44,039,476	£43,971,501	£42,349,010	£40,726,518
60% LAR : 40% CIR	35%	£47,433,844	£40,447,960	£38,828,759	£38,760,918	£37,141,717	£35,522,516
60% LAR : 40% CIR	40%	£41,732,540	£35,221,421	£33,605,037	£33,537,309	£31,920,925	£30,304,543
60% LAR : 40% CIR	45%	£36,018,724	£29,982,472	£28,368,438	£28,300,801	£26,686,767	£25,051,286
60% LAR : 40% CIR	50%	£30,275,356	£24,731,233	£23,114,025	£23,045,428	£21,408,681	£19,771,934

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone C - RP Periphery £2,450 psf
------------	----------------------------------

No Units	150
Site Area	0.27 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£104,658,341	£94,128,181	£92,500,593	£92,432,402	£90,804,815	£89,177,227
60% LAR : 40% CIR	5%	£98,458,395	£88,414,674	£86,793,217	£86,725,287	£85,103,630	£83,482,372
60% LAR : 40% CIR	10%	£92,245,377	£82,688,107	£81,072,288	£81,004,596	£79,388,777	£77,772,957
60% LAR : 40% CIR	15%	£86,019,403	£76,948,599	£75,337,928	£75,270,454	£73,659,784	£72,049,114
60% LAR : 40% CIR	20%	£79,780,596	£71,196,268	£69,580,284	£69,512,985	£67,916,980	£66,310,975
60% LAR : 40% CIR	25%	£73,529,076	£65,431,236	£63,829,418	£63,762,312	£62,160,494	£60,558,675
60% LAR : 40% CIR	30%	£67,246,964	£59,653,622	£58,055,515	£57,988,562	£56,390,454	£54,792,042
60% LAR : 40% CIR	35%	£60,950,962	£53,863,544	£52,268,678	£52,201,857	£50,605,307	£49,006,106
60% LAR : 40% CIR	40%	£54,641,918	£48,071,123	£46,466,693	£46,399,985	£44,802,562	£43,204,198
60% LAR : 40% CIR	45%	£48,320,249	£42,222,194	£40,608,160	£40,540,523	£38,926,489	£37,321,455
60% LAR : 40% CIR	50%	£41,986,580	£36,369,022	£34,756,674	£34,689,308	£33,077,160	£31,461,323

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£78,026,796	£67,496,636	£65,889,048	£65,800,857	£64,173,269	£62,545,681
60% LAR : 40% CIR	5%	£71,626,850	£61,785,129	£60,161,672	£60,083,742	£58,472,285	£56,860,827
60% LAR : 40% CIR	10%	£65,313,831	£56,066,562	£54,440,743	£54,373,050	£52,751,231	£51,141,411
60% LAR : 40% CIR	15%	£59,087,858	£50,317,054	£48,706,383	£48,638,908	£47,028,238	£45,417,568
60% LAR : 40% CIR	20%	£53,149,051	£44,564,723	£42,958,719	£42,891,439	£41,285,434	£39,679,429
60% LAR : 40% CIR	25%	£46,897,529	£38,799,091	£37,197,872	£37,130,767	£35,528,948	£33,927,130
60% LAR : 40% CIR	30%	£40,615,419	£33,022,076	£31,423,969	£31,357,016	£29,758,909	£28,140,496
60% LAR : 40% CIR	35%	£34,319,017	£27,231,999	£25,637,132	£25,570,311	£23,973,761	£22,374,560
60% LAR : 40% CIR	40%	£28,010,072	£21,429,577	£19,815,147	£19,747,419	£18,131,037	£16,514,653
60% LAR : 40% CIR	45%	£21,688,704	£15,590,649	£13,976,615	£13,908,978	£12,294,944	£10,680,910
60% LAR : 40% CIR	50%	£15,355,035	£9,737,477	£8,125,329	£8,057,762	£6,445,614	£4,829,778

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£59,062,159	£78,531,999	£76,904,411	£76,836,221	£75,208,633	£73,581,045
60% LAR : 40% CIR	5%	£52,862,213	£72,819,493	£71,187,026	£71,119,125	£69,501,648	£67,884,160
60% LAR : 40% CIR	10%	£46,649,195	£67,091,925	£65,476,106	£65,408,414	£63,792,595	£62,176,775
60% LAR : 40% CIR	15%	£40,423,221	£61,352,417	£59,741,746	£59,674,272	£58,063,602	£56,452,932
60% LAR : 40% CIR	20%	£34,184,414	£55,600,086	£53,904,082	£53,836,863	£52,220,738	£50,614,793
60% LAR : 40% CIR	25%	£27,932,893	£49,838,054	£48,233,236	£48,166,130	£46,564,932	£44,964,483
60% LAR : 40% CIR	30%	£21,680,782	£44,057,440	£42,469,333	£42,392,380	£40,794,272	£39,195,860
60% LAR : 40% CIR	35%	£15,354,381	£38,267,362	£36,672,496	£36,605,675	£34,989,125	£33,389,924
60% LAR : 40% CIR	40%	£9,045,436	£24,464,941	£22,860,511	£22,792,763	£21,166,400	£19,561,016
60% LAR : 40% CIR	45%	£2,724,067	£16,226,012	£14,615,978	£14,548,342	£12,933,307	£11,327,723
60% LAR : 40% CIR	50%	£26,390,399	£20,772,840	£19,160,692	£19,093,126	£17,480,978	£15,865,141

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£93,634,705	£83,104,545	£81,476,367	£81,408,766	£79,781,178	£78,153,590
60% LAR : 40% CIR	5%	£87,421,759	£77,391,038	£75,769,581	£75,701,651	£74,080,194	£72,461,746
60% LAR : 40% CIR	10%	£81,221,740	£71,664,471	£70,048,652	£70,080,960	£68,465,141	£66,849,321
60% LAR : 40% CIR	15%	£75,021,721	£65,937,904	£64,321,792	£64,246,817	£62,631,147	£61,015,477
60% LAR : 40% CIR	20%	£68,821,702	£60,210,337	£58,605,682	£58,529,349	£56,913,363	£55,297,378
60% LAR : 40% CIR	25%	£62,621,683	£54,482,770	£52,889,563	£52,813,676	£51,197,857	£49,581,039
60% LAR : 40% CIR	30%	£56,421,664	£48,755,203	£47,031,878	£46,956,425	£45,340,818	£43,725,211
60% LAR : 40% CIR	35%	£50,221,645	£43,027,636	£41,307,001	£41,229,220	£39,613,613	£37,998,006
60% LAR : 40% CIR	40%	£44,021,626	£37,300,069	£35,572,126	£35,493,949	£33,878,342	£32,262,735
60% LAR : 40% CIR	45%	£37,821,607	£31,572,502	£29,847,251	£29,767,674	£28,151,067	£26,535,460
60% LAR : 40% CIR	50%	£31,621,588	£25,844,935	£24,121,380	£24,041,403	£22,424,796	£20,809,189

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£59,039,866	£88,309,726	£86,682,739	£86,613,948	£85,001,360	£83,388,772
60% LAR : 40% CIR	5%	£52,839,941	£82,786,220	£81,174,163	£81,106,633	£79,495,376	£77,884,118
60% LAR : 40% CIR	10%	£46,626,922	£77,069,653	£75,453,834	£75,386,141	£73,775,322	£72,164,502
60% LAR : 40% CIR	15%	£40,400,903	£71,353,084	£69,737,474	£69,669,599	£68,058,320	£66,447,041
60% LAR : 40% CIR	20%	£34,184,884	£65,636,515	£64,020,904	£63,952,610	£62,341,331	£60,730,052
60% LAR : 40% CIR	25%	£27,968,865	£59,920,946	£58,305,335	£58,236,641	£56,625,362	£55,014,083
60% LAR : 40% CIR	30%	£21,752,846	£54,205,377	£52,589,766	£52,520,672	£50,909,393	£49,298,114
60% LAR : 40% CIR	35%	£15,536,827	£48,489,808	£46,874,239	£46,804,545	£45,193,266	£43,582,087
60% LAR : 40% CIR	40%	£9,320,808	£42,774,239	£41,158,670	£41,088,576	£39,477,297	£37,866,018
60% LAR : 40% CIR	45%	£3,104,789	£37,058,670	£35,342,791	£35,272,297	£33,660,018	£32,048,739
60% LAR : 40% CIR	50%	£36,366,126	£30,750,568	£29,134,420	£29,070,853	£27,458,705	£25,846,557

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone C - £1,050 paf
------------	---------------------

No Units	200
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£18,744,396	£6,047,590	£3,630,023	£3,534,805	£1,105,565	£1,369,471
60% LAR : 40% CIR	5%	£16,305,671	£4,166,442	£1,757,549	£1,661,908	£795,701	£1,273,665
60% LAR : 40% CIR	10%	£13,849,829	£2,265,902	£-162,566	£-260,587	£-2,735,364	£-5,226,764
60% LAR : 40% CIR	15%	£11,362,607	£330,579	£-2,131,714	£-2,229,033	£-4,707,368	£-7,212,352
60% LAR : 40% CIR	20%	£9,842,193	£-1,990,217	£-4,125,287	£-4,223,805	£-6,721,988	£-9,228,406
60% LAR : 40% CIR	25%	£8,302,873	£-3,976,507	£-6,167,508	£-6,266,772	£-8,763,108	£-11,293,261
60% LAR : 40% CIR	30%	£6,721,129	£-5,743,248	£-8,234,242	£-8,333,778	£-10,858,534	£-13,383,292
60% LAR : 40% CIR	35%	£1,112,599	£-7,835,646	£-10,355,749	£-10,455,090	£-12,875,193	£-15,495,297
60% LAR : 40% CIR	40%	£-1,369,492	£-9,981,342	£-12,487,329	£-12,586,705	£-15,112,893	£-17,620,081
60% LAR : 40% CIR	45%	£-4,311,316	£-12,146,394	£-14,659,397	£-14,758,439	£-17,271,441	£-19,784,444
60% LAR : 40% CIR	50%	£-7,112,299	£-14,330,628	£-16,841,169	£-16,940,107	£-19,450,647	£-21,961,189

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£29,155,318	£21,852,124	£24,289,691	£24,385,109	£26,794,749	£29,289,188
60% LAR : 40% CIR	5%	£11,560,048	£23,733,278	£26,148,169	£26,237,804	£28,650,416	£31,178,360
60% LAR : 40% CIR	10%	£-14,049,886	£23,633,813	£29,062,671	£29,160,302	£30,635,079	£33,158,478
60% LAR : 40% CIR	15%	£-18,537,108	£27,569,135	£30,031,428	£30,128,747	£32,607,082	£35,112,066
60% LAR : 40% CIR	20%	£-19,057,821	£29,559,931	£32,025,002	£32,123,520	£34,621,762	£37,126,130
60% LAR : 40% CIR	25%	£-17,598,941	£31,576,242	£34,027,222	£34,105,486	£36,662,823	£39,176,204
60% LAR : 40% CIR	30%	£-24,178,585	£33,642,962	£36,133,958	£36,233,492	£38,748,240	£41,283,006
60% LAR : 40% CIR	35%	£-29,797,116	£33,735,391	£38,255,464	£38,354,804	£40,874,908	£43,395,011
60% LAR : 40% CIR	40%	£-29,499,207	£37,081,056	£40,397,244	£40,496,419	£43,012,607	£45,438,785
60% LAR : 40% CIR	45%	£-32,211,030	£40,046,109	£42,559,112	£42,658,153	£45,171,156	£47,684,158
60% LAR : 40% CIR	50%	£-39,012,013	£42,230,342	£44,740,885	£44,839,821	£47,350,361	£49,860,603

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,405,539	£10,291,297	£12,709,834	£12,806,252	£15,233,292	£17,706,339
60% LAR : 40% CIR	5%	£29,186	£12,172,416	£14,581,308	£14,676,263	£17,134,658	£19,611,582
60% LAR : 40% CIR	10%	£-2,489,029	£14,072,955	£16,501,813	£16,599,445	£19,074,221	£21,565,621
60% LAR : 40% CIR	15%	£-4,976,251	£16,009,278	£18,470,571	£18,567,890	£21,048,225	£23,551,209
60% LAR : 40% CIR	20%	£-7,468,664	£17,998,014	£20,468,144	£20,563,863	£23,060,845	£25,566,283
60% LAR : 40% CIR	25%	£-10,035,984	£20,014,355	£22,506,385	£22,604,623	£25,101,985	£27,632,118
60% LAR : 40% CIR	30%	£-12,617,728	£22,082,105	£24,573,099	£24,672,635	£27,197,391	£29,722,149
60% LAR : 40% CIR	35%	£-15,228,258	£24,174,904	£26,694,606	£26,793,947	£29,314,951	£31,834,154
60% LAR : 40% CIR	40%	£-17,868,349	£26,329,199	£28,836,937	£28,936,922	£31,451,750	£33,967,638
60% LAR : 40% CIR	45%	£-20,650,173	£28,485,252	£30,998,254	£31,097,296	£33,610,298	£36,123,301
60% LAR : 40% CIR	50%	£-23,461,156	£30,669,485	£33,180,028	£33,278,964	£35,789,904	£38,300,048

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,195,624	£5,500,981	£7,918,548	£8,013,966	£10,443,906	£12,918,043
60% LAR : 40% CIR	5%	£4,758,103	£7,382,129	£9,701,022	£9,806,666	£12,344,273	£14,827,237
60% LAR : 40% CIR	10%	£2,301,257	£9,282,670	£11,711,528	£11,809,159	£14,283,936	£16,775,535
60% LAR : 40% CIR	15%	£-185,965	£11,217,992	£13,880,285	£13,777,693	£16,295,940	£18,760,923
60% LAR : 40% CIR	20%	£-459,664	£13,199,014	£16,048,144	£15,945,331	£18,310,660	£20,737,937
60% LAR : 40% CIR	25%	£-825,698	£15,224,099	£18,178,079	£18,074,343	£20,311,680	£22,841,833
60% LAR : 40% CIR	30%	£-1,207,442	£17,291,819	£20,328,813	£20,224,349	£22,407,106	£24,931,863
60% LAR : 40% CIR	35%	£-1,605,973	£19,394,216	£22,494,327	£22,389,361	£24,523,355	£27,028,489
60% LAR : 40% CIR	40%	£-2,028,549	£21,529,915	£24,684,011	£24,578,278	£26,661,485	£29,177,652
60% LAR : 40% CIR	45%	£-2,483,888	£23,694,969	£26,907,969	£26,801,010	£28,820,013	£31,333,015
60% LAR : 40% CIR	50%	£-2,989,879	£25,879,199	£29,169,749	£29,062,678	£30,999,219	£33,609,769

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£12,358,396	£161,999	£22,389,997	£22,389,997	£24,780,888	£27,266,671
60% LAR : 40% CIR	5%	£10,420,671	£-1,715,955	£4,128,451	£4,224,094	£6,651,701	£9,164,654
60% LAR : 40% CIR	10%	£7,963,829	£-3,620,098	£6,048,958	£6,146,587	£8,621,364	£11,172,764
60% LAR : 40% CIR	15%	£5,476,607	£-5,565,421	£8,017,714	£8,115,033	£10,593,368	£13,098,352
60% LAR : 40% CIR	20%	£2,956,193	£-7,546,011	£10,011,293	£10,108,825	£12,607,088	£15,111,448
60% LAR : 40% CIR	25%	£416,873	£-9,561,527	£12,053,508	£12,151,772	£14,648,108	£17,179,261
60% LAR : 40% CIR	30%	£-184,871	£-11,629,249	£14,120,242	£14,219,778	£16,744,534	£19,299,292
60% LAR : 40% CIR	35%	£-473,651	£-13,721,646	£16,241,749	£16,341,099	£18,861,053	£21,381,287
60% LAR : 40% CIR	40%	£-745,402	£-15,867,342	£18,383,529	£18,482,705	£20,998,693	£23,515,081
60% LAR : 40% CIR	45%	£-1,097,316	£-18,032,394	£20,543,597	£20,644,439	£23,167,441	£25,670,444
60% LAR : 40% CIR	50%	£-1,496,298	£-20,216,628	£22,727,169	£22,828,197	£25,336,647	£27,847,189

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone C - £1,150 psf
------------	---------------------

No Units	200
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£26,515,887	£13,877,519	£11,496,284	£11,402,300	£9,021,066	£6,606,074
60% LAR - 40% CIR	5%	£23,111,005	£11,627,485	£9,254,734	£9,161,170	£6,764,877	£4,355,984
60% LAR - 40% CIR	10%	£20,887,291	£9,358,351	£6,886,896	£6,886,176	£4,485,228	£2,084,278
60% LAR - 40% CIR	15%	£18,027,627	£7,066,750	£4,673,019	£4,578,604	£2,184,872	£-238,783
60% LAR - 40% CIR	20%	£15,144,853	£4,732,589	£2,345,387	£2,251,225	£-160,955	£-221,594
60% LAR - 40% CIR	25%	£12,257,057	£2,379,559	£0	£-319,976	£-116,762	£-257,436
60% LAR - 40% CIR	30%	£9,293,072	£-7,257	£-2,456,686	£-2,553,262	£-5,020,531	£-7,507,343
60% LAR - 40% CIR	35%	£6,320,133	£-2,468,340	£-4,932,264	£-5,030,112	£-7,512,341	£-10,022,579
60% LAR - 40% CIR	40%	£3,306,435	£-4,970,445	£-7,448,818	£-7,546,663	£-10,061,152	£-12,577,340
60% LAR - 40% CIR	45%	£285,805	£-7,515,633	£-10,028,636	£-10,127,677	£-12,640,680	£-15,153,682
60% LAR - 40% CIR	50%	£-2,897,616	£-10,120,844	£-12,631,386	£-12,730,322	£-15,240,864	£-17,751,405

