

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone A - Zone 1 and Eastern Central Zone	
No Units	4	Sales value inflation		Base	
Site Area	0.045 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH				
PL	8%	£2,802,362	£2,569,559	£2,566,088	£2,563,903
Residual Land values compared to benchmark land values Higher Value Secondary Offices		£97,649,000			
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH				
PL	8%	£1,595,143	£1,824,846	£1,828,118	£1,851,309
Residual Land values compared to benchmark land values Medium Value Secondary Offices		£57,196,000			
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH				
PL	8%	£228,692	£1,811	£7,281	£15,360
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space		£49,420,000			
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH				
PL	8%	£983,182	£750,859	£747,189	£744,103
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution		£20,601,000			
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH				
PL	8%	£1,875,017	£1,842,514	£1,839,044	£1,835,968

LB Camden
Local Plan Viability Testing 2025

Res1 - 4 Houses		Value Area		Zone A - Kings Cross Lower	
No Units	4	Sales value inflation		Base	
Site Area	0.045 Ha	Build cost inflation		Base	
		Tenure		PL	
Residual land values:					

LB Camden
Local Plan Viability Testing 2025

Res1 - 4 Houses		Value Area		Zone A - Kings Cross Higher	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Base Base PL	
Residual land values:					

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone A - Lower Central Zone				
No Units	4	Sales value inflation		Base				
Site Area	0.045 Ha	Build cost inflation		Base				
Residual land values:		Tenure		PIL				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
PIL	0%	£3,562,202	£3,317,347	£3,313,876	£3,370,799	£3,382,503	£3,215,841	£3,270,698
Residual Land values compared to benchmark land values Higher Value Secondary Offices		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
PIL	0%	£252,258	£1,076,808	£1,060,325	£1,063,416	£1,111,702	£1,176,584	£1,163,756
Residual Land values compared to benchmark land values Medium Value Secondary Offices		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	0%	£988,632	£743,977	£740,908	£737,430	£709,133	£642,271	£637,329
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space		£46,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	0%	£1,743,102	£1,498,447	£1,494,976	£1,497,866	£1,463,603	£1,396,741	£1,391,598
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution		£26,601,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	0%	£2,634,967	£2,390,302	£2,386,831	£2,380,746	£2,355,458	£2,288,596	£2,283,454

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone A - Medium Central Zone				
No Units	4	Sales value inflation		Growth				
Site Area	0.045 Ha	Build cost inflation		Inflation				
Residual land values:		Tenure		PL				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
PL	0%	£4,448,397	£4,189,766	£4,186,295	£4,183,209	£4,154,922	£4,088,060	£4,082,918
Residual Land values compared to benchmark land values Higher Value Secondary Offices						£97,649,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
PL	0%	£54,362	£264,436	£207,970	£210,366	£236,284	£206,148	£217,267
Residual Land values compared to benchmark land values Medium Value Secondary Offices						£97,184,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PL	0%	£1,875,227	£1,616,396	£1,612,925	£1,609,839	£1,581,552	£1,514,090	£1,509,548
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space						£46,420,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PL	0%	£2,629,697	£2,370,866	£2,367,395	£2,364,309	£2,336,022	£2,269,180	£2,264,918
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution						£26,601,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PL	0%	£3,521,552	£3,269,721	£3,266,250	£3,263,164	£3,227,877	£3,161,015	£3,155,873

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses			Value Area		Zone A - Higher Central Zone			
No Units		4	Sales value inflation		Base			
Site Area		0.045 Ha	Build cost inflation		Base			
			Tenure		PIL			
Residual land values:								
				Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH							
PIL		5%						
Residual Land values compared to benchmark land values Higher Value Secondary Offices						£97,649,000		
				Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH							
PIL		0%	£361,018	£294,086	£290,015	£287,529	£259,242	£192,380
Residual Land values compared to benchmark land values Medium Value Secondary Offices						£97,186,000		
				Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH							
PIL		0%	£2,581,853	£2,114,921	£2,111,450	£2,108,364	£2,080,077	£2,059,073
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space						£46,426,000		
				Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH							
PIL		0%	£3,136,303	£2,869,391	£2,865,920	£2,862,834	£2,834,547	£2,767,685
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution						£26,601,000		
				Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH							
PIL		0%	£4,028,178	£3,781,246	£3,787,775	£3,754,688	£3,726,402	£3,659,540

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone A - Zone 1 and Eastern Central Zone	
No Units	6	Sales value inflation		Base	
Site Area	0.03 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH				
0	10%	£2,509,938	£2,246,962	£2,246,526	£2,259,886
Residual Land values compared to benchmark land values Higher Value Secondary Offices				£97,649,000	
0					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH				
PL	10%				
Residual Land values compared to benchmark land values Medium Value Secondary Offices				£57,196,000	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH				
PL	10%	£794,308	£531,362	£528,948	£524,948
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space				£49,420,000	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH				
PL	10%	£1,297,338	£1,034,342	£1,031,928	£1,027,386
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution				£20,601,000	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH				
PL	10%	£1,891,908	£1,629,912	£1,626,498	£1,621,806