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,383,827	£-14,022,196	£-18,403,430	£-16,497,414	£-18,876,648	£-21,293,641
60% LAR - 40% CIR	5%	£4,188,718	£-10,272,228	£-16,846,800	£-18,788,544	£-21,944,897	£-23,543,780
60% LAR - 40% CIR	10%	£7,012,423	£-8,541,364	£-20,918,819	£-21,033,538	£-23,414,487	£-25,815,437
60% LAR - 40% CIR	15%	£9,827,087	£-6,832,964	£-23,226,695	£-23,321,111	£-25,718,407	£-28,138,407
60% LAR - 40% CIR	20%	£12,788,061	£-5,167,115	£-25,554,347	£-25,648,490	£-28,000,670	£-30,521,308
60% LAR - 40% CIR	25%	£15,862,651	£-3,520,155	£-27,910,600	£-28,018,476	£-30,417,181	£-32,941,476
60% LAR - 40% CIR	30%	£18,806,643	£-1,906,971	£-30,356,410	£-30,452,976	£-32,920,245	£-35,407,058
60% LAR - 40% CIR	35%	£21,570,581	£-30,368,954	£-32,831,979	£-32,929,826	£-35,412,095	£-37,922,293
60% LAR - 40% CIR	40%	£24,093,201	£-52,810,163	£-35,346,932	£-35,446,917	£-37,980,986	£-40,477,055
60% LAR - 40% CIR	45%	£27,643,909	£-35,415,347	£-37,928,350	£-38,027,391	£-40,540,394	£-43,053,397
60% LAR - 40% CIR	50%	£30,797,330	£-38,020,558	£-40,531,100	£-40,630,037	£-43,140,578	£-45,651,118

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£10,177,030	£2,481,338	£4,842,573	£4,936,557	£7,371,791	£9,732,783
60% LAR - 40% CIR	5%	£7,372,147	£4,111,973	£4,084,863	£4,177,687	£5,515,960	£7,052,670
60% LAR - 40% CIR	10%	£4,548,434	£0,980,507	£0,357,962	£-9,452,681	£-11,853,630	£-14,254,579
60% LAR - 40% CIR	15%	£1,688,770	£-9,272,107	£-11,665,838	£-11,780,254	£-14,153,985	£-16,577,640
60% LAR - 40% CIR	20%	£-1,187,824	£-11,666,258	£-13,965,690	£-14,087,632	£-16,489,812	£-18,869,651
60% LAR - 40% CIR	25%	£4,101,800	£-13,959,298	£-16,358,833	£-16,455,819	£-18,910,294	£-21,380,819
60% LAR - 40% CIR	30%	£7,045,786	£-16,344,114	£-18,795,552	£-18,892,119	£-21,359,388	£-23,846,201
60% LAR - 40% CIR	35%	£10,018,724	£-18,807,187	£-21,271,121	£-21,388,569	£-23,851,198	£-26,361,438
60% LAR - 40% CIR	40%	£13,032,423	£-21,309,302	£-23,787,675	£-23,865,369	£-26,401,989	£-28,916,198
60% LAR - 40% CIR	45%	£16,083,052	£-23,854,430	£-26,367,493	£-26,486,534	£-28,976,537	£-31,492,540
60% LAR - 40% CIR	50%	£19,236,473	£-26,459,701	£-28,970,243	£-29,089,180	£-31,579,721	£-34,080,828

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£14,967,316	£2,328,347	£52,287	£188,271	£3,527,536	£4,942,498
60% LAR - 40% CIR	5%	£7,372,147	£4,111,973	£-2,263,777	£-2,361,402	£-9,763,695	£-12,192,887
60% LAR - 40% CIR	10%	£0,338,720	£-2,190,221	£-4,587,076	£-4,662,395	£-7,063,344	£-9,464,294
60% LAR - 40% CIR	15%	£6,479,056	£-4,481,821	£-8,875,392	£-9,999,998	£-9,983,699	£-11,187,354
60% LAR - 40% CIR	20%	£3,583,082	£-6,815,973	£-9,293,294	£-9,297,547	£-11,709,527	£-14,170,165
60% LAR - 40% CIR	25%	£688,486	£-9,169,012	£-11,568,547	£-11,568,547	£-14,120,008	£-16,580,333
60% LAR - 40% CIR	30%	£2,255,500	£-11,555,820	£-14,005,267	£-14,101,833	£-16,569,102	£-19,055,015
60% LAR - 40% CIR	35%	£5,229,438	£-14,016,911	£-16,480,839	£-16,576,683	£-19,080,812	£-21,571,150
60% LAR - 40% CIR	40%	£8,242,137	£-16,519,017	£-18,997,589	£-19,085,076	£-21,609,723	£-24,125,812
60% LAR - 40% CIR	45%	£11,292,767	£-19,064,204	£-21,577,207	£-21,676,248	£-24,188,251	£-26,702,254
60% LAR - 40% CIR	50%	£14,446,189	£-21,588,415	£-24,179,957	£-24,278,894	£-26,789,436	£-29,289,876

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£20,629,887	£7,991,519	£5,810,284	£5,576,300	£3,155,086	£7,800,074
60% LAR - 40% CIR	5%	£17,825,905	£5,741,486	£3,383,794	£3,275,170	£978,877	£1,500,015
60% LAR - 40% CIR	10%	£15,001,291	£3,472,351	£1,094,896	£1,000,176	£-1,400,772	£-3,801,722
60% LAR - 40% CIR	15%	£12,141,627	£1,150,750	£-1,212,881	£-1,307,396	£-3,701,128	£-6,124,783
60% LAR - 40% CIR	20%	£9,255,653	£-1,184,613	£-3,540,613	£-3,634,775	£-6,046,958	£-8,307,594
60% LAR - 40% CIR	25%	£6,351,067	£-3,506,441	£-5,905,976	£-6,002,782	£-8,457,436	£-10,927,762
60% LAR - 40% CIR	30%	£3,407,072	£-5,893,287	£-8,342,696	£-8,439,262	£-10,906,531	£-13,393,343
60% LAR - 40% CIR	35%	£434,733	£-8,354,340	£-10,815,264	£-10,916,112	£-13,398,941	£-15,898,578
60% LAR - 40% CIR	40%	£-2,579,595	£-10,856,445	£-13,334,818	£-13,432,503	£-15,947,152	£-18,463,340
60% LAR - 40% CIR	45%	£-5,630,195	£-13,401,833	£-15,811,633	£-16,013,677	£-18,526,680	£-21,039,682
60% LAR - 40% CIR	50%	£-8,783,616	£-16,008,644	£-18,617,386	£-18,696,322	£-21,126,964	£-23,637,466

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone C - £1,350 psf
------------	---------------------

No Units	200
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£41,889,400	£29,265,276	£26,955,078	£26,863,898	£24,525,901	£22,180,544
60% LAR - 40% CIR	5%	£38,336,936	£26,290,082	£23,973,066	£23,880,840	£21,543,818	£19,206,787
60% LAR - 40% CIR	10%	£34,765,925	£23,291,925	£20,962,000	£20,870,707	£18,541,382	£16,209,279
60% LAR - 40% CIR	15%	£31,176,527	£20,255,102	£17,932,780	£17,841,181	£15,518,859	£13,182,903
60% LAR - 40% CIR	20%	£27,567,838	£17,199,791	£14,883,774	£14,792,489	£12,448,987	£10,096,002
60% LAR - 40% CIR	25%	£23,914,713	£14,126,153	£11,791,359	£11,698,871	£9,353,216	£7,001,227
60% LAR - 40% CIR	30%	£20,243,305	£11,013,195	£8,672,543	£8,580,265	£6,230,623	£3,884,257
60% LAR - 40% CIR	35%	£16,548,740	£7,871,100	£5,524,079	£5,430,577	£3,098,589	£881,178
60% LAR - 40% CIR	40%	£12,866,486	£4,696,201	£2,328,400	£2,235,053	£1,150,477	£-291,800
60% LAR - 40% CIR	45%	£9,037,904	£1,479,117	£-923,556	£-1,019,642	£-3,457,678	£-5,927,724
60% LAR - 40% CIR	50%	£5,217,645	£-1,817,639	£-4,263,414	£-4,360,865	£-6,833,676	£-9,331,837

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£13,989,886	£1,385,562	£-944,836	£-1,035,816	£-3,373,723	£-5,719,170
60% LAR - 40% CIR	5%	£10,437,222	£1,089,892	£-635,946	£-610,186	£-1,352,897	£-2,692,827
60% LAR - 40% CIR	10%	£8,866,211	£8,607,790	£-5,557,114	£-5,029,007	£-9,358,332	£-11,690,456
60% LAR - 40% CIR	15%	£3,276,812	£-7,644,813	£-9,066,934	£-10,058,534	£-12,380,856	£-14,736,811
60% LAR - 40% CIR	20%	£-3,171,775	£-10,599,923	£-13,015,941	£-13,107,275	£-15,452,758	£-17,804,113
60% LAR - 40% CIR	25%	£-3,985,001	£-13,173,911	£-16,108,305	£-16,200,643	£-18,546,449	£-20,898,467
60% LAR - 40% CIR	30%	£-7,856,400	£-16,888,510	£-19,227,172	£-19,319,449	£-21,669,091	£-24,045,458
60% LAR - 40% CIR	35%	£-11,350,975	£-20,028,814	£-22,375,636	£-22,489,137	£-24,841,125	£-27,218,536
60% LAR - 40% CIR	40%	£-15,093,226	£-23,303,013	£-25,511,915	£-25,644,962	£-28,000,162	£-30,491,317
60% LAR - 40% CIR	45%	£-18,961,811	£-26,420,597	£-28,623,270	£-28,919,357	£-31,357,392	£-33,827,439
60% LAR - 40% CIR	50%	£-22,682,070	£-29,117,354	£-32,163,128	£-32,280,579	£-34,733,980	£-37,231,552

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£25,550,543	£12,926,419	£10,616,221	£10,525,041	£8,187,134	£5,841,887
60% LAR - 40% CIR	5%	£21,989,079	£9,981,205	£7,634,259	£7,541,991	£5,204,961	£3,343,255
60% LAR - 40% CIR	10%	£18,427,068	£6,953,067	£4,623,743	£4,531,850	£2,202,525	£-129,578
60% LAR - 40% CIR	15%	£14,837,669	£3,918,245	£1,593,923	£1,502,324	£-919,968	£-3,176,954
60% LAR - 40% CIR	20%	£11,229,082	£860,934	£-1,465,988	£-1,546,418	£-3,061,080	£-4,343,255
60% LAR - 40% CIR	25%	£7,618,566	£-1,412,104	£-4,547,498	£-4,633,988	£-6,885,641	£-8,337,630
60% LAR - 40% CIR	30%	£3,904,448	£-3,325,862	£-7,666,315	£-7,758,592	£-10,108,234	£-12,484,601
60% LAR - 40% CIR	35%	£204,882	£-6,467,797	£-10,814,779	£-10,998,280	£-13,280,388	£-15,657,679
60% LAR - 40% CIR	40%	£-1,909,914	£-11,642,156	£-14,600,467	£-14,601,605	£-16,440,348	£-18,039,460
60% LAR - 40% CIR	45%	£-3,300,393	£-14,859,740	£-17,262,413	£-17,358,500	£-18,796,535	£-20,266,581
60% LAR - 40% CIR	50%	£-4,121,213	£-18,196,497	£-20,609,271	£-20,699,722	£-23,172,633	£-25,870,695

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£30,340,829	£17,716,704	£15,406,507	£15,315,327	£12,977,420	£10,631,973
60% LAR - 40% CIR	5%	£26,786,365	£14,741,491	£12,404,405	£12,313,227	£9,995,246	£7,658,716
60% LAR - 40% CIR	10%	£23,217,354	£11,743,353	£9,414,029	£9,322,136	£6,992,811	£4,660,708
60% LAR - 40% CIR	15%	£19,627,955	£8,706,530	£6,384,209	£6,292,609	£3,970,288	£1,614,332
60% LAR - 40% CIR	20%	£16,019,368	£5,651,210	£3,335,202	£3,243,898	£998,385	£-1,852,978
60% LAR - 40% CIR	25%	£12,366,142	£2,577,582	£242,788	£150,299	£-1,198,356	£-3,547,344
60% LAR - 40% CIR	30%	£8,694,734	£-535,376	£-2,876,029	£-2,968,398	£-5,317,948	£-7,694,315
60% LAR - 40% CIR	35%	£5,060,169	£-3,077,871	£-6,064,863	£-6,117,894	£-8,498,982	£-10,867,394
60% LAR - 40% CIR	40%	£1,257,915	£-6,851,870	£-10,220,172	£-10,313,519	£-11,699,049	£-14,140,174
60% LAR - 40% CIR	45%	£-2,510,668	£-10,069,454	£-12,472,128	£-12,568,214	£-15,006,249	£-17,476,268
60% LAR - 40% CIR	50%	£-3,330,927	£-13,288,211	£-15,811,988	£-15,908,436	£-18,382,247	£-20,880,409

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£36,033,400	£23,379,216	£17,088,076	£16,997,786	£16,838,981	£16,298,544
60% LAR - 40% CIR	5%	£32,450,336	£20,404,082	£14,087,086	£13,996,849	£13,857,818	£13,320,787
60% LAR - 40% CIR	10%	£28,879,925	£17,405,925	£11,076,600	£10,984,707	£10,855,382	£10,323,279
60% LAR - 40% CIR	15%	£25,290,527	£14,369,102	£8,046,780	£7,955,181	£7,826,859	£7,276,903
60% LAR - 40% CIR	20%	£21,681,939	£11,313,791	£5,060,774	£4,969,459	£4,860,597	£4,209,802
60% LAR - 40% CIR	25%	£18,028,713	£8,240,153	£2,005,359	£1,912,871	£1,803,216	£1,115,227
60% LAR - 40% CIR	30%	£14,357,305	£5,127,195	£-786,543	£-894,265	£-1,044,623	£-1,391,743
60% LAR - 40% CIR	35%	£10,662,740	£1,985,100	£-3,941,941	£-4,055,422	£-4,892,411	£-5,204,622
60% LAR - 40% CIR	40%	£6,920,486	£-1,189,299	£-6,557,600	£-6,650,947	£-7,636,477	£-8,477,602
60% LAR - 40% CIR	45%	£3,151,904	£-4,406,383	£-8,909,554	£-9,005,642	£-9,943,678	£-11,813,724
60% LAR - 40% CIR	50%	£-666,355	£-7,763,639	£-10,149,414	£-10,246,865	£-11,219,896	£-13,317,837

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone C - £1,500 psf
------------	---------------------

No Units	200
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£53,299,502	£40,851,785	£38,376,307	£38,286,498	£35,977,981	£33,667,783
60% LAR : 40% CIR	10%	£40,197,313	£27,128,853	£24,841,221	£24,750,389	£22,448,481	£20,146,574
60% LAR : 40% CIR	15%	£40,938,281	£29,994,842	£27,707,422	£27,617,199	£25,329,779	£23,017,342
60% LAR : 40% CIR	20%	£36,763,897	£26,393,303	£24,112,094	£24,022,132	£21,719,534	£19,403,517
60% LAR : 40% CIR	25%	£32,583,514	£22,773,715	£20,481,167	£20,390,069	£18,079,655	£15,769,262
60% LAR : 40% CIR	30%	£28,345,224	£19,122,075	£16,816,600	£16,725,709	£14,420,234	£12,088,273
60% LAR : 40% CIR	35%	£24,100,329	£15,434,580	£13,153,354	£13,062,641	£10,710,688	£8,374,349
60% LAR : 40% CIR	40%	£19,912,950	£11,729,945	£9,367,895	£9,276,653	£6,922,943	£4,574,394
60% LAR : 40% CIR	45%	£15,504,171	£7,967,202	£5,636,762	£5,545,542	£3,178,238	£812,934
60% LAR : 40% CIR	50%	£11,139,074	£4,173,434	£1,810,447	£1,717,325	£-674,693	£-3,110,339

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£25,399,788	£12,752,071	£10,476,593	£10,388,784	£8,078,266	£5,768,069
60% LAR : 40% CIR	5%	£21,297,598	£9,229,136	£6,941,596	£6,853,615	£4,543,766	£2,244,859
60% LAR : 40% CIR	10%	£17,177,138	£5,678,456	£3,384,139	£3,295,626	£999,309	£-324,068
60% LAR : 40% CIR	15%	£13,038,567	£2,095,127	£-102,293	£-282,515	£-2,569,935	£-4,882,372
60% LAR : 40% CIR	20%	£8,884,183	£-1,508,911	£-1,787,620	£-1,677,582	£-3,180,181	£-4,486,197
60% LAR : 40% CIR	25%	£4,663,800	£-5,125,989	£-7,418,648	£-7,504,346	£-9,520,049	£-12,130,452
60% LAR : 40% CIR	30%	£445,510	£-8,777,839	£-11,083,114	£-11,174,005	£-13,479,480	£-15,811,442
60% LAR : 40% CIR	35%	£-3,789,385	£-12,465,135	£-14,786,360	£-14,887,073	£-17,189,205	£-19,629,368
60% LAR : 40% CIR	40%	£-8,987,164	£-15,110,469	£-18,563,119	£-18,664,062	£-20,986,711	£-23,288,529
60% LAR : 40% CIR	45%	£-12,385,543	£-18,932,513	£-22,262,952	£-22,356,172	£-24,721,476	£-27,086,760
60% LAR : 40% CIR	50%	£-16,780,640	£-23,726,280	£-26,089,258	£-26,182,389	£-28,674,407	£-31,010,053

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£36,960,645	£24,312,928	£22,037,450	£21,947,641	£19,639,124	£17,329,526
60% LAR : 40% CIR	5%	£32,858,456	£20,789,995	£18,502,564	£18,411,522	£16,109,654	£13,807,716
60% LAR : 40% CIR	10%	£28,737,996	£17,239,313	£14,944,996	£14,854,483	£12,560,167	£10,265,649
60% LAR : 40% CIR	15%	£24,599,424	£13,655,985	£11,388,565	£11,278,342	£9,090,922	£6,878,485
60% LAR : 40% CIR	20%	£20,426,940	£10,054,446	£7,773,237	£7,663,215	£5,380,678	£3,064,660
60% LAR : 40% CIR	25%	£16,224,627	£6,434,658	£4,142,310	£4,051,212	£1,740,808	£-569,095
60% LAR : 40% CIR	30%	£12,006,367	£2,783,218	£477,743	£-386,852	£-1,918,623	£-4,250,585
60% LAR : 40% CIR	35%	£7,781,472	£-904,277	£-1,395,503	£-1,296,218	£-3,028,169	£-4,964,608
60% LAR : 40% CIR	40%	£3,473,093	£-4,609,112	£-8,941,262	£-9,033,205	£-10,363,114	£-12,124,463
60% LAR : 40% CIR	45%	£-834,686	£-8,371,856	£-10,702,095	£-10,795,315	£-13,160,619	£-15,523,923
60% LAR : 40% CIR	50%	£-1,180,783	£-12,185,423	£-14,628,411	£-14,621,632	£-17,018,569	£-19,448,198

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£41,750,931	£29,103,214	£26,827,736	£26,737,926	£24,429,409	£22,119,211
60% LAR : 40% CIR	5%	£37,648,741	£25,580,281	£23,262,640	£23,171,817	£20,869,909	£18,568,022
60% LAR : 40% CIR	10%	£33,528,281	£22,029,599	£19,735,281	£19,644,789	£17,350,452	£15,056,135
60% LAR : 40% CIR	15%	£29,389,710	£18,446,270	£16,168,850	£16,068,628	£13,791,208	£11,488,771
60% LAR : 40% CIR	20%	£25,215,326	£14,844,732	£12,583,523	£12,473,561	£10,170,962	£7,854,946
60% LAR : 40% CIR	25%	£21,014,843	£11,225,144	£8,932,595	£8,841,497	£6,531,094	£4,220,691
60% LAR : 40% CIR	30%	£16,796,653	£7,573,504	£5,268,029	£5,177,137	£2,871,663	£539,701
60% LAR : 40% CIR	35%	£12,551,758	£3,868,080	£1,584,782	£1,494,070	£-887,855	£-1,614,225
60% LAR : 40% CIR	40%	£8,283,979	£180,674	£-1,100,076	£-1,009,219	£-2,575,628	£-3,834,177
60% LAR : 40% CIR	45%	£3,955,599	£-3,581,370	£-6,911,810	£-6,805,029	£-8,370,334	£-10,735,637
60% LAR : 40% CIR	50%	£-908,497	£-7,375,197	£-10,788,125	£-10,681,247	£-12,223,264	£-14,668,910

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£47,413,502	£34,785,785	£32,480,307	£32,400,488	£30,091,981	£27,781,763
60% LAR : 40% CIR	5%	£43,311,313	£31,242,853	£28,930,221	£28,854,389	£26,542,481	£24,230,574
60% LAR : 40% CIR	10%	£39,190,853	£27,692,170	£25,397,853	£25,307,340	£23,013,024	£20,718,706
60% LAR : 40% CIR	15%	£35,062,281	£24,139,842	£21,821,422	£21,731,199	£19,443,779	£17,131,342
60% LAR : 40% CIR	20%	£30,977,897	£20,587,933	£18,208,094	£18,118,152	£15,833,534	£13,517,517
60% LAR : 40% CIR	25%	£26,877,514	£16,887,715	£14,585,167	£14,504,069	£12,193,665	£9,883,262
60% LAR : 40% CIR	30%	£22,459,224	£13,236,075	£10,930,600	£10,839,709	£8,534,234	£6,202,273
60% LAR : 40% CIR	35%	£18,214,329	£9,548,580	£7,247,854	£7,156,641	£4,824,688	£2,486,349
60% LAR : 40% CIR	40%	£13,926,550	£5,843,245	£3,511,595	£3,419,653	£1,086,943	£-1,271,606
60% LAR : 40% CIR	45%	£9,618,171	£2,081,202	£-249,228	£-342,458	£-2,707,762	£-5,073,066
60% LAR : 40% CIR	50%	£5,253,074	£-1,712,586	£-4,076,655	£-4,168,676	£-6,560,693	£-9,896,359

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone C - £1,750 psf
------------	---------------------

No Units	200
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£72,197,810	£59,432,486	£57,191,207	£57,102,747	£54,860,953	£52,585,475
60% LAR - 40% CIR	5%	£87,171,770	£54,981,922	£52,758,564	£52,670,442	£50,412,198	£48,144,886
60% LAR - 40% CIR	10%	£82,126,536	£50,533,139	£48,292,773	£48,203,621	£45,943,784	£43,683,949
60% LAR - 40% CIR	15%	£57,064,061	£46,050,835	£43,797,792	£43,708,926	£41,455,863	£39,202,841
60% LAR - 40% CIR	20%	£51,072,254	£41,531,123	£39,284,198	£39,195,588	£36,948,063	£34,692,067
60% LAR - 40% CIR	25%	£46,846,526	£36,983,633	£34,752,153	£34,663,773	£32,412,975	£30,137,285
60% LAR - 40% CIR	30%	£41,707,159	£32,438,521	£30,183,736	£30,104,210	£27,833,384	£25,562,559
60% LAR - 40% CIR	35%	£36,548,312	£27,857,329	£25,580,688	£25,501,359	£23,234,688	£20,966,901
60% LAR - 40% CIR	40%	£31,349,308	£23,232,526	£20,969,406	£20,890,206	£18,597,271	£16,299,620
60% LAR - 40% CIR	45%	£26,120,441	£18,590,311	£16,302,557	£16,212,118	£13,917,376	£11,610,215
60% LAR - 40% CIR	50%	£20,859,012	£13,893,950	£11,601,456	£11,511,112	£9,188,828	£6,861,355

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£44,298,096	£31,532,772	£29,291,492	£29,203,032	£26,961,239	£24,685,761
60% LAR - 40% CIR	5%	£39,271,456	£27,092,087	£24,868,650	£24,770,728	£22,512,484	£20,245,171
60% LAR - 40% CIR	10%	£34,226,821	£22,533,425	£20,383,059	£20,303,907	£18,044,070	£15,784,234
60% LAR - 40% CIR	15%	£29,184,347	£18,151,120	£15,898,078	£15,809,211	£13,556,169	£11,303,127
60% LAR - 40% CIR	20%	£24,072,540	£13,631,409	£11,384,483	£11,295,874	£9,048,949	£6,792,373
60% LAR - 40% CIR	25%	£18,948,811	£9,103,919	£6,862,439	£6,774,059	£4,513,261	£2,257,961
60% LAR - 40% CIR	30%	£13,807,445	£4,538,806	£2,204,022	£2,115,642	£0	£0
60% LAR - 40% CIR	35%	£8,648,597	£0	£0	£0	£0	£0
60% LAR - 40% CIR	40%	£3,490,149	£0	£0	£0	£0	£0
60% LAR - 40% CIR	45%	£1,179,273	£0	£0	£0	£0	£0
60% LAR - 40% CIR	50%	£0	£0	£0	£0	£0	£0

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£55,858,953	£43,093,629	£40,852,349	£40,763,889	£38,522,096	£36,246,618
60% LAR - 40% CIR	5%	£50,822,313	£38,652,945	£36,419,707	£36,331,247	£34,089,454	£31,814,076
60% LAR - 40% CIR	10%	£45,787,679	£34,194,282	£31,953,916	£31,865,456	£29,604,927	£27,329,449
60% LAR - 40% CIR	15%	£40,725,204	£29,711,977	£27,488,935	£27,400,475	£25,117,026	£22,841,548
60% LAR - 40% CIR	20%	£35,633,597	£25,192,266	£22,954,541	£22,866,081	£20,603,906	£18,328,428
60% LAR - 40% CIR	25%	£30,509,669	£20,654,776	£18,432,296	£18,344,836	£16,071,118	£13,796,640
60% LAR - 40% CIR	30%	£25,368,302	£16,099,684	£13,854,879	£13,767,419	£11,494,527	£9,220,049
60% LAR - 40% CIR	35%	£20,209,454	£11,518,472	£9,251,830	£9,164,370	£6,895,841	£4,621,363
60% LAR - 40% CIR	40%	£15,010,450	£6,963,669	£4,630,140	£4,542,680	£2,284,414	£0
60% LAR - 40% CIR	45%	£9,781,584	£2,251,454	£0	£0	£0	£0
60% LAR - 40% CIR	50%	£4,520,154	£0	£0	£0	£0	£0

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£60,649,239	£47,883,915	£45,642,635	£45,554,175	£43,312,382	£41,036,904
60% LAR - 40% CIR	5%	£55,622,599	£43,443,230	£41,209,993	£41,121,533	£38,880,627	£36,605,149
60% LAR - 40% CIR	10%	£50,577,964	£38,984,568	£36,744,202	£36,655,742	£34,395,213	£32,135,777
60% LAR - 40% CIR	15%	£45,515,490	£34,522,263	£32,249,221	£32,160,761	£29,907,312	£27,644,270
60% LAR - 40% CIR	20%	£40,420,000	£29,952,551	£27,735,626	£27,647,166	£25,400,991	£23,143,516
60% LAR - 40% CIR	25%	£35,299,954	£25,445,061	£23,203,582	£23,115,122	£20,864,404	£18,588,724
60% LAR - 40% CIR	30%	£30,158,587	£20,889,949	£18,645,165	£18,556,705	£16,284,813	£14,013,987
60% LAR - 40% CIR	35%	£24,989,740	£16,338,150	£14,042,116	£13,953,656	£11,686,126	£9,408,330
60% LAR - 40% CIR	40%	£19,800,736	£11,783,954	£9,420,834	£9,332,374	£7,048,690	£4,751,048
60% LAR - 40% CIR	45%	£14,571,870	£7,041,740	£4,753,986	£4,665,526	£2,368,804	£1,084,444
60% LAR - 40% CIR	50%	£9,310,440	£2,345,379	£0	£0	£0	£0

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£88,311,810	£53,546,986	£51,305,207	£51,216,747	£48,974,953	£46,699,475
60% LAR - 40% CIR	5%	£81,285,170	£49,108,802	£46,872,694	£46,784,234	£44,542,442	£42,266,964
60% LAR - 40% CIR	10%	£56,240,536	£44,647,139	£42,406,773	£42,318,313	£40,057,784	£37,797,306
60% LAR - 40% CIR	15%	£51,178,961	£40,185,835	£37,911,792	£37,823,332	£35,569,883	£33,316,841
60% LAR - 40% CIR	20%	£46,096,254	£35,724,531	£33,416,811	£33,328,351	£31,082,932	£28,836,897
60% LAR - 40% CIR	25%	£40,962,526	£31,263,227	£28,921,830	£28,833,370	£26,599,033	£24,312,959
60% LAR - 40% CIR	30%	£35,821,159	£26,801,923	£24,426,849	£24,338,389	£22,104,136	£19,828,011
60% LAR - 40% CIR	35%	£30,682,312	£22,340,619	£19,931,868	£19,843,408	£17,399,233	£15,103,091
60% LAR - 40% CIR	40%	£25,463,308	£17,879,315	£15,436,887	£15,348,427	£12,900,330	£10,603,166
60% LAR - 40% CIR	45%	£20,234,441	£12,418,011	£10,941,906	£10,853,446	£8,351,429	£6,048,241
60% LAR - 40% CIR	50%	£14,973,012	£6,956,707	£5,446,925	£5,358,465	£2,859,532	£597,355

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone C - £1,900 psf
------------	---------------------

No Units	200
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£83,503,633	£70,843,196	£68,401,906	£68,313,446	£66,072,166	£63,830,886
60% LAR : 40% CIR	10%	£77,912,890	£65,641,968	£63,408,729	£63,320,607	£61,087,330	£58,844,132
60% LAR : 40% CIR	15%	£66,675,073	£55,585,748	£53,365,567	£53,279,036	£51,059,855	£48,816,307
60% LAR : 40% CIR	20%	£61,029,961	£50,531,052	£48,317,805	£48,230,628	£46,098,632	£43,749,705
60% LAR : 40% CIR	25%	£55,966,520	£45,458,664	£43,234,623	£43,146,243	£40,904,763	£38,563,285
60% LAR : 40% CIR	30%	£49,882,171	£40,355,493	£38,118,794	£38,030,615	£35,793,917	£33,457,218
60% LAR : 40% CIR	35%	£43,953,679	£35,217,419	£32,984,843	£32,896,837	£30,660,479	£28,393,839
60% LAR : 40% CIR	40%	£38,077,865	£30,082,038	£27,853,975	£27,764,774	£25,471,654	£23,208,534
60% LAR : 40% CIR	45%	£32,442,002	£24,873,665	£22,613,411	£22,524,331	£20,264,076	£17,977,273
60% LAR : 40% CIR	50%	£26,621,181	£19,642,987	£17,378,400	£17,288,056	£14,995,562	£12,703,068

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£55,603,919	£42,743,472	£40,502,192	£40,413,732	£38,172,452	£35,931,172
60% LAR : 40% CIR	5%	£50,013,176	£37,742,252	£35,500,014	£35,420,860	£33,187,655	£30,954,416
60% LAR : 40% CIR	10%	£44,403,187	£32,723,055	£30,497,181	£30,409,388	£28,183,495	£25,957,622
60% LAR : 40% CIR	15%	£38,775,359	£27,686,034	£25,466,853	£25,379,322	£23,100,140	£20,876,593
60% LAR : 40% CIR	20%	£33,129,846	£22,631,348	£20,418,191	£20,330,913	£18,096,917	£15,849,991
60% LAR : 40% CIR	25%	£27,466,826	£17,559,150	£15,334,809	£15,246,628	£13,005,049	£10,763,570
60% LAR : 40% CIR	30%	£21,782,457	£12,455,770	£10,219,080	£10,130,901	£7,894,203	£5,657,504
60% LAR : 40% CIR	35%	£16,053,965	£7,317,705	£5,085,129	£4,997,123	£2,760,765	£494,124
60% LAR : 40% CIR	40%	£10,308,151	£2,162,324	£-29,748	£-29,941	£-29,988	£-30,186
60% LAR : 40% CIR	45%	£4,542,288	£-3,026,049	£-5,286,304	£-5,316,381	£-7,639,638	£-9,922,442
60% LAR : 40% CIR	50%	£-1,278,533	£-8,256,127	£-10,521,314	£-10,611,658	£-12,904,153	£-15,196,647

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£67,164,776	£54,304,329	£52,063,049	£51,974,589	£49,733,309	£47,492,029
60% LAR : 40% CIR	5%	£61,574,033	£49,303,109	£47,069,871	£46,981,750	£44,740,312	£42,515,275
60% LAR : 40% CIR	10%	£55,964,044	£44,283,912	£42,058,038	£41,970,226	£39,744,353	£37,518,480
60% LAR : 40% CIR	15%	£50,336,216	£39,246,891	£37,027,710	£36,940,179	£34,720,998	£32,477,450
60% LAR : 40% CIR	20%	£44,690,704	£34,192,055	£31,979,040	£31,891,770	£29,697,774	£27,410,848
60% LAR : 40% CIR	25%	£39,027,663	£29,120,007	£26,895,766	£26,807,386	£24,665,006	£22,394,425
60% LAR : 40% CIR	30%	£33,343,314	£24,016,636	£21,779,937	£21,691,758	£19,455,060	£17,218,361
60% LAR : 40% CIR	35%	£27,614,822	£18,878,562	£16,645,986	£16,557,980	£14,321,622	£12,054,981
60% LAR : 40% CIR	40%	£21,869,038	£13,723,117	£11,485,117	£11,396,917	£9,152,797	£6,869,677
60% LAR : 40% CIR	45%	£16,103,145	£8,534,808	£6,274,553	£6,185,474	£3,925,219	£1,638,416
60% LAR : 40% CIR	50%	£10,282,324	£3,304,130	£1,039,543	£949,199	£-1,343,298	£-3,635,789

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£71,955,062	£59,094,815	£56,853,335	£56,764,875	£54,523,595	£52,282,315
60% LAR : 40% CIR	5%	£66,364,318	£49,093,195	£47,180,157	£47,091,036	£44,850,786	£42,609,561
60% LAR : 40% CIR	10%	£60,754,330	£49,074,198	£46,848,324	£46,760,511	£44,534,638	£42,308,765
60% LAR : 40% CIR	15%	£55,126,502	£44,037,177	£41,817,996	£41,730,464	£39,511,283	£37,267,736
60% LAR : 40% CIR	20%	£49,480,989	£38,992,490	£36,789,334	£36,701,656	£34,448,080	£32,201,134
60% LAR : 40% CIR	25%	£43,817,949	£33,910,292	£31,686,052	£31,597,672	£29,356,192	£27,114,713
60% LAR : 40% CIR	30%	£38,133,600	£28,806,922	£26,570,223	£26,482,044	£24,245,346	£22,008,647
60% LAR : 40% CIR	35%	£32,405,108	£23,689,848	£21,456,272	£21,368,266	£19,111,998	£16,845,267
60% LAR : 40% CIR	40%	£26,686,263	£18,513,467	£16,275,403	£16,186,202	£13,923,083	£11,659,963
60% LAR : 40% CIR	45%	£20,893,431	£13,325,094	£11,064,839	£10,975,760	£8,715,505	£6,428,701
60% LAR : 40% CIR	50%	£15,072,610	£8,094,416	£5,829,829	£5,739,485	£3,446,990	£1,154,496

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£77,617,633	£64,737,166	£62,515,906	£62,427,446	£60,186,166	£57,944,886
60% LAR : 40% CIR	5%	£72,026,890	£59,736,986	£57,522,720	£57,434,607	£55,201,970	£52,969,132
60% LAR : 40% CIR	10%	£66,416,901	£54,736,769	£52,510,895	£52,423,083	£50,197,210	£47,971,337
60% LAR : 40% CIR	15%	£60,789,073	£49,699,748	£47,480,267	£47,393,036	£45,173,855	£42,930,307
60% LAR : 40% CIR	20%	£55,143,161	£44,645,062	£42,451,805	£42,364,628	£40,110,612	£37,863,705
60% LAR : 40% CIR	25%	£49,480,520	£39,572,864	£37,348,623	£37,260,243	£35,018,763	£32,777,285
60% LAR : 40% CIR	30%	£43,796,171	£34,469,493	£32,232,774	£32,144,615	£29,907,917	£27,671,218
60% LAR : 40% CIR	35%	£38,067,679	£29,331,419	£27,098,843	£27,010,637	£24,774,479	£22,507,839
60% LAR : 40% CIR	40%	£32,321,865	£24,176,038	£21,937,975	£21,848,774	£19,585,654	£17,322,534
60% LAR : 40% CIR	45%	£26,556,002	£19,987,665	£16,727,411	£16,638,331	£14,378,076	£12,091,273
60% LAR : 40% CIR	50%	£20,735,181	£15,796,987	£11,492,400	£11,402,056	£9,109,562	£6,817,668