LB Camden
Local Plan Viability Testing 2025

Res1 2 - 6 Flats		Value Area		Zone A - Kings Cross Lower	
No Units	6	Sales value inflation		Base	
Site Area	0.03 Ha	Build cost inflation		Base	
		Tenure		PIL	
Residual land values:					

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone A - Kings Cross Higher					
No Units Site Area		Sales value inflation Build cost inflation Tenure		Base Base PIL					
Residual land values:									
Tenure		%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL		10%	£2,913,819	£2,844,415	£2,442,002	£2,637,389	£2,645,793	£2,566,130	£2,537,436
Residual Land values compared to benchmark land values Higher Value Secondary Offices		£97,449,000							
Tenure		%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL		10%	£15,895	£285,005	£287,498	£285,115	£285,717	£375,338	£412,055
Residual Land values compared to benchmark land values Medium Value Secondary Offices		£97,184,000							
Tenure		%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL		10%	£1,198,290	£508,835	£508,422	£501,780	£810,173	£840,540	£801,855
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space		£46,420,000							
Tenure		%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL		10%	£1,701,270	£1,431,815	£1,426,402	£1,424,760	£1,413,193	£1,343,520	£1,304,836
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution		£26,801,000							
Tenure		%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL		10%	£2,205,840	£2,026,385	£2,023,972	£2,019,330	£2,007,723	£1,938,090	£1,899,405

LB Camden
Local Plan Viability Testing 2025

Res 2 - 6 Flats				Value Area		Zone A - Lower Central Zone											
No Units		6		Sales value inflation		Base											
Site Area		0.03 Ha		Build cost inflation		Base											
				Tenure		PIL											
Residual land values:																	
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
PIL		10%		£3,317,863		£3,941,869		£3,036,475		£3,036,832		£3,523,227		£2,863,394		£2,914,908	
Residual Land values compared to benchmark land values Higher Value Secondary Offices									£97,449,000								
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
PIL		10%		£388,333		£112,419		£110,005		£105,362		£93,757		£24,124		£14,962	
Residual Land values compared to benchmark land values Medium Value Secondary Offices									£97,449,000								
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
PIL		10%		£1,602,223		£1,326,309		£1,323,895		£1,319,252		£1,307,647		£1,238,014		£1,199,328	
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space									£40,420,000								
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
PIL		10%		£2,105,203		£1,826,289		£1,826,875		£1,822,235		£1,819,627		£1,740,994		£1,702,308	
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution									£20,801,000								
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
PIL		10%		£2,699,773		£2,423,859		£2,421,445		£2,416,860		£2,405,197		£2,335,564		£2,296,878	

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats			Value Area		Zone A - Medium Central Zone			
No Units		6	Sales value inflation		Base			
Site Area		0.03 Ha	Build cost inflation		Base			
			Tenure		PIL			
Residual land values:								

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats			Value Area		Zone A - Higher Central Zone			
No Units		6	Sales value inflation		Base			
Site Area		0.03 Ha	Build cost inflation		Base			
			Tenure		PIL			
Residual land values:								

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone A - Zone 1 and Eastern Central Zone	
No Units	9	Sales value inflation		Base	
Site Area	0.028 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
PL	14%	£3,775,885	£3,364,911	£3,360,888	£3,358,817
Residual Land values compared to benchmark land values Higher Value Secondary Offices		£97,649,000			
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
PL	14%	£1,273,860	£923,296	£919,064	£912,751
Residual Land values compared to benchmark land values Medium Value Secondary Offices		£67,196,000			
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
PL	14%	£2,285,435	£1,934,861	£1,931,239	£1,924,276
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space		£49,420,000			
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
PL	14%	£2,704,085	£2,354,011	£2,350,389	£2,343,426
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution		£20,601,000			
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
PL	14%	£3,200,080	£2,849,486	£2,845,864	£2,838,901

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone A - Kings Cross Lower				
No Units9 Site Area0.025 Ha		Sales value inflation Build cost inflation Tenure		Base Base PIL				
Residual land values:								
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	%AH 14%	£3,775,086	£3,364,911	£3,360,889	£3,363,008	£3,336,517	£3,282,687	£3,174,036
Residual Land values compared to benchmark land values Higher Value Secondary Offices								
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	%AH 14%	£1,273,890	£323,296	£919,064	£912,701	£895,292	£790,842	£732,814
Residual Land values compared to benchmark land values Medium Value Secondary Offices								
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	%AH 14%	£2,285,435	£1,034,861	£1,831,230	£1,828,276	£1,906,867	£1,802,417	£1,744,389
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space								
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	%AH 14%	£2,704,585	£2,354,011	£2,350,380	£2,343,426	£2,326,017	£2,221,567	£2,163,539
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution								
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PIL	%AH 14%	£3,200,060	£2,849,486	£2,845,864	£2,838,901	£2,821,492	£2,717,042	£2,659,914