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 200 Flats

Value Area	Zone C - £2,000 psf
------------	---------------------

No Units	200
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£90,994,380	£78,063,720	£75,856,124	£75,768,993	£73,545,966	£71,304,686
60% LAR : 40% CIR	5%	£85,045,070	£72,712,435	£70,508,838	£70,420,717	£68,187,479	£65,954,242
60% LAR : 40% CIR	10%	£79,084,035	£67,343,444	£65,123,315	£65,035,502	£62,809,629	£60,583,756
60% LAR : 40% CIR	15%	£73,082,415	£61,938,479	£59,719,297	£59,631,765	£57,412,584	£55,193,403
60% LAR : 40% CIR	20%	£67,080,000	£56,510,102	£54,296,945	£54,209,867	£51,988,511	£49,781,685
60% LAR : 40% CIR	25%	£61,020,657	£51,084,214	£48,856,421	£48,769,369	£46,559,744	£44,318,265
60% LAR : 40% CIR	30%	£54,962,739	£45,600,969	£43,396,777	£43,308,597	£41,071,899	£38,835,200
60% LAR : 40% CIR	35%	£48,888,204	£40,118,402	£37,885,826	£37,797,820	£35,565,243	£33,332,667
60% LAR : 40% CIR	40%	£42,765,014	£34,598,023	£32,366,916	£32,279,055	£30,039,948	£27,778,247
60% LAR : 40% CIR	45%	£36,622,271	£29,036,495	£26,802,313	£26,713,234	£24,452,979	£22,192,724
60% LAR : 40% CIR	50%	£30,452,431	£23,451,080	£21,193,040	£21,104,053	£18,846,012	£16,554,364

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£63,094,666	£50,164,006	£47,956,410	£47,869,279	£45,646,251	£43,404,972
60% LAR : 40% CIR	5%	£57,146,355	£44,812,721	£42,609,124	£42,521,992	£40,297,785	£38,055,527
60% LAR : 40% CIR	10%	£51,184,321	£39,443,730	£37,233,600	£37,146,468	£34,909,915	£32,667,642
60% LAR : 40% CIR	15%	£45,182,701	£34,038,765	£31,819,583	£31,732,451	£29,512,870	£27,293,689
60% LAR : 40% CIR	20%	£39,180,285	£28,610,387	£26,397,231	£26,309,953	£24,096,797	£21,881,971
60% LAR : 40% CIR	25%	£33,120,342	£23,184,499	£20,869,706	£20,782,428	£18,560,030	£16,341,551
60% LAR : 40% CIR	30%	£27,063,025	£17,701,254	£15,497,063	£15,409,785	£13,172,184	£10,935,486
60% LAR : 40% CIR	35%	£20,988,490	£12,218,687	£9,986,111	£9,898,833	£7,665,529	£5,432,953
60% LAR : 40% CIR	40%	£14,865,200	£6,808,308	£4,457,201	£4,369,923	£2,140,234	£1,917,865
60% LAR : 40% CIR	45%	£8,722,557	£1,136,780	£1,029,401	£1,186,490	£4,446,735	£4,706,960
60% LAR : 40% CIR	50%	£2,552,716	£-4,448,634	£-10,706,675	£-10,795,662	£-10,053,702	£-11,345,351

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£74,655,523	£61,724,863	£59,517,267	£59,430,136	£57,207,109	£54,965,629
60% LAR : 40% CIR	5%	£68,709,213	£55,773,678	£54,169,881	£54,081,750	£51,848,622	£49,607,385
60% LAR : 40% CIR	10%	£62,745,178	£51,004,587	£48,784,457	£48,696,326	£46,470,772	£44,244,899
60% LAR : 40% CIR	15%	£56,743,558	£45,599,622	£43,390,440	£43,292,309	£41,073,727	£38,854,546
60% LAR : 40% CIR	20%	£50,721,143	£40,117,245	£37,858,080	£37,760,010	£35,544,654	£33,324,828
60% LAR : 40% CIR	25%	£44,681,199	£34,726,387	£32,517,494	£32,419,323	£30,220,887	£27,979,408
60% LAR : 40% CIR	30%	£38,623,882	£29,262,112	£27,057,920	£26,959,739	£24,733,042	£22,496,343
60% LAR : 40% CIR	35%	£32,549,347	£23,779,545	£21,546,969	£21,448,862	£19,226,386	£16,993,810
60% LAR : 40% CIR	40%	£26,426,157	£18,247,166	£16,018,659	£15,920,488	£13,701,091	£11,439,390
60% LAR : 40% CIR	45%	£20,283,414	£12,697,637	£10,463,456	£10,374,377	£8,114,122	£5,853,867
60% LAR : 40% CIR	50%	£14,113,574	£7,112,223	£4,854,183	£4,765,195	£2,507,155	£2,156,506

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£79,445,808	£66,515,749	£64,307,262	£64,220,422	£61,997,394	£59,756,114
60% LAR : 40% CIR	5%	£73,499,498	£61,163,864	£58,960,267	£58,872,445	£56,638,908	£54,405,870
60% LAR : 40% CIR	10%	£67,535,463	£55,794,873	£53,574,743	£53,486,931	£51,261,058	£49,035,185
60% LAR : 40% CIR	15%	£61,533,844	£50,389,908	£48,170,726	£48,083,194	£45,846,013	£43,644,832
60% LAR : 40% CIR	20%	£55,511,428	£44,981,530	£42,748,274	£42,660,742	£40,441,939	£38,233,113
60% LAR : 40% CIR	25%	£49,471,485	£39,515,642	£37,307,849	£37,220,798	£35,011,172	£32,769,694
60% LAR : 40% CIR	30%	£43,414,168	£34,052,397	£31,848,205	£31,760,025	£29,523,327	£27,286,628
60% LAR : 40% CIR	35%	£37,339,633	£28,569,830	£26,397,254	£26,249,248	£24,016,672	£21,784,086
60% LAR : 40% CIR	40%	£31,216,443	£23,037,451	£20,808,544	£20,720,484	£18,491,977	£16,228,675
60% LAR : 40% CIR	45%	£25,073,700	£17,487,923	£15,263,742	£15,164,663	£12,904,408	£10,644,153
60% LAR : 40% CIR	50%	£18,903,899	£11,902,509	£9,644,468	£9,555,481	£7,297,441	£5,005,792

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£85,188,380	£72,177,760	£69,970,124	£69,882,983	£67,659,966	£65,418,688
60% LAR : 40% CIR	5%	£79,162,070	£66,226,436	£64,022,638	£63,934,497	£61,711,479	£59,469,242
60% LAR : 40% CIR	10%	£73,186,035	£61,457,444	£59,237,315	£59,149,502	£56,923,629	£54,697,756
60% LAR : 40% CIR	15%	£67,186,415	£56,052,479	£53,833,297	£53,745,765	£51,526,584	£49,307,403
60% LAR : 40% CIR	20%	£61,174,000	£50,624,102	£48,410,945	£48,323,672	£46,111,011	£43,886,895
60% LAR : 40% CIR	25%	£55,134,057	£45,178,214	£42,970,421	£42,883,369	£40,673,744	£38,432,265
60% LAR : 40% CIR	30%	£49,076,739	£39,714,969	£37,510,777	£37,422,597	£35,185,899	£32,949,200
60% LAR : 40% CIR	35%	£43,002,204	£34,232,402	£31,999,826	£31,911,820	£29,679,243	£27,446,667
60% LAR : 40% CIR	40%	£36,879,014	£28,700,023	£26,470,916	£26,383,055	£24,153,948	£21,892,247
60% LAR : 40% CIR	45%	£30,736,271	£23,150,495	£20,916,313	£20,827,234	£18,566,979	£16,306,724
60% LAR : 40% CIR	50%	£24,566,431	£17,565,080	£15,307,040	£15,218,053	£12,960,012	£10,668,364

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone C - RP Periphery £2,250 psf
------------	----------------------------------

No Units	200
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£109,721,245	£96,807,505	£94,399,909	£94,312,778	£92,105,182	£89,897,587
60% LAR : 40% CIR	5%	£102,838,592	£90,329,032	£88,129,357	£88,042,560	£86,242,285	£83,843,210
60% LAR : 40% CIR	10%	£95,938,214	£84,032,851	£81,840,430	£81,753,937	£79,561,517	£77,369,096
60% LAR : 40% CIR	15%	£89,020,265	£77,719,116	£75,533,286	£75,447,070	£73,261,240	£71,075,228
60% LAR : 40% CIR	20%	£82,084,897	£71,387,979	£69,208,083	£69,122,117	£66,942,223	£64,759,954
60% LAR : 40% CIR	25%	£75,132,264	£65,039,594	£62,864,982	£62,779,238	£60,574,951	£58,387,150
60% LAR : 40% CIR	30%	£68,154,325	£58,674,112	£56,477,035	£56,390,181	£54,187,097	£51,984,014
60% LAR : 40% CIR	35%	£61,137,533	£52,265,446	£50,066,423	£49,979,740	£47,780,716	£45,581,894
60% LAR : 40% CIR	40%	£54,103,878	£45,833,728	£43,638,122	£43,551,983	£41,349,909	£39,150,802
60% LAR : 40% CIR	45%	£47,052,916	£39,385,120	£37,177,673	£37,093,933	£34,883,646	£32,687,361
60% LAR : 40% CIR	50%	£39,956,581	£32,894,943	£30,670,838	£30,583,189	£28,359,084	£26,168,205

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£81,821,531	£68,707,791	£66,590,195	£66,413,064	£64,205,468	£61,997,879
60% LAR : 40% CIR	5%	£74,938,978	£62,429,317	£60,229,643	£60,142,845	£57,943,171	£55,745,486
60% LAR : 40% CIR	10%	£68,038,500	£56,133,136	£53,940,716	£53,854,222	£51,661,802	£49,469,382
60% LAR : 40% CIR	15%	£61,130,550	£49,819,401	£47,633,572	£47,547,356	£45,361,526	£43,175,513
60% LAR : 40% CIR	20%	£54,185,182	£43,488,264	£41,308,369	£41,222,403	£39,042,508	£36,851,240
60% LAR : 40% CIR	25%	£47,232,549	£37,139,879	£34,965,268	£34,879,624	£32,675,226	£30,481,444
60% LAR : 40% CIR	30%	£40,254,610	£30,774,398	£28,577,321	£28,490,466	£26,287,383	£24,084,300
60% LAR : 40% CIR	35%	£33,237,819	£24,365,732	£22,166,709	£22,080,026	£19,881,002	£17,681,979
60% LAR : 40% CIR	40%	£26,203,964	£17,924,014	£15,528,408	£15,451,988	£13,250,195	£11,051,088
60% LAR : 40% CIR	45%	£19,153,202	£11,485,405	£9,277,959	£9,190,218	£6,983,932	£4,787,647
60% LAR : 40% CIR	50%	£12,056,867	£4,958,223	£2,771,124	£2,683,475	£459,369	£-1,791,510

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£93,382,388	£80,268,648	£78,061,052	£77,973,921	£75,766,325	£73,558,730
60% LAR : 40% CIR	5%	£86,489,726	£73,980,174	£71,780,600	£71,693,702	£69,486,006	£67,278,411
60% LAR : 40% CIR	10%	£79,596,357	£67,693,994	£65,501,573	£65,415,079	£63,207,269	£61,000,239
60% LAR : 40% CIR	15%	£72,681,407	£61,380,259	£59,194,429	£59,108,213	£56,892,383	£54,684,370
60% LAR : 40% CIR	20%	£65,746,040	£55,049,122	£52,869,226	£52,783,280	£50,566,385	£48,358,097
60% LAR : 40% CIR	25%	£58,793,407	£48,700,786	£46,528,146	£46,440,381	£44,228,093	£42,025,302
60% LAR : 40% CIR	30%	£51,815,468	£42,355,255	£40,138,178	£40,051,323	£37,848,240	£35,645,157
60% LAR : 40% CIR	35%	£44,798,676	£35,926,589	£33,527,566	£33,440,883	£31,241,859	£29,042,837
60% LAR : 40% CIR	40%	£37,764,821	£29,494,871	£27,209,265	£27,123,708	£24,911,082	£22,701,945
60% LAR : 40% CIR	45%	£30,714,059	£23,066,262	£20,838,616	£20,751,075	£18,524,789	£16,298,504
60% LAR : 40% CIR	50%	£23,617,724	£16,556,086	£14,331,981	£14,244,332	£12,020,227	£9,789,347

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£98,172,674	£85,058,934	£82,851,338	£82,764,207	£80,556,611	£78,349,015
60% LAR : 40% CIR	5%	£91,260,121	£78,180,460	£76,060,786	£75,973,655	£73,766,060	£71,558,465
60% LAR : 40% CIR	10%	£84,389,643	£72,484,279	£70,291,858	£70,205,365	£68,002,945	£65,800,525
60% LAR : 40% CIR	15%	£77,471,693	£66,170,544	£63,984,715	£63,898,498	£61,696,078	£59,493,658
60% LAR : 40% CIR	20%	£70,536,325	£59,829,407	£57,659,512	£57,573,546	£55,371,126	£53,168,706
60% LAR : 40% CIR	25%	£63,583,692	£53,491,022	£51,316,411	£51,230,667	£49,028,379	£46,825,959
60% LAR : 40% CIR	30%	£56,605,753	£47,125,541	£44,928,463	£44,841,609	£42,639,326	£40,436,906
60% LAR : 40% CIR	35%	£49,588,962	£40,716,875	£38,517,652	£38,431,189	£36,228,145	£34,025,122
60% LAR : 40% CIR	40%	£42,555,107	£34,285,157	£32,089,551	£32,003,011	£29,800,138	£27,597,231
60% LAR : 40% CIR	45%	£35,504,345	£27,836,548	£25,629,102	£25,541,361	£23,338,075	£21,135,168
60% LAR : 40% CIR	50%	£28,408,010	£21,346,371	£19,122,267	£19,034,618	£16,810,512	£14,597,833

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£103,835,245	£80,721,365	£83,313,809	£83,226,718	£81,019,182	£78,811,587
60% LAR : 40% CIR	5%	£96,892,592	£73,980,174	£71,780,600	£71,693,702	£69,486,006	£67,278,411
60% LAR : 40% CIR	10%	£90,052,214	£67,693,994	£65,501,573	£65,415,079	£63,207,269	£61,000,239
60% LAR : 40% CIR	15%	£83,134,265	£61,380,259	£59,194,429	£59,108,213	£56,892,383	£54,684,370
60% LAR : 40% CIR	20%	£76,198,897	£55,049,122	£52,869,226	£52,783,280	£50,566,385	£48,358,097
60% LAR : 40% CIR	25%	£69,246,264	£48,700,786	£46,528,146	£46,440,381	£44,228,093	£42,025,302
60% LAR : 40% CIR	30%	£62,268,325	£42,355,255	£40,138,178	£40,051,323	£37,848,240	£35,645,157
60% LAR : 40% CIR	35%	£55,251,533	£35,926,589	£33,527,566	£33,440,883	£31,241,859	£29,042,837
60% LAR : 40% CIR	40%	£48,217,678	£29,494,871	£27,209,265	£27,123,708	£24,911,082	£22,701,945
60% LAR : 40% CIR	45%	£41,166,916	£23,066,262	£20,838,616	£20,751,075	£18,524,789	£16,298,504
60% LAR : 40% CIR	50%	£34,070,581	£16,556,086	£14,331,981	£14,244,332	£12,020,227	£9,789,347

LB Camden
Local Plan Viability Testing 2023

Resil 15 - 200 Flats

Value Area	Zone C - RP Periphery £2,450 psf
------------	----------------------------------

No Units	200
Site Area	0.29 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£124,666,691	£111,336,485	£109,184,067	£109,098,246	£106,923,828	£104,732,615
60% LAR : 40% CIR	5%	£117,056,620	£104,963,109	£102,196,494	£102,111,001	£99,036,162	£97,736,488
60% LAR : 40% CIR	10%	£109,421,557	£97,350,293	£95,190,822	£95,105,463	£92,913,042	£90,720,621
60% LAR : 40% CIR	15%	£101,754,533	£90,320,186	£88,143,059	£88,056,844	£85,871,014	£83,685,185
60% LAR : 40% CIR	20%	£94,070,091	£83,250,001	£81,076,106	£80,990,140	£78,810,244	£76,630,349
60% LAR : 40% CIR	25%	£86,386,383	£76,165,965	£73,991,253	£73,905,509	£71,730,897	£69,556,285
60% LAR : 40% CIR	30%	£78,649,563	£69,068,632	£66,888,659	£66,803,110	£64,633,137	£62,447,334
60% LAR : 40% CIR	35%	£70,913,762	£61,934,457	£59,766,482	£59,683,102	£57,496,696	£55,297,634
60% LAR : 40% CIR	40%	£63,149,537	£54,793,491	£52,606,692	£52,520,142	£50,324,636	£48,128,930
60% LAR : 40% CIR	45%	£55,344,770	£47,606,299	£45,413,472	£45,327,049	£43,134,223	£40,931,333
60% LAR : 40% CIR	50%	£47,523,450	£40,393,573	£38,202,894	£38,116,563	£35,899,057	£33,674,953

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£96,766,977	£83,458,771	£81,284,353	£81,198,531	£79,024,113	£76,832,901
60% LAR : 40% CIR	5%	£89,156,806	£76,463,395	£74,286,779	£74,201,287	£72,036,497	£69,836,774
60% LAR : 40% CIR	10%	£81,521,843	£69,450,570	£67,291,108	£67,205,748	£65,032,327	£62,800,907
60% LAR : 40% CIR	15%	£73,854,819	£62,420,472	£60,243,345	£60,157,130	£57,971,300	£55,785,470
60% LAR : 40% CIR	20%	£66,170,377	£55,396,287	£53,176,392	£53,090,425	£50,910,530	£48,730,635
60% LAR : 40% CIR	25%	£58,486,669	£48,366,150	£46,246,159	£46,160,539	£43,981,163	£41,796,371
60% LAR : 40% CIR	30%	£50,740,848	£41,158,918	£39,088,945	£39,003,395	£36,823,423	£34,647,620
60% LAR : 40% CIR	35%	£43,014,068	£34,034,742	£31,968,768	£31,783,388	£29,596,942	£27,397,919
60% LAR : 40% CIR	40%	£35,249,623	£26,893,777	£24,786,967	£24,602,428	£22,424,822	£20,229,215
60% LAR : 40% CIR	45%	£27,445,056	£19,706,585	£17,513,758	£17,427,335	£15,234,509	£13,031,618
60% LAR : 40% CIR	50%	£19,623,736	£12,493,859	£10,303,180	£10,216,848	£7,999,343	£5,775,238

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£108,327,834	£95,019,628	£92,845,210	£92,759,388	£90,584,971	£88,393,758
60% LAR : 40% CIR	5%	£103,717,763	£88,424,252	£86,257,626	£86,172,144	£84,007,394	£81,816,181
60% LAR : 40% CIR	10%	£93,082,700	£81,011,436	£78,851,965	£78,766,505	£76,571,185	£74,376,764
60% LAR : 40% CIR	15%	£85,415,676	£73,981,329	£71,804,202	£71,717,987	£69,523,157	£67,328,327
60% LAR : 40% CIR	20%	£77,731,234	£66,917,144	£64,737,240	£64,651,263	£62,457,387	£60,263,462
60% LAR : 40% CIR	25%	£70,029,526	£59,827,008	£57,652,396	£57,566,240	£55,362,040	£53,167,429
60% LAR : 40% CIR	30%	£62,310,705	£52,719,775	£50,549,802	£50,464,252	£48,249,280	£46,044,777
60% LAR : 40% CIR	35%	£54,574,925	£45,595,600	£43,429,625	£43,344,245	£41,157,799	£38,968,777
60% LAR : 40% CIR	40%	£46,810,460	£38,454,634	£36,287,624	£36,181,285	£33,985,679	£31,790,072
60% LAR : 40% CIR	45%	£39,005,913	£31,267,442	£29,074,615	£28,968,192	£26,765,366	£24,562,476
60% LAR : 40% CIR	50%	£31,184,593	£24,054,716	£21,864,037	£21,777,705	£19,560,200	£17,336,096

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£113,118,120	£99,809,914	£97,635,496	£97,549,674	£95,375,256	£93,184,044
60% LAR : 40% CIR	5%	£105,508,049	£92,414,538	£90,247,922	£90,162,429	£88,007,560	£85,816,917
60% LAR : 40% CIR	10%	£97,872,986	£85,801,722	£83,642,251	£83,556,891	£81,364,470	£79,172,049
60% LAR : 40% CIR	15%	£90,205,961	£78,771,615	£76,594,488	£76,508,273	£74,322,443	£72,136,613
60% LAR : 40% CIR	20%	£82,521,520	£71,707,430	£69,527,535	£69,441,568	£67,257,673	£65,073,778
60% LAR : 40% CIR	25%	£74,819,811	£64,617,293	£62,442,682	£62,356,938	£60,182,326	£58,007,714
60% LAR : 40% CIR	30%	£67,100,991	£57,510,060	£55,340,088	£55,254,538	£53,084,566	£50,910,763
60% LAR : 40% CIR	35%	£59,365,211	£50,385,895	£48,219,911	£48,134,590	£45,964,085	£43,793,062
60% LAR : 40% CIR	40%	£51,600,766	£43,244,920	£41,088,110	£40,971,570	£38,795,985	£36,609,355
60% LAR : 40% CIR	45%	£43,796,199	£36,057,727	£33,864,901	£33,778,478	£31,585,651	£29,392,761
60% LAR : 40% CIR	50%	£35,974,879	£28,845,002	£26,654,323	£26,567,991	£24,350,486	£22,126,381

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£18,788,891	£16,722,465	£16,528,067	£16,521,246	£16,037,828	£15,866,675
60% LAR : 40% CIR	5%	£11,170,820	£9,877,100	£9,610,494	£9,603,094	£9,120,268	£8,949,117
60% LAR : 40% CIR	10%	£10,535,557	£9,144,293	£8,904,822	£8,904,822	£8,421,463	£8,244,621
60% LAR : 40% CIR	15%	£9,898,533	£8,434,186	£8,257,059	£8,257,059	£7,773,014	£7,596,185
60% LAR : 40% CIR	20%	£9,264,091	£7,720,108	£7,570,108	£7,570,108	£7,086,244	£6,910,340
60% LAR : 40% CIR	25%	£8,628,383	£7,029,865	£6,881,253	£6,881,253	£6,397,389	£6,221,485
60% LAR : 40% CIR	30%	£7,993,675	£6,329,632	£6,182,659	£6,182,659	£5,698,795	£5,522,891
60% LAR : 40% CIR	35%	£7,358,967	£5,629,401	£5,482,428	£5,482,428	£4,998,564	£4,822,660
60% LAR : 40% CIR	40%	£6,724,259	£4,929,170	£4,779,207	£4,779,207	£4,295,343	£4,119,439
60% LAR : 40% CIR	45%	£6,089,551	£4,228,939	£4,078,234	£4,078,234	£3,594,379	£3,418,475
60% LAR : 40% CIR	50%	£5,454,843	£3,528,708	£3,377,003	£3,377,003	£2,893,024	£2,717,120

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 675 Flats

Value Area	Zone C - £1,050 psf
------------	---------------------

No Units	575
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2) & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£65,403,958	£30,674,299	£25,202,972	£25,049,068	£19,586,001	£14,122,934
60% LAR - 40% CIR	5%	£58,983,090	£25,723,111	£20,370,142	£20,067,170	£14,825,825	£9,125,687
60% LAR - 40% CIR	10%	£52,454,811	£20,701,503	£15,280,139	£15,038,020	£9,578,074	£4,073,989
60% LAR - 40% CIR	15%	£45,876,800	£15,606,403	£10,187,322	£9,942,296	£4,456,877	£-1,084,488
60% LAR - 40% CIR	20%	£39,254,448	£10,466,673	£4,999,715	£4,755,399	£-454,340	£-6,380,892
60% LAR - 40% CIR	25%	£32,543,702	£5,218,632	£-256,098	£-507,275	£-66,127,967	£-11,809,997
60% LAR - 40% CIR	30%	£25,774,890	£-87,177	£-5,693,674	£-5,944,280	£-11,613,019	£-17,331,500
60% LAR - 40% CIR	35%	£18,903,377	£-5,588,259	£-11,238,689	£-11,492,618	£-17,209,080	£-22,985,969
60% LAR - 40% CIR	40%	£11,947,204	£-11,189,795	£-16,903,136	£-17,160,511	£-22,946,817	£-28,799,330
60% LAR - 40% CIR	45%	£4,876,799	£-18,923,247	£-22,717,777	£-22,978,725	£-28,811,504	£-34,644,283
60% LAR - 40% CIR	50%	£-2,374,433	£-22,815,466	£-28,640,181	£-28,900,856	£-34,725,571	£-40,550,286

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2) & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£215,338,917	£290,088,576	£255,447,903	£255,691,897	£261,154,874	£268,817,941
60% LAR - 40% CIR	5%	£221,777,076	£256,017,784	£250,400,793	£250,643,785	£256,110,793	£271,615,758
60% LAR - 40% CIR	10%	£229,280,094	£200,009,312	£255,460,738	£255,702,655	£271,162,801	£278,695,886
60% LAR - 40% CIR	15%	£234,864,075	£265,134,472	£270,553,553	£270,798,579	£276,283,998	£281,825,363
60% LAR - 40% CIR	20%	£241,485,427	£270,274,202	£275,741,180	£275,985,476	£281,495,215	£287,731,767
60% LAR - 40% CIR	25%	£249,107,173	£275,402,243	£280,928,812	£281,173,180	£286,004,842	£292,551,872
60% LAR - 40% CIR	30%	£254,365,985	£280,528,052	£286,114,540	£286,358,155	£291,353,894	£298,072,375
60% LAR - 40% CIR	35%	£261,837,498	£286,325,134	£291,307,584	£291,551,493	£297,849,955	£303,726,844
60% LAR - 40% CIR	40%	£268,353,651	£291,180,670	£296,644,011	£296,887,386	£303,687,692	£309,635,205
60% LAR - 40% CIR	45%	£275,864,076	£297,664,122	£303,458,652	£303,719,600	£309,552,379	£315,385,158
60% LAR - 40% CIR	50%	£283,115,308	£303,556,341	£309,381,056	£309,641,731	£315,466,446	£321,291,161

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2) & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£96,005,792	£133,735,451	£138,116,778	£139,390,682	£144,823,749	£150,286,818
60% LAR - 40% CIR	5%	£104,446,651	£138,866,638	£143,099,698	£144,373,602	£149,755,668	£155,249,737
60% LAR - 40% CIR	10%	£111,954,039	£143,708,247	£148,129,611	£149,403,515	£154,831,676	£160,335,761
60% LAR - 40% CIR	15%	£118,532,950	£148,303,347	£154,222,428	£154,487,454	£159,952,873	£165,404,238
60% LAR - 40% CIR	20%	£125,154,302	£153,343,077	£160,315,341	£160,580,367	£165,164,080	£170,603,542
60% LAR - 40% CIR	25%	£131,860,048	£158,101,118	£166,408,254	£166,673,280	£170,537,717	£176,219,747
60% LAR - 40% CIR	30%	£138,634,860	£164,496,927	£172,503,424	£172,768,450	£176,022,769	£181,741,250
60% LAR - 40% CIR	35%	£145,506,373	£169,994,009	£178,648,439	£178,913,465	£181,618,830	£187,395,719
60% LAR - 40% CIR	40%	£152,462,426	£175,180,545	£184,812,880	£185,077,906	£187,356,567	£193,109,083
60% LAR - 40% CIR	45%	£159,532,951	£181,332,997	£191,027,527	£191,292,553	£193,221,254	£199,054,033
60% LAR - 40% CIR	50%	£166,784,183	£187,225,216	£196,048,931	£196,313,957	£199,136,321	£204,960,036

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2) & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£50,893,542	£85,532,391	£90,914,528	£91,198,432	£96,621,469	£102,084,586
60% LAR - 40% CIR	5%	£57,244,401	£90,446,389	£95,897,258	£96,181,162	£101,631,716	£107,181,813
60% LAR - 40% CIR	10%	£63,752,689	£95,505,997	£100,927,361	£101,169,450	£106,629,426	£112,133,511
60% LAR - 40% CIR	15%	£70,390,700	£100,601,097	£106,020,178	£106,265,204	£111,759,623	£117,291,989
60% LAR - 40% CIR	20%	£78,092,052	£105,740,627	£111,207,785	£111,452,811	£116,991,840	£122,696,302
60% LAR - 40% CIR	25%	£85,863,798	£110,988,868	£116,463,598	£116,714,775	£122,355,467	£128,017,497
60% LAR - 40% CIR	30%	£93,692,810	£116,294,877	£121,901,174	£122,151,780	£127,820,519	£133,536,000
60% LAR - 40% CIR	35%	£97,584,823	£121,761,759	£127,446,169	£127,700,118	£133,416,580	£139,193,469
60% LAR - 40% CIR	40%	£104,260,176	£127,307,286	£133,110,598	£133,365,011	£139,154,317	£144,996,830
60% LAR - 40% CIR	45%	£111,330,701	£133,130,747	£138,925,277	£139,186,225	£145,019,004	£150,851,783
60% LAR - 40% CIR	50%	£118,581,933	£139,022,968	£144,847,681	£145,108,358	£150,933,071	£156,787,786

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2) & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£5,716,683	£25,883,918	£25,358,988	£25,358,988	£25,897,331	£26,435,674
60% LAR - 40% CIR	5%	£6,424,742	£26,504,764	£25,977,733	£25,977,733	£26,516,075	£27,054,418
60% LAR - 40% CIR	10%	£7,132,801	£27,125,610	£25,596,478	£25,596,478	£27,134,920	£27,672,761
60% LAR - 40% CIR	15%	£7,840,860	£27,746,456	£25,215,223	£25,215,223	£27,753,762	£28,291,502
60% LAR - 40% CIR	20%	£8,548,919	£28,367,302	£24,833,968	£24,833,968	£28,372,603	£28,910,243
60% LAR - 40% CIR	25%	£9,256,978	£28,988,148	£24,452,713	£24,452,713	£28,991,444	£29,528,984
60% LAR - 40% CIR	30%	£9,965,037	£29,609,004	£24,071,458	£24,071,458	£29,610,285	£30,147,725
60% LAR - 40% CIR	35%	£10,673,096	£30,229,850	£23,690,203	£23,690,203	£30,229,126	£30,766,466
60% LAR - 40% CIR	40%	£11,381,155	£30,850,696	£23,308,948	£23,308,948	£30,847,967	£31,385,207
60% LAR - 40% CIR	45%	£12,089,214	£31,471,542	£22,927,693	£22,927,693	£31,466,808	£32,003,948
60% LAR - 40% CIR	50%	£12,797,273	£32,092,388	£22,546,438	£22,546,438	£32,085,649	£32,622,689

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone C - £1,150 psf
------------	---------------------

No Units	575
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£95,467,197	£51,063,281	£45,763,188	£45,526,560	£40,226,467	£34,845,717
60% LAR - 40% CIR	5%	£78,072,714	£45,141,139	£39,862,079	£39,626,354	£34,291,389	£28,931,763
60% LAR - 40% CIR	10%	£70,630,044	£39,174,838	£33,886,294	£33,647,815	£28,307,928	£22,943,534
60% LAR - 40% CIR	15%	£63,094,125	£33,158,037	£27,836,258	£27,598,543	£22,265,774	£16,862,795
60% LAR - 40% CIR	20%	£55,515,517	£27,045,934	£21,740,665	£21,503,658	£16,116,698	£10,721,799
60% LAR - 40% CIR	25%	£47,882,189	£20,890,309	£15,535,230	£15,295,209	£9,915,670	£4,462,955
60% LAR - 40% CIR	30%	£40,156,047	£14,637,067	£9,275,797	£9,032,667	£3,593,424	£-1,914,782
60% LAR - 40% CIR	35%	£32,371,609	£8,320,738	£2,893,668	£2,651,016	£-2,868,528	£-8,473,007
60% LAR - 40% CIR	40%	£24,489,455	£1,992,929	£-3,644,229	£-3,893,923	£-9,507,543	£-15,177,266
60% LAR - 40% CIR	45%	£16,495,820	£-4,736,251	£-10,357,855	£-10,611,018	£-16,302,238	£-22,061,590
60% LAR - 40% CIR	50%	£8,383,399	£-11,625,150	£-17,236,623	£-17,493,380	£-23,286,760	£-29,111,475

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£195,273,678	£229,677,594	£234,977,687	£235,214,315	£240,514,408	£249,895,158
60% LAR - 40% CIR	5%	£60,668,161	£25,699,736	£20,978,796	£21,114,520	£24,460,486	£25,269,085
60% LAR - 40% CIR	10%	£50,110,831	£21,566,037	£16,854,581	£17,093,080	£22,432,947	£23,797,341
60% LAR - 40% CIR	15%	£42,646,750	£17,582,838	£12,904,617	£13,142,332	£18,475,101	£20,273,080
60% LAR - 40% CIR	20%	£35,225,338	£13,694,941	£8,990,210	£9,227,237	£14,822,177	£17,019,076
60% LAR - 40% CIR	25%	£27,838,089	£9,829,586	£5,075,645	£5,312,672	£11,605,205	£14,276,220
60% LAR - 40% CIR	30%	£20,484,828	£6,003,808	£1,165,078	£1,402,105	£7,447,451	£10,255,657
60% LAR - 40% CIR	35%	£13,169,268	£2,140,137	£-277,847	£-278,859	£2,839,403	£2,891,233
60% LAR - 40% CIR	40%	£5,824,420	£-1,857,846	£-5,385,101	£-5,634,795	£-9,346,415	£-10,919,141
60% LAR - 40% CIR	45%	£-1,455,055	£-5,477,126	£-10,098,730	£-10,351,993	£-15,043,113	£-17,002,455
60% LAR - 40% CIR	50%	£-7,357,476	£-9,266,025	£-13,977,498	£-14,234,255	£-19,027,635	£-21,852,350

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£78,942,553	£113,348,469	£118,646,662	£118,883,190	£124,183,283	£129,594,033
60% LAR - 40% CIR	5%	£60,668,161	£25,699,736	£20,978,796	£21,114,520	£24,460,486	£25,269,085
60% LAR - 40% CIR	10%	£50,110,831	£21,566,037	£16,854,581	£17,093,080	£22,432,947	£23,797,341
60% LAR - 40% CIR	15%	£42,646,750	£17,582,838	£12,904,617	£13,142,332	£18,475,101	£20,273,080
60% LAR - 40% CIR	20%	£35,225,338	£13,694,941	£8,990,210	£9,227,237	£14,822,177	£17,019,076
60% LAR - 40% CIR	25%	£27,838,089	£9,829,586	£5,075,645	£5,312,672	£11,605,205	£14,276,220
60% LAR - 40% CIR	30%	£20,484,828	£6,003,808	£1,165,078	£1,402,105	£7,447,451	£10,255,657
60% LAR - 40% CIR	35%	£13,169,268	£2,140,137	£-277,847	£-278,859	£2,839,403	£2,891,233
60% LAR - 40% CIR	40%	£5,824,420	£-1,857,846	£-5,385,101	£-5,634,795	£-9,346,415	£-10,919,141
60% LAR - 40% CIR	45%	£-1,455,055	£-5,477,126	£-10,098,730	£-10,351,993	£-15,043,113	£-17,002,455
60% LAR - 40% CIR	50%	£-7,357,476	£-9,266,025	£-13,977,498	£-14,234,255	£-19,027,635	£-21,852,350

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£30,740,303	£65,744,219	£70,444,312	£70,680,340	£75,981,033	£81,361,783
60% LAR - 40% CIR	5%	£19,134,795	£17,088,811	£14,465,471	£14,581,145	£16,911,111	£17,972,720
60% LAR - 40% CIR	10%	£15,577,456	£13,532,662	£10,912,206	£11,027,880	£12,959,572	£13,863,968
60% LAR - 40% CIR	15%	£13,113,375	£10,949,463	£8,371,242	£8,486,917	£10,417,726	£10,944,705
60% LAR - 40% CIR	20%	£10,649,233	£8,363,816	£5,829,686	£5,945,361	£7,876,165	£8,303,581
60% LAR - 40% CIR	25%	£8,185,091	£5,778,169	£3,287,535	£3,403,210	£5,307,019	£5,734,006
60% LAR - 40% CIR	30%	£5,720,949	£3,192,522	£71,388	£72,463	£2,817,868	£3,044,332
60% LAR - 40% CIR	35%	£3,256,807	£61,610	£-244,731	£-245,806	£1,328,717	£1,555,182
60% LAR - 40% CIR	40%	£77,624	£-212,921	£-434,812	£-435,887	£-846,736	£-1,073,201
60% LAR - 40% CIR	45%	£-171,913,930	£-169,146,001	£-174,767,005	£-175,020,768	£-180,711,988	£-186,471,340
60% LAR - 40% CIR	50%	£-356,926,367	£-375,934,900	£-411,646,373	£-411,903,130	£-419,696,510	£-419,621,225