LB Camden
Local Plan Viability Testing 2025

Res3 - 9 Flats		Value Area		Zone A - Kings Cross Higher	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Base Base PIL	
Residual land values:					
Tenure		%AH			
PIL		14%			
Residual Land values compared to benchmark land values Higher Value Secondary Offices					
Tenure		%AH			
PIL		14%			
Residual Land values compared to benchmark land values Medium Value Secondary Offices					
Tenure		%AH			
PIL		14%			
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space					
Tenure		%AH			
PIL		14%			
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution					
Tenure		%AH			
PIL		14%			

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone A - Lower Central Zone													
No Units Site Area		Sales value inflation Build cost inflation Tenure		Base Base PIL													
9 0.025 Ha																	
Residual land values:																	
Tenure		%AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
PIL		14%		£3,326,392		£4,356,931		£4,553,306		£4,546,349		£4,528,917		£4,424,486		£4,386,436	
Residual Land values compared to benchmark land values Higher Value Secondary Offices				£97,449,000													
Tenure		%AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
PIL		14%		£2,485,657		£2,115,706		£2,112,083		£2,105,120		£2,087,712		£1,983,261		£1,925,233	
Residual Land values compared to benchmark land values Medium Value Secondary Offices				£97,449,000													
Tenure		%AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
PIL		14%		£3,497,232		£3,127,281		£3,123,658		£3,116,695		£3,099,287		£2,994,636		£2,936,608	
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space				£46,426,000													
Tenure		%AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
PIL		14%		£3,616,362		£3,346,431		£3,342,808		£3,335,845		£3,318,437		£3,213,386		£3,155,358	
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution				£26,601,000													
Tenure		%AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
PIL		14%		£4,411,897		£4,041,906		£4,038,283		£4,031,320		£4,013,912		£3,909,461		£3,851,433	

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone A - Medium Central Zone				
No Units9 Site Area0.025 Ha		Sales value inflation Build cost inflation Tenure		Base Base PIL				
Residual land values:								
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	%AH							
PIL	14%	£3,360,845	£3,948,987	£3,944,466	£3,937,562	£3,920,084	£3,916,843	£3,797,616
Residual Land values compared to benchmark land values Higher Value Secondary Offices								
						£97,649,000		
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	%AH							
PIL	14%	£3,899,425	£3,506,962	£3,503,241	£3,496,277	£3,478,869	£3,374,416	£3,316,390
Residual Land values compared to benchmark land values Medium Value Secondary Offices								
						£97,186,000		
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	%AH							
PIL	14%	£4,910,995	£4,918,437	£4,514,810	£4,507,852	£4,490,444	£4,385,993	£4,327,966
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space								
						£46,426,000		
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	%AH							
PIL	14%	£5,330,145	£4,937,587	£4,933,960	£4,927,359	£4,909,594	£4,805,143	£4,747,115
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution								
						£26,661,000		
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	%AH							
PIL	14%	£5,825,630	£5,433,062	£5,426,441	£5,422,477	£5,405,009	£5,300,618	£5,242,590

LB Camden
Local Plan Viability Testing 2025

Res 3 - 9 Flats		Value Area		Zone A - Higher Central Zone	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Base Base PIL	
Residual land values:					