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£26,289,322	£45,989,491	£49,689,589	£49,717,315	£51,768,186	£54,865,158
60% LAR - 40% CIR	5%	£18,844,838	£14,686,736	£11,366,796	£11,501,260	£14,936,486	£15,206,085
60% LAR - 40% CIR	10%	£11,402,169	£9,050,037	£6,341,581	£6,476,045	£8,911,947	£9,284,341
60% LAR - 40% CIR	15%	£8,866,250	£6,518,838	£3,811,617	£3,946,081	£5,382,101	£5,653,080
60% LAR - 40% CIR	20%	£6,330,869	£3,987,639	£1,297,652	£1,432,116	£2,817,177	£2,948,076
60% LAR - 40% CIR	25%	£3,814,689	£1,456,440	£-166,645	£-167,109	£1,205,205	£1,276,220
60% LAR - 40% CIR	30%	£1,298,509	£-100,808	£-349,878	£-350,342	£-634,451	£-641,467
60% LAR - 40% CIR	35%	£-118,868,266	£-120,137	£-244,207	£-244,671	£-488,463	£-491,005
60% LAR - 40% CIR	40%	£-341,420	£-347,340	£-672,101	£-672,565	£-1,045,414	£-1,045,414
60% LAR - 40% CIR	45%	£-42,732,055	£-63,964,126	£-99,585,730	£-99,838,993	£-135,330,113	£-141,289,465
60% LAR - 40% CIR	50%	£-80,644,476	£-109,593,026	£-166,468,498	£-166,721,255	£-212,514,695	£-218,336,350

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats	
No Units	575
Site Area	2.88 Ha

Value Area	Zone C - £1,350 psf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£124,705,179	£90,990,964	£85,848,983	£85,619,414	£90,477,433	£75,317,428
60% LAR - 40% CIR	5%	£115,462,776	£83,187,252	£78,045,676	£77,816,085	£72,695,409	£57,498,665
60% LAR - 40% CIR	10%	£106,179,218	£75,300,699	£70,197,970	£69,970,082	£64,812,174	£50,631,586
60% LAR - 40% CIR	15%	£96,830,388	£67,391,720	£62,273,326	£62,042,701	£56,879,681	£51,712,185
60% LAR - 40% CIR	20%	£87,421,676	£59,425,327	£54,278,325	£54,048,389	£48,901,386	£43,678,502
60% LAR - 40% CIR	25%	£77,944,657	£51,372,087	£46,239,567	£46,010,204	£40,808,033	£35,587,199
60% LAR - 40% CIR	30%	£68,395,624	£43,277,047	£38,096,437	£37,864,105	£32,666,431	£27,401,144
60% LAR - 40% CIR	35%	£58,746,407	£35,083,653	£29,897,611	£29,665,736	£24,405,398	£19,129,808
60% LAR - 40% CIR	40%	£48,994,473	£26,831,619	£21,577,238	£21,342,214	£16,058,060	£10,722,983
60% LAR - 40% CIR	45%	£39,153,868	£18,451,339	£13,159,708	£12,921,423	£7,587,135	£2,179,880
60% LAR - 40% CIR	50%	£29,219,175	£9,963,003	£4,607,612	£4,365,946	£-1,061,384	£-6,627,408

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£158,039,698	£189,749,911	£184,891,892	£185,121,461	£200,283,442	£209,423,447
60% LAR - 40% CIR	5%	£168,276,999	£197,673,626	£192,696,109	£192,922,999	£208,046,486	£217,624,210
60% LAR - 40% CIR	10%	£174,561,857	£205,440,178	£210,542,905	£210,770,793	£221,628,701	£221,106,299
60% LAR - 40% CIR	15%	£183,910,487	£213,349,155	£218,467,540	£218,698,174	£223,861,194	£222,028,690
60% LAR - 40% CIR	20%	£193,318,999	£221,315,548	£226,462,590	£226,692,936	£229,399,509	£227,062,373
60% LAR - 40% CIR	25%	£202,796,216	£229,308,788	£234,401,308	£234,631,077	£231,642,442	£229,143,616
60% LAR - 40% CIR	30%	£212,345,251	£237,343,628	£242,344,438	£242,574,770	£238,074,444	£235,339,731
60% LAR - 40% CIR	35%	£221,894,468	£245,367,222	£250,243,264	£250,473,139	£246,335,477	£243,611,067
60% LAR - 40% CIR	40%	£231,443,692	£253,409,259	£258,103,619	£258,333,891	£242,082,615	£239,017,892
60% LAR - 40% CIR	45%	£241,000,007	£262,289,538	£267,581,167	£267,810,452	£237,153,740	£234,561,195
60% LAR - 40% CIR	50%	£251,521,700	£270,777,872	£276,133,263	£276,374,929	£231,802,259	£228,368,283

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£39,704,571	£73,418,780	£78,560,767	£78,790,336	£93,932,317	£99,092,322
60% LAR - 40% CIR	5%	£48,949,874	£81,502,469	£86,664,074	£86,893,643	£99,114,841	£104,281,085
60% LAR - 40% CIR	10%	£58,230,532	£89,109,051	£94,211,780	£94,439,668	£99,597,576	£104,778,164
60% LAR - 40% CIR	15%	£67,579,362	£97,018,030	£102,136,424	£102,367,049	£107,530,069	£112,697,565
60% LAR - 40% CIR	20%	£76,987,874	£104,984,428	£110,133,426	£110,367,981	£115,865,388	£120,731,248
60% LAR - 40% CIR	25%	£86,469,083	£113,037,663	£118,170,163	£118,399,546	£123,601,717	£128,812,551
60% LAR - 40% CIR	30%	£96,014,126	£121,132,703	£126,313,313	£126,545,645	£131,743,319	£137,008,606
60% LAR - 40% CIR	35%	£105,663,343	£129,306,097	£134,512,139	£134,744,914	£140,094,352	£145,279,942
60% LAR - 40% CIR	40%	£115,426,277	£137,278,131	£142,032,014	£142,267,536	£145,851,690	£151,066,767
60% LAR - 40% CIR	45%	£125,255,882	£145,958,411	£151,250,422	£151,488,327	£156,822,615	£162,230,070
60% LAR - 40% CIR	50%	£135,199,578	£154,446,747	£160,892,138	£161,043,894	£168,471,134	£171,037,158

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,497,679	£25,216,536	£30,398,517	£30,588,086	£35,730,087	£40,880,072
60% LAR - 40% CIR	5%	£7,647,674	£31,000,249	£36,181,624	£36,369,915	£41,512,081	£46,668,036
60% LAR - 40% CIR	10%	£10,028,282	£40,908,801	£46,000,530	£46,237,418	£51,395,326	£56,575,914
60% LAR - 40% CIR	15%	£11,377,112	£49,915,780	£53,934,174	£54,184,799	£59,327,819	£64,495,316
60% LAR - 40% CIR	20%	£13,185,624	£59,193,173	£61,699,175	£61,959,131	£67,300,334	£72,598,998
60% LAR - 40% CIR	25%	£18,262,843	£64,835,413	£69,967,933	£70,197,296	£75,399,467	£80,610,301
60% LAR - 40% CIR	30%	£27,811,876	£72,930,453	£78,111,063	£78,343,385	£83,541,089	£88,806,358
60% LAR - 40% CIR	35%	£37,461,959	£81,123,347	£86,369,989	£86,581,164	£91,862,162	£97,077,592
60% LAR - 40% CIR	40%	£47,223,027	£89,575,881	£94,830,264	£94,985,298	£100,149,440	£105,454,517
60% LAR - 40% CIR	45%	£77,053,632	£97,756,161	£103,047,792	£103,286,077	£108,620,365	£114,027,820
60% LAR - 40% CIR	50%	£86,988,925	£106,244,497	£111,698,888	£111,841,584	£117,268,884	£122,834,908

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£55,917,304	£37,163,989	£46,621,108	£46,391,589	£27,248,388	£16,989,953
60% LAR - 40% CIR	5%	£56,234,901	£33,939,377	£18,817,801	£18,899,110	£15,467,534	£8,270,790
60% LAR - 40% CIR	10%	£46,951,343	£16,072,824	£10,970,095	£10,742,207	£5,584,299	£403,711
60% LAR - 40% CIR	15%	£37,602,513	£8,163,845	£3,045,451	£2,814,826	£2,348,194	£7,915,690
60% LAR - 40% CIR	20%	£28,194,001	£1,017,452	£4,989,669	£4,104,669	£1,500,588	£-1,500,588
60% LAR - 40% CIR	25%	£18,716,782	£-7,855,788	£-12,988,308	£-13,172,671	£-18,119,842	£-23,630,678
60% LAR - 40% CIR	30%	£9,167,749	£-15,960,829	£-21,131,438	£-21,383,770	£-29,591,444	£-31,826,731
60% LAR - 40% CIR	35%	£481,888	£-24,144,222	£-29,330,264	£-29,662,139	£-34,822,417	£-40,098,057
60% LAR - 40% CIR	40%	£-10,243,402	£-32,398,256	£-37,660,630	£-37,985,661	£-43,169,815	£-48,504,892
60% LAR - 40% CIR	45%	£-20,074,007	£-40,776,536	£-46,068,167	£-46,398,452	£-51,640,740	£-57,048,195
60% LAR - 40% CIR	50%	£-30,098,790	£-49,244,812	£-54,620,263	£-54,861,829	£-60,289,256	£-66,956,293

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats	
No Units	575
Site Area	2.88 Ha

Value Area	Zone C - £1,500 psf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£153,764,224	£120,327,940	£115,335,871	£115,112,995	£110,111,518	£105,046,815
60% LAR : 40% CIR	5%	£143,110,183	£111,127,470	£106,155,210	£105,933,186	£100,901,404	£95,853,905
60% LAR : 40% CIR	10%	£132,408,393	£101,885,407	£96,896,455	£96,671,991	£91,645,951	£86,556,271
60% LAR : 40% CIR	15%	£121,866,344	£92,587,336	£87,578,339	£87,354,595	£82,296,936	£77,211,510
60% LAR : 40% CIR	20%	£110,871,838	£83,210,801	£78,185,885	£77,969,385	£72,889,737	£67,820,088
60% LAR : 40% CIR	25%	£100,005,875	£73,774,537	£68,719,152	£68,503,236	£63,437,853	£58,314,905
60% LAR : 40% CIR	30%	£89,091,920	£64,252,367	£59,209,750	£58,994,349	£53,874,183	£48,754,625
60% LAR : 40% CIR	35%	£78,081,204	£54,689,445	£49,582,874	£49,364,584	£44,256,484	£39,084,384
60% LAR : 40% CIR	40%	£67,004,046	£45,019,981	£39,920,808	£39,692,575	£34,516,664	£29,331,512
60% LAR : 40% CIR	45%	£55,806,526	£35,284,445	£30,117,148	£29,885,971	£24,681,854	£19,435,714
60% LAR : 40% CIR	50%	£44,465,448	£25,428,188	£20,206,232	£19,971,774	£14,710,856	£9,392,032

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£128,978,851	£160,412,935	£185,406,004	£185,827,880	£170,829,357	£175,834,060
60% LAR : 40% CIR	0%	£137,039,892	£169,813,495	£174,056,865	£174,807,669	£170,829,357	£175,834,060
60% LAR : 40% CIR	5%	£148,332,452	£179,855,468	£183,844,420	£184,058,884	£189,034,524	£194,184,004
60% LAR : 40% CIR	10%	£159,074,531	£188,153,539	£193,162,536	£193,386,280	£198,433,939	£203,529,365
60% LAR : 40% CIR	15%	£169,869,037	£197,530,074	£202,584,990	£202,781,490	£207,851,138	£212,920,787
60% LAR : 40% CIR	20%	£181,745,030	£206,966,338	£212,021,723	£212,197,639	£217,403,622	£222,426,910
60% LAR : 40% CIR	25%	£193,648,958	£216,458,508	£221,531,125	£221,756,526	£226,866,892	£231,866,250
60% LAR : 40% CIR	30%	£205,589,671	£226,011,439	£231,147,801	£231,376,291	£236,484,391	£241,459,491
60% LAR : 40% CIR	35%	£217,569,629	£235,721,814	£240,819,947	£241,048,303	£246,224,221	£251,109,845
60% LAR : 40% CIR	40%	£229,594,349	£245,456,433	£250,523,727	£250,854,904	£255,699,021	£261,305,161
60% LAR : 40% CIR	45%	£241,665,427	£255,212,687	£260,234,643	£260,768,101	£265,730,019	£271,348,843

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£10,645,529	£44,081,810	£49,073,879	£49,296,755	£54,298,232	£59,369,935
60% LAR : 40% CIR	0%	£11,039,892	£45,495,495	£50,564,640	£50,787,516	£55,789,000	£60,884,070
60% LAR : 40% CIR	5%	£12,001,357	£46,524,343	£51,529,296	£51,752,172	£56,737,758	£61,873,479
60% LAR : 40% CIR	10%	£12,743,409	£47,122,414	£52,121,411	£52,344,287	£57,281,814	£62,320,240
60% LAR : 40% CIR	15%	£13,357,875	£47,122,414	£52,121,411	£52,344,287	£57,281,814	£62,320,240
60% LAR : 40% CIR	20%	£14,005,875	£47,122,414	£52,121,411	£52,344,287	£57,281,814	£62,320,240
60% LAR : 40% CIR	25%	£14,689,037	£47,122,414	£52,121,411	£52,344,287	£57,281,814	£62,320,240
60% LAR : 40% CIR	30%	£15,408,958	£47,122,414	£52,121,411	£52,344,287	£57,281,814	£62,320,240
60% LAR : 40% CIR	35%	£16,169,671	£47,122,414	£52,121,411	£52,344,287	£57,281,814	£62,320,240
60% LAR : 40% CIR	40%	£17,004,046	£47,122,414	£52,121,411	£52,344,287	£57,281,814	£62,320,240
60% LAR : 40% CIR	45%	£17,914,349	£47,122,414	£52,121,411	£52,344,287	£57,281,814	£62,320,240
60% LAR : 40% CIR	50%	£18,894,302	£47,122,414	£52,121,411	£52,344,287	£57,281,814	£62,320,240

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£37,556,724	£4,120,240	£971,829	£1,094,595	£9,096,982	£11,160,885
60% LAR : 40% CIR	0%	£29,902,857	£3,989,199	£10,892,290	£12,074,314	£15,980,696	£20,535,596
60% LAR : 40% CIR	5%	£16,200,893	£14,322,093	£19,311,045	£19,535,509	£24,561,549	£29,651,229
60% LAR : 40% CIR	10%	£5,458,944	£23,020,164	£28,629,161	£28,852,905	£33,910,594	£38,999,990
60% LAR : 40% CIR	15%	£3,905,896	£32,069,999	£38,021,615	£38,245,359	£43,319,763	£48,397,412
60% LAR : 40% CIR	20%	£2,601,625	£41,432,963	£47,488,348	£47,712,092	£52,769,547	£57,892,595
60% LAR : 40% CIR	25%	£1,611,580	£51,055,133	£56,997,750	£57,221,511	£62,333,317	£67,452,875
60% LAR : 40% CIR	30%	£93,116,298	£61,610,655	£66,514,526	£66,842,995	£71,381,091	£76,423,116
60% LAR : 40% CIR	35%	£49,203,454	£71,188,433	£76,286,572	£76,514,525	£81,690,846	£86,875,956
60% LAR : 40% CIR	40%	£30,400,974	£80,923,055	£86,060,352	£86,281,529	£91,525,546	£96,771,798
60% LAR : 40% CIR	45%	£17,742,062	£90,779,312	£95,901,288	£96,126,726	£101,436,644	£106,815,468

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£94,386,349	£81,100,065	£46,107,396	£56,985,160	£50,893,653	£45,816,966
60% LAR : 40% CIR	0%	£83,382,308	£81,089,595	£46,067,536	£56,905,311	£50,803,529	£45,766,030
60% LAR : 40% CIR	5%	£73,180,518	£42,657,532	£37,668,580	£37,444,116	£32,418,076	£27,328,396
60% LAR : 40% CIR	10%	£62,438,469	£33,359,461	£28,350,464	£28,126,720	£23,069,061	£17,983,635
60% LAR : 40% CIR	15%	£51,643,963	£23,982,026	£18,968,010	£18,741,510	£13,661,962	£8,592,213
60% LAR : 40% CIR	20%	£40,778,000	£14,546,662	£9,491,277	£9,265,361	£4,209,978	£-912,970
60% LAR : 40% CIR	25%	£29,864,045	£5,024,492	£-19,129	£-293,526	£-9,353,692	£-10,473,250
60% LAR : 40% CIR	30%	£19,963,329	£-5,888,830	£-63,843,801	£-63,843,801	£-63,843,801	£-63,843,801
60% LAR : 40% CIR	35%	£7,776,171	£-14,208,814	£-19,306,947	£-19,306,947	£-19,306,947	£-19,306,947
60% LAR : 40% CIR	40%	£-3,421,340	£-23,943,430	£-29,110,727	£-29,110,727	£-29,110,727	£-29,110,727
60% LAR : 40% CIR	45%	£-14,762,427	£-33,769,687	£-39,603,663	£-39,603,663	£-39,603,663	£-39,603,663

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone C - £1,750 psf
------------	---------------------

No Units	575
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£201,832,560	£168,433,260	£163,272,799	£163,355,800	£158,495,338	£153,630,253
60% LAR - 40% CIR	5%	£188,930,209	£156,907,399	£152,066,226	£151,850,055	£147,038,882	£142,115,728
60% LAR - 40% CIR	10%	£175,788,004	£145,341,041	£140,517,683	£140,302,272	£135,442,055	£130,555,631
60% LAR - 40% CIR	15%	£162,677,863	£133,734,581	£128,907,641	£128,690,112	£123,820,259	£118,946,890
60% LAR - 40% CIR	20%	£149,522,768	£122,081,632	£117,226,885	£117,009,887	£112,195,242	£107,235,518
60% LAR - 40% CIR	25%	£136,326,659	£110,345,942	£105,524,857	£105,288,518	£100,387,293	£95,474,246
60% LAR - 40% CIR	30%	£123,084,891	£98,570,829	£93,688,707	£93,469,877	£88,565,158	£83,598,325
60% LAR - 40% CIR	35%	£109,765,615	£86,706,437	£81,810,814	£81,589,237	£76,633,321	£71,619,698
60% LAR - 40% CIR	40%	£96,399,789	£74,772,497	£69,828,492	£69,605,243	£64,587,074	£59,565,992
60% LAR - 40% CIR	45%	£82,941,954	£62,730,802	£57,717,656	£57,493,376	£52,474,782	£47,385,144
60% LAR - 40% CIR	50%	£69,388,591	£50,567,419	£45,528,765	£45,301,302	£40,218,700	£35,089,527