LB Camden
Local Plan Viability Testing 2025

Resi 4 - 10 Flats		Value Area		Zone A - Zone 1 and Eastern Central Zone	
No Units	10	Sales value inflation		Base	
Site Area	0.02 Ha	Build cost inflation		Base	
		Tenure		LAR - CIR	
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		Tenure	% AH		
		60% LAR - 40% CIR	0%	£3,726,599	£3,726,599
		60% LAR - 40% CIR	5%	£3,451,181	£3,451,181
		60% LAR - 40% CIR	10%	£3,184,270	£3,184,270
		60% LAR - 40% CIR	15%	£2,918,659	£2,918,659
		60% LAR - 40% CIR	16%	£3,226,483	£2,887,530
		60% LAR - 40% CIR	20%	£2,681,858	£2,309,657
		60% LAR - 40% CIR	25%	£2,736,491	£2,423,975
		60% LAR - 40% CIR	30%	£2,455,050	£2,105,219
		60% LAR - 40% CIR	35%	£2,186,737	£1,805,597
		60% LAR - 40% CIR	40%	£1,913,561	£1,645,118
		60% LAR - 40% CIR	45%	£1,637,531	£1,383,780
		60% LAR - 40% CIR	50%	£1,360,654	£1,121,622
Residual Land values compared to benchmark land values Higher Value Secondary Offices					
				£97,649,000	
		Tenure	% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity
		60% LAR - 40% CIR	0%	£2,314,900	£1,929,050
		60% LAR - 40% CIR	5%	£2,042,941	£1,674,745
		60% LAR - 40% CIR	10%	£1,770,982	£1,419,334
		60% LAR - 40% CIR	15%	£1,500,291	£1,163,423
		60% LAR - 40% CIR	16%	£1,491,627	£1,154,884
		60% LAR - 40% CIR	20%	£1,233,616	£908,422
		60% LAR - 40% CIR	25%	£1,081,539	£766,345
		60% LAR - 40% CIR	30%	£967,513	£680,783
		60% LAR - 40% CIR	35%	£843,300	£590,161
		60% LAR - 40% CIR	40%	£718,124	£495,118
		60% LAR - 40% CIR	45%	£593,958	£400,075
		60% LAR - 40% CIR	50%	£469,792	£305,032
Residual Land values compared to benchmark land values Medium Value Secondary Offices					
				£67,186,000	
		Tenure	% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity
		60% LAR - 40% CIR	0%	£2,781,632	£2,410,436
		60% LAR - 40% CIR	5%	£2,511,758	£2,150,224
		60% LAR - 40% CIR	10%	£2,240,884	£1,890,012
		60% LAR - 40% CIR	15%	£1,970,010	£1,629,800
		60% LAR - 40% CIR	16%	£2,186,718	£1,847,789
		60% LAR - 40% CIR	20%	£1,942,113	£1,624,081
		60% LAR - 40% CIR	25%	£1,697,508	£1,384,250
		60% LAR - 40% CIR	30%	£1,452,903	£1,144,419
		60% LAR - 40% CIR	35%	£1,208,298	£904,588
		60% LAR - 40% CIR	40%	£963,693	£664,757
		60% LAR - 40% CIR	45%	£719,088	£424,926
		60% LAR - 40% CIR	50%	£474,483	£185,095
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space					
				£49,420,000	
		Tenure	% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity
		60% LAR - 40% CIR	0%	£2,781,632	£2,410,436
		60% LAR - 40% CIR	5%	£2,511,758	£2,150,224
		60% LAR - 40% CIR	10%	£2,240,884	£1,890,012
		60% LAR - 40% CIR	15%	£1,970,010	£1,629,800
		60% LAR - 40% CIR	16%	£2,186,718	£1,847,789
		60% LAR - 40% CIR	20%	£1,942,113	£1,624,081
		60% LAR - 40% CIR	25%	£1,697,508	£1,384,250
		60% LAR - 40% CIR	30%	£1,452,903	£1,144,419
		60% LAR - 40% CIR	35%	£1,208,298	£904,588
		60% LAR - 40% CIR	40%	£963,693	£664,757
		60% LAR - 40% CIR	45%	£719,088	£424,926
		60% LAR - 40% CIR	50%	£474,483	£185,095
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution					
				£40,420,000	
		Tenure	% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity
		60% LAR - 40% CIR	0%	£3,355,427	£2,969,579
		60% LAR - 40% CIR	5%	£3,085,469	£2,715,272
		60% LAR - 40% CIR	10%	£2,815,505	£2,460,965
		60% LAR - 40% CIR	15%	£2,545,541	£2,206,658
		60% LAR - 40% CIR	16%	£2,497,554	£2,158,671
		60% LAR - 40% CIR	20%	£2,247,143	£1,940,949
		60% LAR - 40% CIR	25%	£1,997,738	£1,688,966
		60% LAR - 40% CIR	30%	£1,748,141	£1,430,310
		60% LAR - 40% CIR	35%	£1,498,544	£1,171,659
		60% LAR - 40% CIR	40%	£1,248,947	£913,008
		60% LAR - 40% CIR	45%	£999,350	£654,357
		60% LAR - 40% CIR	50%	£749,753	£395,706
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution					
				£20,661,000	
		Tenure	% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity
		60% LAR - 40% CIR	0%	£3,715,773	£3,325,837
		60% LAR - 40% CIR	5%	£3,446,813	£3,071,818
		60% LAR - 40% CIR	10%	£3,176,853	£2,817,800
		60% LAR - 40% CIR	15%	£2,906,893	£2,563,782
		60% LAR - 40% CIR	16%	£2,881,909	£2,548,798
		60% LAR - 40% CIR	20%	£2,632,449	£2,314,338
		60% LAR - 40% CIR	25%	£2,382,989	£2,079,878
		60% LAR - 40% CIR	30%	£2,133,529	£1,845,417
		60% LAR - 40% CIR	35%	£1,884,069	£1,610,957
		60% LAR - 40% CIR	40%	£1,634,609	£1,376,497
		60% LAR - 40% CIR	45%	£1,385,149	£1,142,037
		60% LAR - 40% CIR	50%	£1,135,689	£907,577