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		-£78,908,515	-£12,307,615	-£117,188,078	-£117,385,075	-£122,245,357	-£127,110,822
60% LAR - 40% CIR	5%	£91,910,669	£123,833,476	£128,674,849	£128,869,820	£133,751,993	£138,665,147
60% LAR - 40% CIR	10%	£104,952,793	£135,399,634	£140,223,192	£140,438,603	£145,298,800	£150,185,244
60% LAR - 40% CIR	15%	£118,063,012	£147,006,294	£151,833,234	£152,050,763	£156,920,616	£161,793,985
60% LAR - 40% CIR	20%	£131,218,107	£158,659,243	£163,513,990	£163,730,989	£168,586,633	£173,506,357
60% LAR - 40% CIR	25%	£144,412,216	£170,384,933	£175,226,018	£175,442,387	£180,381,642	£185,296,619
60% LAR - 40% CIR	30%	£157,655,984	£182,170,048	£187,052,168	£187,270,988	£192,172,500	£197,142,550
60% LAR - 40% CIR	35%	£170,975,269	£194,094,439	£198,930,951	£199,151,638	£204,107,354	£209,121,177
60% LAR - 40% CIR	40%	£184,341,657	£205,968,378	£210,914,423	£211,135,623	£216,163,601	£221,176,313
60% LAR - 40% CIR	45%	£197,768,921	£218,010,073	£223,023,219	£223,247,499	£228,296,093	£233,355,731
60% LAR - 40% CIR	50%	£211,352,264	£230,173,456	£235,212,110	£235,439,673	£240,522,175	£245,651,348

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£37,422,810	£4,023,510	£836,951	£1,055,950	£9,914,412	£10,779,497
60% LAR - 40% CIR	5%	£24,620,469	£7,692,841	£12,343,624	£12,569,625	£17,460,668	£18,284,022
60% LAR - 40% CIR	10%	£11,376,344	£-19,068,709	£-23,802,067	£-24,107,478	£-28,967,695	£-33,654,119
60% LAR - 40% CIR	15%	£-1,731,887	£-30,675,169	£-35,502,109	£-35,719,638	£-40,589,491	£-45,462,860
60% LAR - 40% CIR	20%	£-14,668,866	£-42,328,118	£-47,182,965	£-47,399,785	£-52,281,568	£-57,174,236
60% LAR - 40% CIR	25%	£-28,081,001	£-54,063,808	£-58,904,893	£-59,121,234	£-64,022,457	£-68,955,494
60% LAR - 40% CIR	30%	£-41,324,859	£-65,838,921	£-70,721,043	£-70,939,873	£-75,844,592	£-80,811,425
60% LAR - 40% CIR	35%	£-54,644,135	£-77,703,313	£-82,586,938	£-82,805,513	£-87,776,229	£-92,790,052
60% LAR - 40% CIR	40%	£-68,010,462	£-89,657,253	£-94,463,298	£-94,684,607	£-99,622,476	£-104,644,198
60% LAR - 40% CIR	45%	£-81,467,706	£-101,678,948	£-106,692,094	£-106,916,374	£-111,934,968	£-117,024,606
60% LAR - 40% CIR	50%	£-95,021,159	£-113,842,331	£-118,880,985	£-119,108,448	£-124,191,050	£-129,320,223

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£85,625,960	£52,225,760	£47,365,299	£47,148,300	£42,287,838	£37,422,753
60% LAR - 40% CIR	5%	£72,627,709	£40,669,899	£35,858,726	£35,642,655	£30,811,362	£25,938,228
60% LAR - 40% CIR	10%	£59,580,594	£29,133,541	£24,310,183	£24,094,772	£19,234,555	£14,348,131
60% LAR - 40% CIR	15%	£46,440,363	£17,627,081	£12,700,141	£12,482,612	£7,612,750	£2,739,390
60% LAR - 40% CIR	20%	£33,315,268	£5,874,132	£1,019,385	£922,487	£-4,052,258	£-9,181,895
60% LAR - 40% CIR	25%	£20,121,159	£-5,861,558	£-10,702,643	£-10,918,882	£-16,820,207	£-22,733,244
60% LAR - 40% CIR	30%	£6,877,391	£-17,636,671	£-22,518,793	£-22,737,623	£-27,642,342	£-32,609,478
60% LAR - 40% CIR	35%	£-6,447,896	£-29,501,653	£-34,386,685	£-34,605,263	£-39,512,319	£-44,355,302
60% LAR - 40% CIR	40%	£-19,808,212	£-41,435,003	£-46,381,048	£-46,602,263	£-51,620,426	£-56,641,938
60% LAR - 40% CIR	45%	£-33,265,546	£-53,476,698	£-58,489,844	£-58,714,124	£-63,732,718	£-68,822,358
60% LAR - 40% CIR	50%	£-46,818,909	£-65,640,081	£-70,678,735	£-70,906,198	£-76,068,800	£-81,117,873

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£142,694,855	£109,265,385	£104,344,924	£104,127,325	£99,287,483	£94,402,376
60% LAR - 40% CIR	5%	£129,602,334	£97,679,524	£92,838,351	£92,622,189	£87,781,007	£82,887,853
60% LAR - 40% CIR	10%	£116,560,219	£86,113,166	£81,289,808	£81,074,397	£76,214,180	£71,327,756
60% LAR - 40% CIR	15%	£103,449,988	£74,506,706	£69,679,766	£69,462,237	£64,592,384	£59,719,015
60% LAR - 40% CIR	20%	£90,294,851	£62,863,757	£57,999,010	£57,782,112	£52,927,917	£48,074,843
60% LAR - 40% CIR	25%	£77,100,784	£51,118,067	£46,276,982	£46,060,643	£41,159,418	£36,246,381
60% LAR - 40% CIR	30%	£63,857,016	£39,342,054	£34,480,832	£34,242,002	£29,337,293	£24,370,450
60% LAR - 40% CIR	35%	£50,537,740	£27,478,562	£22,582,639	£22,361,362	£17,405,646	£12,391,823
60% LAR - 40% CIR	40%	£37,171,413	£15,544,622	£10,598,577	£10,377,368	£5,350,199	£37,687
60% LAR - 40% CIR	45%	£23,714,079	£3,502,927	£-1,510,219	£-1,734,499	£-6,733,093	£-11,842,731
60% LAR - 40% CIR	50%	£10,160,716	£-8,660,466	£-18,699,410	£-18,926,875	£-24,000,145	£-29,136,348

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats	
No Units	575
Site Area	2.88 Ha

Value Area	Zone C - £1,900 psf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£230,586,949	£197,014,504	£192,213,196	£191,998,795	£187,197,447	£182,394,529
60% LAR : 40% CIR	5%	£216,146,878	£184,005,784	£179,313,489	£179,099,948	£174,317,653	£169,485,377
60% LAR : 40% CIR	10%	£201,667,044	£171,137,059	£166,372,363	£166,159,571	£161,362,599	£156,539,241
60% LAR : 40% CIR	15%	£187,147,833	£158,138,721	£153,373,283	£153,158,562	£148,351,560	£143,544,560
60% LAR : 40% CIR	20%	£172,589,635	£145,096,136	£140,304,047	£140,089,949	£135,287,659	£130,475,987
60% LAR : 40% CIR	25%	£157,992,071	£131,972,675	£127,194,070	£126,980,524	£122,174,455	£117,333,370
60% LAR : 40% CIR	30%	£143,315,111	£118,810,298	£114,020,523	£113,804,677	£108,975,818	£104,123,659
60% LAR : 40% CIR	35%	£128,599,920	£105,566,775	£100,768,723	£100,553,301	£95,703,376	£90,818,731
60% LAR : 40% CIR	40%	£113,933,232	£92,295,542	£87,438,599	£87,223,630	£82,343,211	£77,397,195
60% LAR : 40% CIR	45%	£98,985,705	£78,897,539	£74,011,689	£73,796,779	£68,852,904	£63,839,758
60% LAR : 40% CIR	50%	£84,060,172	£65,430,568	£60,445,453	£60,221,408	£55,215,193	£50,182,594

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£50,153,929	£83,726,371	£88,527,719	£88,742,060	£93,543,428	£98,346,348
60% LAR : 40% CIR	5%	£54,693,997	£86,645,691	£91,467,398	£91,681,627	£96,482,995	£101,284,488
60% LAR : 40% CIR	10%	£79,073,631	£109,603,616	£114,366,512	£114,581,304	£119,378,276	£124,171,634
60% LAR : 40% CIR	15%	£90,593,042	£122,602,154	£127,367,592	£127,582,313	£132,389,315	£137,196,315
60% LAR : 40% CIR	20%	£108,151,240	£135,644,739	£140,436,628	£140,650,927	£145,443,916	£150,248,888
60% LAR : 40% CIR	25%	£122,748,004	£148,708,259	£153,548,826	£153,763,311	£158,556,420	£163,351,590
60% LAR : 40% CIR	30%	£137,423,764	£161,830,577	£166,720,352	£166,934,188	£171,721,057	£176,516,216
60% LAR : 40% CIR	35%	£152,140,955	£175,154,109	£179,972,152	£180,187,574	£184,974,499	£189,769,144
60% LAR : 40% CIR	40%	£166,907,643	£188,455,333	£193,302,309	£193,516,345	£198,303,664	£203,098,708
60% LAR : 40% CIR	45%	£181,755,170	£201,843,336	£206,729,188	£206,943,096	£211,730,415	£216,525,117
60% LAR : 40% CIR	50%	£196,680,703	£215,337,307	£220,595,422	£220,810,467	£225,602,682	£230,397,281

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£66,177,199	£32,604,754	£27,803,406	£27,589,045	£22,787,697	£17,984,779
60% LAR : 40% CIR	5%	£51,737,128	£19,686,324	£14,867,320	£14,652,188	£9,851,293	£5,048,527
60% LAR : 40% CIR	10%	£37,257,294	£6,727,309	£1,962,613	£1,749,821	£4,047,151	£2,870,508
60% LAR : 40% CIR	15%	£22,736,083	£8,271,029	£11,036,467	£11,251,188	£16,038,190	£20,851,190
60% LAR : 40% CIR	20%	£8,179,885	£19,134,614	£24,456,028	£24,670,820	£29,462,828	£34,254,765
60% LAR : 40% CIR	25%	£17,817,678	£32,437,075	£37,216,680	£37,431,295	£42,223,286	£47,015,380
60% LAR : 40% CIR	30%	£21,094,639	£45,599,452	£50,389,227	£50,603,073	£55,393,932	£60,184,919
60% LAR : 40% CIR	35%	£35,809,630	£58,822,975	£63,641,927	£63,856,449	£68,647,374	£73,438,019
60% LAR : 40% CIR	40%	£50,576,518	£72,124,208	£76,917,184	£77,131,220	£81,922,154	£86,713,594
60% LAR : 40% CIR	45%	£65,424,045	£85,512,211	£90,308,061	£90,522,197	£95,313,129	£100,104,192
60% LAR : 40% CIR	50%	£80,349,878	£98,906,182	£103,964,297	£104,178,342	£108,969,587	£113,760,716

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£14,379,449	£80,807,904	£76,005,636	£75,791,295	£70,989,947	£66,187,029
60% LAR : 40% CIR	5%	£99,939,378	£17,889,294	£13,105,989	£12,892,448	£8,110,153	£3,311,877
60% LAR : 40% CIR	10%	£85,450,544	£54,929,559	£50,164,863	£49,952,071	£45,155,099	£40,331,741
60% LAR : 40% CIR	15%	£70,940,333	£41,931,221	£37,165,783	£36,951,062	£32,144,060	£27,337,060
60% LAR : 40% CIR	20%	£56,392,135	£28,938,336	£24,096,647	£23,882,448	£19,070,359	£14,268,497
60% LAR : 40% CIR	25%	£41,784,571	£15,765,175	£10,986,570	£10,773,024	£5,966,955	£1,125,870
60% LAR : 40% CIR	30%	£27,107,611	£2,602,798	£2,186,977	£2,492,823	£7,231,682	£12,083,841
60% LAR : 40% CIR	35%	£12,392,420	£10,698,728	£15,336,977	£15,664,149	£20,451,684	£25,248,769
60% LAR : 40% CIR	40%	£2,174,688	£23,921,968	£28,768,934	£28,986,970	£33,884,289	£38,810,334
60% LAR : 40% CIR	45%	£17,221,795	£37,309,961	£42,185,811	£42,416,721	£47,334,596	£52,267,742
60% LAR : 40% CIR	50%	£32,147,928	£50,803,932	£65,702,047	£65,936,092	£70,852,307	£75,768,406

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£17,388,074	£137,786,658	£132,885,281	£132,710,620	£127,969,972	£123,166,694
60% LAR : 40% CIR	5%	£156,919,003	£124,867,929	£120,085,814	£119,872,073	£115,089,776	£110,295,502
60% LAR : 40% CIR	10%	£142,439,169	£111,909,184	£107,144,488	£106,931,696	£102,134,724	£97,311,366
60% LAR : 40% CIR	15%	£127,919,958	£98,910,946	£94,145,408	£93,930,687	£89,123,685	£84,316,685
60% LAR : 40% CIR	20%	£113,381,760	£85,869,211	£81,078,172	£80,862,073	£76,069,984	£71,268,112
60% LAR : 40% CIR	25%	£98,764,196	£72,744,800	£67,966,195	£67,752,649	£62,946,580	£58,105,495
60% LAR : 40% CIR	30%	£84,087,236	£59,582,423	£54,792,648	£54,578,802	£49,747,943	£44,895,784
60% LAR : 40% CIR	35%	£69,372,045	£46,359,900	£41,540,848	£41,325,426	£36,475,601	£31,590,856
60% LAR : 40% CIR	40%	£54,605,357	£33,057,697	£28,210,691	£27,992,655	£23,115,336	£18,169,291
60% LAR : 40% CIR	45%	£39,757,830	£19,669,684	£14,783,814	£14,562,904	£9,625,029	£4,611,883
60% LAR : 40% CIR	50%	£24,832,297	£6,175,693	£1,217,578	£1,003,533	£4,912,669	£9,686,281

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats	
No Units	575
Site Area	2.88 Ha

Value Area	Zone C - £2,000 psf
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£249,705,623	£216,007,418	£211,254,810	£211,042,894	£206,248,154	£201,447,806
60% LAR : 40% CIR	5%	£234,336,963	£202,167,115	£197,412,616	£197,199,699	£192,416,774	£187,634,480
60% LAR : 40% CIR	10%	£218,919,677	£188,283,596	£183,518,899	£183,306,108	£178,541,411	£173,776,714
60% LAR : 40% CIR	15%	£203,441,987	£174,332,672	£169,584,134	£169,372,024	£164,623,484	£159,841,694
60% LAR : 40% CIR	20%	£187,926,309	£160,342,524	£155,608,717	£155,397,221	£150,636,340	£145,844,251
60% LAR : 40% CIR	25%	£172,370,031	£146,313,543	£141,573,895	£141,360,549	£136,581,744	£131,803,140
60% LAR : 40% CIR	30%	£156,776,540	£132,231,468	£127,464,932	£127,251,871	£122,483,335	£117,665,994
60% LAR : 40% CIR	35%	£141,116,568	£118,071,914	£113,316,045	£113,103,403	£108,288,639	£103,470,587
60% LAR : 40% CIR	40%	£125,400,710	£103,973,287	£99,064,637	£98,849,573	£94,029,296	£89,153,152
60% LAR : 40% CIR	45%	£109,634,418	£89,568,183	£84,739,827	£84,522,807	£79,655,096	£74,722,068
60% LAR : 40% CIR	50%	£93,781,344	£75,178,758	£70,267,042	£70,076,365	£65,138,025	£60,131,811

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£31,033,252	£84,739,457	£89,488,065	£89,697,961	£74,491,721	£79,239,089
60% LAR : 40% CIR	5%	£46,403,872	£79,973,926	£83,266,264	£83,341,945	£68,324,661	£73,108,316
60% LAR : 40% CIR	10%	£31,821,195	£59,457,273	£67,221,076	£67,434,797	£52,199,464	£57,064,161
60% LAR : 40% CIR	15%	£77,298,888	£106,408,203	£111,156,741	£111,368,851	£116,117,391	£120,899,181
60% LAR : 40% CIR	20%	£92,815,660	£120,398,351	£125,132,158	£125,343,654	£130,104,535	£134,896,624
60% LAR : 40% CIR	25%	£108,370,844	£134,427,332	£139,106,960	£139,380,524	£144,169,131	£148,937,728
60% LAR : 40% CIR	30%	£123,964,338	£148,509,407	£153,276,943	£153,489,004	£158,255,540	£163,074,881
60% LAR : 40% CIR	35%	£139,624,317	£162,668,961	£167,424,830	£167,637,472	£172,452,236	£177,270,288
60% LAR : 40% CIR	40%	£155,240,186	£176,861,698	£181,676,238	£181,891,903	£186,712,669	£191,587,723
60% LAR : 40% CIR	45%	£171,106,457	£191,172,692	£196,001,048	£196,218,788	£201,085,779	£206,018,807
60% LAR : 40% CIR	50%	£186,959,531	£205,562,117	£210,443,833	£210,664,510	£215,602,850	£220,600,064

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£85,296,873	£51,591,668	£46,845,060	£46,633,144	£41,839,404	£37,038,056
60% LAR : 40% CIR	5%	£69,403,872	£37,973,926	£33,266,264	£33,054,348	£28,324,661	£23,587,316
60% LAR : 40% CIR	10%	£54,509,927	£23,873,846	£19,109,149	£18,896,358	£14,131,661	£9,366,964
60% LAR : 40% CIR	15%	£39,032,237	£9,922,922	£5,174,384	£4,962,274	£213,734	£4,568,056
60% LAR : 40% CIR	20%	£23,515,569	£4,869,268	£6,861,665	£6,650,288	£2,715,810	£1,505,468
60% LAR : 40% CIR	25%	£7,980,291	£18,095,207	£22,858,855	£23,049,401	£27,688,006	£32,006,810
60% LAR : 40% CIR	30%	£7,833,210	£32,178,282	£36,944,818	£37,157,879	£41,924,415	£46,743,758
60% LAR : 40% CIR	35%	£23,293,192	£46,307,636	£51,090,765	£51,306,347	£56,121,111	£60,939,163
60% LAR : 40% CIR	40%	£39,039,049	£60,538,613	£65,345,113	£65,601,177	£70,381,484	£75,246,598
60% LAR : 40% CIR	45%	£54,775,332	£74,841,567	£79,669,923	£79,887,663	£84,754,654	£89,687,682
60% LAR : 40% CIR	50%	£70,628,406	£89,230,992	£94,112,708	£94,333,585	£99,271,725	£104,277,939