LB Camden
Local Plan Viability Testing 2025

Resi 4-10 Flats		Value Area		Zone A - Kings Cross Lower			
No Units	10	Sales value inflation	Base				
Site Area	0.02 Ha	Build cost inflation	Base				
Residual land values:		Tenure	LAR, CIR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,060,338	£1,049,487	£1,050,080	£1,051,186	£1,051,186	£1,051,186
60% LAR - 40% CIR	0%	£3,621,377	£3,450,181	£3,446,111	£3,437,772	£3,416,505	£3,222,356
60% LAR - 40% CIR	5%	£3,511,564	£3,342,370	£3,338,300	£3,329,961	£3,308,694	£3,114,545
60% LAR - 40% CIR	10%	£3,390,727	£3,230,569	£3,226,499	£3,218,160	£3,196,893	£2,992,744
60% LAR - 40% CIR	15%	£3,268,463	£3,118,800	£3,114,730	£3,106,391	£3,085,124	£2,880,979
60% LAR - 40% CIR	20%	£3,145,199	£2,997,031	£2,992,961	£2,984,622	£2,963,355	£2,759,216
60% LAR - 40% CIR	25%	£3,021,935	£2,875,262	£2,871,192	£2,862,853	£2,841,586	£2,637,447
60% LAR - 40% CIR	30%	£2,898,671	£2,753,493	£2,749,423	£2,741,084	£2,719,817	£2,515,668
60% LAR - 40% CIR	35%	£2,775,407	£2,631,724	£2,627,654	£2,619,315	£2,598,048	£2,393,919
60% LAR - 40% CIR	40%	£2,652,143	£2,509,955	£2,505,885	£2,497,546	£2,476,279	£2,272,650
60% LAR - 40% CIR	45%	£2,528,879	£2,388,186	£2,384,116	£2,375,777	£2,354,510	£2,149,821
60% LAR - 40% CIR	50%	£2,405,615	£2,266,417	£2,262,347	£2,254,008	£2,232,741	£2,028,052
60% LAR - 40% CIR	55%	£2,282,351	£2,144,648	£2,140,578	£2,132,239	£2,110,972	£1,906,283
60% LAR - 40% CIR	60%	£2,159,087	£2,022,879	£2,018,809	£2,010,470	£1,989,203	£1,784,514
60% LAR - 40% CIR	65%	£2,035,823	£1,901,110	£1,897,040	£1,888,701	£1,867,434	£1,662,745
60% LAR - 40% CIR	70%	£1,912,559	£1,779,341	£1,775,271	£1,766,932	£1,745,665	£1,540,976
60% LAR - 40% CIR	75%	£1,789,295	£1,657,572	£1,653,502	£1,645,163	£1,623,896	£1,419,207
60% LAR - 40% CIR	80%	£1,666,031	£1,535,803	£1,531,733	£1,523,394	£1,502,127	£1,297,438
60% LAR - 40% CIR	85%	£1,542,767	£1,414,034	£1,409,964	£1,401,625	£1,380,358	£1,175,669
60% LAR - 40% CIR	90%	£1,419,503	£1,292,265	£1,288,195	£1,279,856	£1,258,589	£1,053,890
60% LAR - 40% CIR	95%	£1,296,239	£1,169,496	£1,165,426	£1,157,087	£1,135,820	£931,131
60% LAR - 40% CIR	100%	£1,172,975	£1,046,727	£1,042,657	£1,034,318	£1,013,051	£806,442
60% LAR - 40% CIR	105%	£1,049,711	£924,958	£920,888	£912,549	£891,282	£686,753
60% LAR - 40% CIR	110%	£926,447	£803,189	£799,119	£790,780	£769,513	£565,064
60% LAR - 40% CIR	115%	£803,183	£681,420	£677,350	£669,011	£647,744	£443,375
60% LAR - 40% CIR	120%	£679,919	£559,651	£555,581	£547,242	£525,975	£321,686
60% LAR - 40% CIR	125%	£556,655	£437,882	£433,812	£425,473	£404,206	£200,000
60% LAR - 40% CIR	130%	£433,391	£316,113	£312,043	£303,704	£282,437	£78,311
60% LAR - 40% CIR	135%	£310,127	£194,344	£190,274	£181,935	£160,668	£-143,378
60% LAR - 40% CIR	140%	£186,863	£72,575	£68,505	£60,166	£38,899	£-365,089
60% LAR - 40% CIR	145%	£63,599	£-49,694	£-53,764	£-62,105	£-83,372	£-686,790
60% LAR - 40% CIR	150%	£-61,667	£-171,925	£-175,995	£-184,336	£-205,603	£-908,101
60% LAR - 40% CIR	155%	£-184,903	£-294,156	£-298,226	£-306,567	£-327,834	£-1,129,412
60% LAR - 40% CIR	160%	£-308,139	£-416,387	£-420,457	£-428,798	£-450,065	£-1,350,723
60% LAR - 40% CIR	165%	£-431,375	£-538,618	£-542,688	£-551,029	£-572,296	£-1,572,034
60% LAR - 40% CIR	170%	£-554,611	£-660,849	£-664,919	£-673,260	£-694,527	£-1,793,345
60% LAR - 40% CIR	175%	£-677,847	£-783,080	£-787,150	£-795,491	£-816,758	£-2,014,656
60% LAR - 40% CIR	180%	£-801,083	£-905,311	£-909,381	£-917,722	£-938,989	£-2,235,967
60% LAR - 40% CIR	185%	£-924,319	£-1,027,542	£-1,031,612	£-1,040,053	£-1,061,320	£-2,457,278
60% LAR - 40% CIR	190%	£-1,047,555	£-1,149,773	£-1,153,843	£-1,162,284	£-1,183,551	£-2,678,589
60% LAR - 40% CIR	195%	£-1,170,791	£-1,272,004	£-1,276,074	£-1,284,515	£-1,305,782	£-2,899,900
60% LAR - 40% CIR	200%	£-1,294,027	£-1,394,235	£-1,398,305	£-1,406,746	£-1,428,013	£-3,121,211
60% LAR - 40% CIR	205%	£-1,417,263	£-1,516,466	£-1,520,536	£-1,528,977	£-1,550,244	£-3,342,522
60% LAR - 40% CIR	210%	£-1,540,499	£-1,638,697	£-1,642,767	£-1,651,208	£-1,672,475	£-3,563,833
60% LAR - 40% CIR	215%	£-1,663,735	£-1,760,928	£-1,764,998	£-1,773,439	£-1,794,706	£-3,785,144
60% LAR - 40% CIR	220%	£-1,786,971	£-1,883,159	£-1,887,229	£-1,895,670	£-1,916,937	£-4,006,455
60% LAR - 40% CIR	225%	£-1,910,207	£-2,005,390	£-2,009,460	£-2,017,901	£-2,039,168	£-4,227,766
60% LAR - 40% CIR	230%	£-2,033,443	£-2,127,621	£-2,131,691	£-2,140,132	£-2,161,400	£-4,449,077
60% LAR - 40% CIR	235%	£-2,156,679	£-2,249,852	£-2,253,922	£-2,262,363	£-2,283,630	£-4,670,388
60% LAR - 40% CIR	240%	£-2,279,915	£-2,372,083	£-2,376,153	£-2,384,594	£-2,405,861	£-4,891,699
60% LAR - 40% CIR	245%	£-2,403,151	£-2,494,314	£-2,498,384	£-2,506,825	£-2,528,092	£-5,113,010
60% LAR - 40% CIR	250%	£-2,526,387	£-2,616,545	£-2,620,615	£-2,629,056	£-2,650,323	£-5,334,321
60% LAR - 40% CIR	255%	£-2,649,623	£-2,738,776	£-2,742,846	£-2,751,287	£-2,772,554	£-5,555,632
60% LAR - 40% CIR	260%	£-2,772,859	£-2,861,007	£-2,865,077	£-2,873,518	£-2,894,785	£-5,776,943
60% LAR - 40% CIR	265%	£-2,896,095	£-2,983,238	£-2,987,308	£-2,995,749	£-3,017,016	£-5,998,254
60% LAR - 40% CIR	270%	£-3,019,331	£-3,105,469	£-3,109,539	£-3,117,980	£-3,139,247	£-6,219,565
60% LAR - 40% CIR	275%	£-3,142,567	£-3,227,700	£-3,231,770	£-3,240,211	£-3,261,478	£-6,440,876
60% LAR - 40% CIR	280%	£-3,265,803	£-3,349,931	£-3,353,991	£-3,362,432	£-3,383,700	£-6,662,187
60% LAR - 40% CIR	285%	£-3,389,039	£-3,472,162	£-3,476,232	£-3,484,673	£-3,505,940	£-6,883,498
60% LAR - 40% CIR	290%	£-3,512,275	£-3,594,393	£-3,598,463	£-3,606,904	£-3,628,171	£-7,104,809
60% LAR - 40% CIR	295%	£-3,635,511	£-3,716,624	£-3,720,694	£-3,729,135	£-3,750,402	£-7,326,120
60% LAR - 40% CIR	300%	£-3,758,747	£-3,838,855	£-3,842,925	£-3,851,366	£-3,872,633	£-7,547,431
60% LAR - 40% CIR	305%	£-3,881,983	£-3,961,086	£-3,965,156	£-3,973,597	£-3,994,864	£-7,768,742
60% LAR - 40% CIR	310%	£-4,005,219	£-4,083,317	£-4,087,387	£-4,095,828	£-4,117,095	£-7,989,053