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£133,498,123	£99,793,918	£95,047,310	£94,835,394	£90,041,654	£85,240,306
60% LAR : 40% CIR	5%	£118,129,463	£85,699,615	£81,205,111	£80,991,169	£76,209,274	£71,426,980
60% LAR : 40% CIR	10%	£102,712,177	£72,076,096	£67,311,399	£67,098,608	£62,333,911	£57,569,214
60% LAR : 40% CIR	15%	£87,294,487	£58,125,172	£53,376,634	£53,164,524	£48,415,984	£43,634,194
60% LAR : 40% CIR	20%	£71,717,809	£44,135,024	£39,401,217	£39,189,721	£34,428,840	£29,657,351
60% LAR : 40% CIR	25%	£56,162,531	£30,106,043	£25,366,395	£25,152,849	£20,374,244	£15,595,640
60% LAR : 40% CIR	30%	£40,569,040	£16,023,968	£11,257,432	£11,044,371	£6,277,835	£1,488,494
60% LAR : 40% CIR	35%	£24,969,569	£1,854,414	£2,867,687	£2,818,881	£3,016,380	£3,268,911
60% LAR : 40% CIR	40%	£9,193,210	£12,338,413	£17,142,883	£17,357,527	£22,179,234	£27,054,348
60% LAR : 40% CIR	45%	£6,873,082	£26,839,317	£31,467,873	£31,685,413	£36,552,404	£41,485,432
60% LAR : 40% CIR	50%	£22,426,156	£41,028,742	£45,910,438	£46,131,158	£51,069,475	£56,075,689

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£180,777,748	£186,773,543	£182,688,235	£181,915,919	£177,021,278	£172,216,831
60% LAR : 40% CIR	5%	£175,109,088	£142,938,240	£138,194,736	£137,971,194	£133,188,899	£128,406,605
60% LAR : 40% CIR	10%	£159,691,802	£129,055,721	£124,291,024	£124,078,233	£119,313,536	£114,548,839
60% LAR : 40% CIR	15%	£144,214,112	£115,104,797	£110,356,259	£110,144,149	£105,396,609	£100,613,819
60% LAR : 40% CIR	20%	£128,697,434	£101,114,646	£96,360,842	£96,148,465	£91,408,465	£86,616,376
60% LAR : 40% CIR	25%	£113,142,156	£87,085,668	£82,346,020	£82,132,474	£77,385,869	£72,575,265
60% LAR : 40% CIR	30%	£97,548,665	£73,003,593	£68,237,057	£68,023,596	£63,257,460	£58,438,119
60% LAR : 40% CIR	35%	£81,888,863	£58,844,039	£54,089,170	£53,875,528	£49,060,784	£44,242,712
60% LAR : 40% CIR	40%	£66,172,835	£44,645,412	£39,836,762	£39,621,698	£34,800,391	£29,925,277
60% LAR : 40% CIR	45%	£50,406,543	£30,340,308	£25,511,952	£25,294,212	£20,427,221	£15,484,193
60% LAR : 40% CIR	50%	£34,553,469	£15,950,883	£11,069,167	£10,848,490	£5,910,150	£903,896

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone C - RP Periphery E2,250 psf
------------	----------------------------------

No Units	575
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£297,457,379	£263,325,766	£258,625,945	£258,414,028	£253,667,421	£248,920,813
60% LAR : 40% CIR	5%	£279,701,132	£247,156,605	£242,441,920	£242,230,914	£237,503,042	£232,775,270
60% LAR : 40% CIR	10%	£261,905,512	£230,927,285	£226,216,911	£226,006,545	£221,296,171	£216,585,797
60% LAR : 40% CIR	15%	£244,070,905	£214,845,714	£209,951,314	£209,741,622	£205,047,222	£200,352,821
60% LAR : 40% CIR	20%	£226,197,692	£198,325,368	£193,645,530	£193,436,440	£188,756,609	£184,033,021
60% LAR : 40% CIR	25%	£208,286,245	£181,966,630	£177,299,960	£177,091,416	£172,383,569	£167,663,081
60% LAR : 40% CIR	30%	£190,323,327	£165,569,887	£160,878,039	£160,667,570	£155,969,004	£151,250,437
60% LAR : 40% CIR	35%	£172,295,813	£149,096,664	£144,401,635	£144,191,280	£139,493,552	£134,747,962
60% LAR : 40% CIR	40%	£154,230,862	£132,575,059	£127,898,198	£127,675,008	£122,928,419	£118,181,830
60% LAR : 40% CIR	45%	£136,124,919	£116,001,832	£111,263,153	£111,051,152	£106,307,384	£101,506,746
60% LAR : 40% CIR	50%	£117,927,523	£99,332,444	£94,572,390	£94,357,842	£89,563,841	£84,719,728

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£16,716,504	£17,415,109	£22,114,930	£22,328,847	£27,073,454	£31,820,082
60% LAR : 40% CIR	0%	£11,689,748	£33,554,072	£68,268,955	£68,510,961	£43,237,853	£34,968,616
60% LAR : 40% CIR	10%	£18,835,963	£49,813,990	£54,523,994	£54,734,330	£39,444,704	£34,155,078
60% LAR : 40% CIR	15%	£36,660,970	£66,095,161	£70,789,561	£70,999,253	£47,693,653	£40,388,054
60% LAR : 40% CIR	20%	£54,543,183	£82,413,507	£87,096,345	£87,304,429	£51,984,296	£43,707,854
60% LAR : 40% CIR	25%	£72,425,017	£98,774,245	£103,440,915	£103,649,439	£56,267,408	£47,407,788
60% LAR : 40% CIR	30%	£90,317,548	£115,170,983	£119,862,836	£120,073,305	£60,549,438	£50,129,408
60% LAR : 40% CIR	35%	£108,210,079	£131,641,211	£136,339,240	£136,549,295	£64,831,323	£54,992,923
60% LAR : 40% CIR	40%	£126,110,013	£148,103,818	£152,854,671	£153,065,869	£69,114,455	£60,269,045
60% LAR : 40% CIR	45%	£144,010,956	£164,579,043	£169,477,722	£169,689,723	£73,400,419	£64,544,129
60% LAR : 40% CIR	50%	£161,913,352	£181,050,431	£186,166,485	£186,383,033	£77,681,634	£68,821,147

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£133,047,629	£98,916,016	£94,216,195	£94,004,278	£99,257,671	£94,511,063
60% LAR : 40% CIR	0%	£115,291,262	£32,149,856	£73,052,170	£73,261,064	£73,093,292	£68,365,526
60% LAR : 40% CIR	10%	£97,495,762	£48,517,535	£61,807,161	£61,596,795	£56,886,421	£52,176,047
60% LAR : 40% CIR	15%	£79,681,155	£65,235,964	£45,541,564	£45,331,872	£40,637,472	£35,943,071
60% LAR : 40% CIR	20%	£61,787,842	£82,015,616	£29,255,780	£29,036,686	£24,348,659	£19,623,271
60% LAR : 40% CIR	25%	£43,876,508	£17,556,880	£12,890,210	£12,681,696	£7,973,819	£3,263,381
60% LAR : 40% CIR	30%	£25,913,577	£1,160,137	£-53,711,711	£-53,742,180	£-48,540,746	£-13,159,313
60% LAR : 40% CIR	35%	£7,886,063	£-115,310,985	£-320,008,715	£-320,218,170	£-24,916,198	£-29,661,798
60% LAR : 40% CIR	40%	£-128,510,013	£-448,103,818	£-1,152,854,671	£-1,153,065,869	£-1,141,441,341	£-1,134,227,026
60% LAR : 40% CIR	45%	£-28,284,831	£-48,407,918	£-35,146,507	£-35,358,598	£-58,102,366	£-62,903,004
60% LAR : 40% CIR	50%	£46,482,227	£-68,077,306	£-69,897,360	£-70,081,608	£-74,848,909	£-79,690,022

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£181,249,879	£147,118,206	£142,218,442	£142,206,528	£137,459,921	£132,713,313
60% LAR : 40% CIR	0%	£115,291,262	£32,149,856	£73,052,170	£73,261,064	£73,093,292	£68,365,526
60% LAR : 40% CIR	10%	£145,698,012	£114,719,785	£100,009,411	£100,799,045	£105,088,671	£100,378,297
60% LAR : 40% CIR	15%	£127,863,405	£98,438,214	£93,743,814	£93,534,122	£88,836,722	£84,145,321
60% LAR : 40% CIR	20%	£109,999,192	£82,117,868	£77,438,020	£77,228,946	£72,549,109	£67,825,521
60% LAR : 40% CIR	25%	£92,078,758	£65,759,130	£61,092,460	£60,883,916	£56,176,069	£51,455,581
60% LAR : 40% CIR	30%	£74,115,827	£49,362,387	£44,670,539	£44,460,070	£39,751,504	£35,042,937
60% LAR : 40% CIR	35%	£56,088,313	£32,897,154	£28,194,135	£27,984,060	£23,268,652	£18,540,452
60% LAR : 40% CIR	40%	£38,023,362	£16,397,569	£11,678,688	£11,467,596	£6,750,819	£1,974,330
60% LAR : 40% CIR	45%	£19,917,419	£-205,698	£-4,944,347	£-5,156,346	£-9,900,116	£-14,700,754
60% LAR : 40% CIR	50%	£1,720,023	£-16,876,956	£-321,636,710	£-321,849,658	£-26,643,659	£-31,487,272

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£28,228,504	£204,897,891	£189,388,070	£189,186,153	£184,356,946	£189,892,358
60% LAR : 40% CIR	0%	£220,473,257	£187,926,730	£183,214,045	£183,002,939	£178,275,167	£173,547,395
60% LAR : 40% CIR	10%	£202,677,637	£171,699,410	£166,989,036	£166,778,670	£162,068,296	£157,357,922
60% LAR : 40% CIR	15%	£184,843,030	£155,417,839	£150,723,439	£150,513,747	£145,819,347	£141,129,946
60% LAR : 40% CIR	20%	£166,969,817	£139,097,493	£134,417,055	£134,208,571	£129,508,154	£124,808,146
60% LAR : 40% CIR	25%	£149,058,383	£122,738,755	£118,072,085	£117,863,541	£113,155,694	£108,435,206
60% LAR : 40% CIR	30%	£131,095,452	£106,342,012	£101,650,164	£101,439,695	£96,731,129	£92,022,562
60% LAR : 40% CIR	35%	£113,087,938	£89,871,789	£85,173,760	£84,963,705	£80,265,677	£75,520,077
60% LAR : 40% CIR	40%	£95,002,987	£73,347,184	£68,638,323	£68,427,131	£63,700,544	£58,953,955
60% LAR : 40% CIR	45%	£76,897,044	£56,773,957	£52,035,278	£51,823,277	£47,079,509	£42,278,871
60% LAR : 40% CIR	50%	£58,699,648	£40,104,569	£35,344,815	£35,129,967	£30,335,966	£25,491,853

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone C - RP Periphery £2,450 psf
------------	----------------------------------

No Units	575
Site Area	2.88 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR and Sens test LAR : CIR : FH

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£335,612,143	£301,051,901	£296,355,727	£296,146,062	£291,449,888	£286,753,714
60% LAR : 40% CIR	5%	£315,073,165	£282,596,433	£278,318,805	£278,110,031	£273,432,493	£268,744,264
60% LAR : 40% CIR	10%	£296,286,778	£264,901,837	£260,241,512	£260,033,381	£255,373,056	£250,693,013
60% LAR : 40% CIR	15%	£276,542,099	£246,768,496	£242,123,973	£241,916,510	£237,259,593	£232,565,193
60% LAR : 40% CIR	20%	£256,758,816	£228,596,788	£223,953,357	£223,745,972	£219,074,135	£214,394,289
60% LAR : 40% CIR	25%	£236,937,812	£210,387,099	£205,722,641	£205,514,096	£200,847,427	£196,180,757
60% LAR : 40% CIR	30%	£217,077,972	£192,097,721	£187,442,838	£187,234,768	£182,579,884	£177,922,827
60% LAR : 40% CIR	35%	£197,181,179	£173,768,514	£169,124,047	£168,916,387	£164,260,771	£159,602,742
60% LAR : 40% CIR	40%	£177,234,372	£155,492,071	£151,748,247	£151,539,540	£146,883,690	£142,224,820
60% LAR : 40% CIR	45%	£157,215,413	£136,700,058	£132,989,011	£132,779,589	£128,123,541	£123,464,204
60% LAR : 40% CIR	50%	£137,159,792	£118,466,127	£113,773,416	£113,561,639	£108,895,510	£104,232,749

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£54,871,268	£20,311,026	£15,614,852	£15,405,187	£10,709,013	£6,012,839
60% LAR : 40% CIR	5%	£35,292,290	£2,255,558	£2,461,880	£2,459,864	£1,306,382	£1,098,961
60% LAR : 40% CIR	10%	£15,545,903	£15,829,938	£20,490,393	£20,707,494	£25,857,819	£30,047,852
60% LAR : 40% CIR	15%	£4,186,776	£33,972,373	£38,616,902	£38,824,365	£43,481,282	£48,175,682
60% LAR : 40% CIR	20%	£23,982,059	£52,144,097	£56,777,918	£56,986,503	£61,696,740	£66,346,977
60% LAR : 40% CIR	25%	£43,823,053	£70,353,176	£74,919,224	£75,126,179	£79,863,448	£84,560,116
60% LAR : 40% CIR	30%	£83,662,903	£88,543,154	£93,288,037	£93,506,107	£98,190,991	£102,818,048
60% LAR : 40% CIR	35%	£83,559,699	£106,972,381	£111,616,829	£111,824,488	£116,480,104	£121,178,133
60% LAR : 40% CIR	40%	£103,508,403	£125,238,804	£129,992,628	£130,202,335	£134,961,195	£139,690,085
60% LAR : 40% CIR	45%	£123,525,462	£143,770,817	£148,541,864	£148,861,296	£153,342,334	£158,076,671
60% LAR : 40% CIR	50%	£143,581,083	£162,274,748	£167,067,459	£167,179,236	£171,911,365	£176,858,126

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£171,202,393	£136,642,151	£131,945,977	£131,736,312	£127,040,138	£122,343,964
60% LAR : 40% CIR	5%	£151,563,415	£119,586,893	£113,959,145	£113,750,281	£109,022,743	£104,345,204
60% LAR : 40% CIR	10%	£131,877,028	£100,492,087	£95,831,762	£95,623,631	£90,963,306	£86,283,263
60% LAR : 40% CIR	15%	£112,132,349	£82,358,746	£77,714,223	£77,506,760	£72,849,843	£68,155,443
60% LAR : 40% CIR	20%	£92,349,966	£64,187,038	£59,563,307	£59,344,222	£54,681,385	£49,984,548
60% LAR : 40% CIR	25%	£72,527,562	£45,977,349	£41,312,891	£41,104,346	£36,437,677	£31,771,007
60% LAR : 40% CIR	30%	£52,688,222	£27,687,971	£23,033,088	£22,825,018	£18,170,134	£13,513,077
60% LAR : 40% CIR	35%	£32,771,429	£9,358,764	£4,714,297	£4,506,637	£1,488,979	£1,347,008
60% LAR : 40% CIR	40%	£12,624,622	£9,067,679	£4,161,893	£4,019,010	£1,341,891	£1,248,930
60% LAR : 40% CIR	45%	£7,194,327	£27,439,692	£32,120,730	£32,330,161	£37,011,209	£41,745,548
60% LAR : 40% CIR	50%	£27,249,958	£45,943,923	£50,636,334	£50,848,111	£55,589,240	£60,327,001

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£219,404,643	£184,844,401	£180,148,227	£179,938,562	£175,242,388	£170,546,214
60% LAR : 40% CIR	5%	£199,765,895	£159,789,933	£152,111,395	£151,902,531	£147,224,993	£142,547,454
60% LAR : 40% CIR	10%	£180,079,278	£148,694,337	£144,034,012	£143,825,881	£139,165,556	£134,485,513
60% LAR : 40% CIR	15%	£160,334,599	£130,560,996	£125,916,473	£125,709,010	£121,052,093	£116,357,693
60% LAR : 40% CIR	20%	£140,581,316	£112,389,268	£107,755,567	£107,546,872	£102,886,635	£98,196,798
60% LAR : 40% CIR	25%	£120,729,812	£94,179,599	£89,515,141	£89,306,596	£84,639,927	£79,973,257
60% LAR : 40% CIR	30%	£100,870,472	£75,890,221	£71,235,338	£71,027,268	£66,372,384	£61,715,327
60% LAR : 40% CIR	35%	£80,973,679	£57,561,014	£52,916,547	£52,708,887	£48,053,271	£43,395,242
60% LAR : 40% CIR	40%	£61,026,972	£38,194,571	£34,540,747	£34,331,040	£29,644,180	£24,963,320
60% LAR : 40% CIR	45%	£41,007,913	£20,762,558	£16,081,511	£15,872,089	£11,191,041	£6,456,704
60% LAR : 40% CIR	50%	£20,952,292	£2,258,627	£2,434,084	£2,448,881	£2,777,890	£3,124,751

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£276,384,268	£247,628,028	£237,727,892	£237,518,187	£232,222,013	£227,325,839
60% LAR : 40% CIR	5%	£256,745,250	£223,768,558	£219,091,020	£218,882,156	£214,204,618	£209,527,079
60% LAR : 40% CIR	10%	£237,058,903	£205,673,962	£201,013,637	£200,805,506	£196,145,181	£191,465,138
60% LAR : 40% CIR	15%	£217,314,224	£187,540,621	£182,896,098	£182,688,635	£178,031,718	£173,337,318
60% LAR : 40% CIR	20%	£197,530,941	£169,368,913	£164,726,182	£164,518,097	£159,864,264	£155,166,423
60% LAR : 40% CIR	25%	£177,709,437	£151,159,224	£146,484,766	£146,286,221	£141,619,552	£136,952,882
60% LAR : 40% CIR	30%	£157,850,097	£132,869,846	£128,214,963	£128,006,893	£123,352,009	£118,694,952
60% LAR : 40% CIR	35%	£137,953,304	£114,540,639	£109,896,172	£109,688,512	£105,032,896	£100,334,867
60% LAR : 40% CIR	40%	£118,006,497	£96,174,196	£91,520,372	£91,310,665	£86,621,805	£81,932,945
60% LAR : 40% CIR	45%	£97,987,538	£77,742,183	£73,081,136	£72,871,714	£68,170,666	£63,436,329
60% LAR : 40% CIR	50%	£77,931,917	£59,238,252	£54,585,541	£54,333,764	£49,601,635	£44,854,874