60% LAR - 40% CIR	315%	£-4,128,455	£-4,205,548	£-4,209,618	£-4,218,059	£-4,239,326	£-8,209,364
60% LAR - 40% CIR	320%	£-4,251,691	£-4,327,779	£-4,331,849	£-4,340,290	£-4,361,557	£-8,429,675
60% LAR - 40% CIR	325%	£-4,374,927	£-4,449,010	£-4,453,080	£-4,461,521	£-4,482,788	£-8,650,986
60% LAR - 40% CIR	330%	£-4,498,163	£-4,571,241	£-4,575,311	£-4,583,752	£-4,605,019	£-8,872,297
60% LAR - 40% CIR	335%	£-4,621,399	£-4,693,472	£-4,697,542	£-4,705,983	£-4,727,250	£-9,093,608
60% LAR - 40% CIR	340%	£-4,744,635	£-4,815,703	£-4,819,773	£-4,828,214	£-4,849,481	£-9,314,919
60% LAR - 40% CIR	345%	£-4,867,871	£-4,937,934	£-4,941,994	£-4,950,435	£-4,971,702	£-9,536,230
60% LAR - 40% CIR	350%	£-4,991,107	£-5,060,165	£-5,064,235	£-5,072,676	£-5,093,943	£-9,757,541
60% LAR - 40% CIR	355%	£-5,114,343	£-5,182,396	£-5,186,466	£-5,194,907	£-5,216,174	£-9,978,852
60% LAR - 40% CIR	360%	£-5,237,579	£-5,304,627	£-5,308,697	£-5,317,138	£-5,338,405	£-10,199,163
60% LAR - 40% CIR	365%	£-5,360,815	£-5,426,858	£-5,430,928	£-5,439,369	£-5,460,636	£-10,420,474
60% LAR - 40% CIR	370%	£-5,484,051	£-5,549,089	£-5,553,159	£-5,561,600	£-5,582,867	£-10,641,785
60% LAR - 40% CIR	375%	£-5,607,287	£-5,671,320	£-5,675,390	£-5,683,831	£-5,705,098	£-10,863,096
60% LAR - 40% CIR	380%	£-5,730,523	£-5,793,551	£-5,797,621	£-5,806,062	£-5,827,329	£-11,084,407
60% LAR - 40% CIR	385%	£-5,853,759	£-5,915,782	£-5,919,852	£-5,928,293	£-5,949,560	£-11,305,718
60% LAR - 40% CIR	390%	£-5,976,995	£-6,038,013	£-6,042,083	£-6,050,524	£-6,071,791	£-11,527,029
60% LAR - 40% CIR	395%	£-6,099,231	£-6,160,244	£-6,164,314	£-6,172,755	£-6,194,022	£-11,748,340
60% LAR - 40% CIR	400%	£-6,222,467	£-6,282,475	£-6,286,545	£-6,294,986	£-6,316,253	£-11,969,651
60% LAR - 40% CIR	405%	£-6,345,703	£-6,404,706	£-6,408,776	£-6,417,217	£-6,438,484	£-12,190,962
60% LAR - 40% CIR	410%	£-6,468,939	£-6,526,937	£-6,531,007	£-6,539,448	£-6,560,715	£-12,412,273
60% LAR - 40% CIR	415%	£-6,592,175	£-6,649,168	£-6,653,238	£-6,661,679	£-6,682,946	£-12,633,584
60% LAR - 40% CIR	420%	£-6,715,411	£-6,771,399	£-6,775,469	£-6,783,910	£-6,805,177	£-12,854,895
60% LAR - 40% CIR	425%	£-6,838,647	£-6,893,635	£-6,897,705	£-6,906,146	£-6,927,413	£-13,076,206
60% LAR - 40% CIR	430%	£-6,961,883	£-7,015,866	£-7,019,936	£-7,028,377	£-7,049,644	£-13,297,517
60% LAR - 40% CIR	435%	£-7,085,119	£-7,138,097	£-7,142,167	£-7,150,608	£-7,171,875	£-13,518,828
60% LAR - 40% CIR	440%	£-7,208,355	£-7,260,328	£-7,264,398	£-7,272,839	£-7,294,106	£-13,740,139
60% LAR - 40% CIR	445%	£-7,331,591	£-7,382,559	£-7,386,629	£-7,395,070	£-7,416,337	£-13,961,450
60% LAR - 40% CIR	450%	£-7,454,827	£-7,484,790	£-7,488,860	£-7,497,301	£-7,518,568	£-14,182,761
60% LAR - 40% CIR	455%	£-7,578,063	£-7,607,021	£-7,611,091	£-7,619,532	£-7,640,800	£-14,404,072
60% LAR - 40% CIR	460%	£-7,701,299	£-7,729,254	£-7,733,324	£-7,741,765	£-7,763,032	£-14,625,383
60% LAR - 40% CIR	465%	£-7,824,535	£-7,852,490	£-7,856,560	£-7,864,991	£-7,886,258	£-14,846,694
60% LAR - 40% CIR	470%	£-7,947,771	£				

LB Camden
Local Plan Viability Testing 2025

Resi 4 - 10 Flats		Value Area		Zone A - Kings Cross Higher	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Base Base LAR, CIR	
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			

LB Camden
Local Plan Viability Testing 2025

Resi 4-10 Flats		Value Area		Zone A - Lower Central Zone						
No Units Site Area		Sales value inflation Build cost inflation		Base Base						
10 0.02 Ha		Temure		LAR, CIR						
Residual land values:										
Tenure		% AH		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR		5%		£3,100,496		£4,708,847	£4,704,776	£4,698,437	£4,676,590	£4,481,022
60% LAR, 40% CIR		10%		£3,129,301		£4,387,889	£4,383,333	£4,374,033	£4,364,499	£4,163,366
60% LAR, 40% CIR		15%		£4,425,201		£4,095,034	£4,080,990	£4,053,703	£4,031,999	£3,838,723
60% LAR, 40% CIR		16%		£4,397,474		£4,090,455	£3,996,414	£3,988,136	£3,967,440	£3,774,281
60% LAR, 40% CIR		20%		£3,096,205		£3,141,197	£3,137,705	£3,127,492	£3,114,569	£2,921,239
60% LAR, 40% CIR		25%		£3,749,321		£3,417,659	£3,413,637	£3,405,399	£3,384,805	£3,182,592
60% LAR, 40% CIR		30%		£3,465,688		£3,092,857	£3,088,644	£3,089,425	£3,069,879	£2,868,112
60% LAR, 40% CIR		35%		£3,063,603		£2,766,789	£2,762,784	£2,744,779	£2,724,668	£2,542,699
60% LAR, 40% CIR		40%		£2,721,426		£2,440,085	£2,436,085	£2,427,879	£2,407,488	£2,216,364
60% LAR, 40% CIR		45%		£2,370,019		£2,112,492	£2,108,488	£2,100,320	£2,077,847	£1,889,116
60% LAR, 40% CIR		50%		£2,033,875		£1,784,077	£1,780,088	£1,771,522	£1,751,507	£1,560,962
Residual Land values compared to benchmark land values							£97,645,000			
Higher Value Secondary Offices										
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR, 40% CIR		5%		£3,681,341		£3,253,961	£3,249,874	£3,241,504	£3,220,579	£3,025,274
60% LAR, 40% CIR		10%		£3,325,060		£2,653,410	£2,629,340	£2,621,005	£2,600,154	£2,706,586
60% LAR, 40% CIR		15%		£2,687,865		£2,611,523	£2,607,897	£2,604,261	£2,594,813	£2,386,593
60% LAR, 40% CIR		16%		£2,645,705		£2,289,597	£2,285,554	£2,277,270	£2,265,562	£2,063,287
60% LAR, 40% CIR		20%		£2,482,807		£2,228,618	£2,228,877	£2,212,896	£2,202,000	£1,998,440
60% LAR, 40% CIR		25%		£2,310,769		£1,986,351	£1,982,318	£1,974,059	£1,933,411	£1,749,896
60% LAR, 40% CIR		30%		£2,040,680		£1,698,200	£1,694,222	£1,686,390	£1,669,563	£1,471,158
60% LAR, 40% CIR		35%		£1,630,122		£1,317,221	£1,313,207	£1,304,869	£1,284,442	£1,092,675
60% LAR, 40% CIR		40%		£1,736,487		£991,353	£987,347	£979,146	£958,641	£707,267
60% LAR, 40% CIR		45%		£1,645,699		£664,609	£660,330	£652,143	£631,971	£461,361
60% LAR, 40% CIR		50%		£1,002,837		£337,095	£333,062	£324,686	£304,447	£181,811
				£268,438		£3,641	£4,692	£4,404	£2,493	£113,679
Residual Land values compared to benchmark land values							£57,186,000			
Medium Value Secondary Offices										
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR, 40% CIR		5%		£4,090,701		£3,669,101	£3,665,031	£3,656,862	£3,636,845	£3,441,276
60% LAR, 40% CIR		10%		£3,723,555		£3,347,644	£3,343,587	£3,335,277	£3,314,503	£3,189,658
60% LAR, 40% CIR		15%		£3,625,469		£3,025,098	£3,021,245	£3,012,485	£2,992,253	£2,869,005
60% LAR, 40% CIR		16%		£3,317,728		£2,960,789	£2,956,688	£2,948,390	£2,937,694	£2,734,636
60% LAR, 40% CIR		20%		£2,987,460		£2,702,042	£2,698,009	£2,689,750	£2,669,162	£2,545,213
60% LAR, 40% CIR		25%		£2,706,576		£2,373,813	£2,369,653	£2,360,653	£2,345,080	£2,192,847
60% LAR, 40% CIR		30%		£2,655,813		£2,049,612	£2,044,688	£2,034,963	£2,019,650	£1,866,655
60% LAR, 40% CIR		35%		£2,024,178		£1,727,043	£1,723,038	£1,714,837	£1,694,332	£1,502,953
60% LAR, 40% CIR		40%		£1,681,680		£1,400,420	£1,396,520	£1,388,133	£1,367,664	£1,176,618
60% LAR, 40% CIR		45%		£1,338,308		£1,072,146	£1,068,753	£1,060,138	£1,040,138	£849,319
60% LAR, 40% CIR		50%		£984,129		£744,332	£740,343	£732,177	£711,762	£589,268
Residual Land values compared to benchmark land values							£49,429,000			
Lower Value Secondary Offices / Community Space										
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR, 40% CIR		5%		£4,090,701		£3,669,101	£3,665,031	£3,656,862	£3,636,845	£3,441,276
60% LAR, 40% CIR		10%		£3,723,555		£3,347,644	£3,343,587	£3,335,277	£3,314,503	£3,189,658
60% LAR, 40% CIR		15%		£3,625,469		£3,025,098	£3,021,245	£3,012,485	£2,992,253	£2,869,005
60% LAR, 40% CIR		16%		£3,317,728		£2,960,789	£2,956,688	£2,948,390	£2,937,694	£2,734,636
60% LAR, 40% CIR		20%		£2,987,460		£2,702,042	£2,698,009	£2,689,750	£2,669,162	£2,545,213
60% LAR, 40% CIR		25%		£2,706,576		£2,373,813	£2,369,653	£2,360,653	£2,345,080	£2,192,847
60% LAR, 40% CIR		30%		£2,655,813		£2,049,612	£2,044,688	£2,034,963	£2,019,650	£1,866,655
60% LAR, 40% CIR		35%		£2,024,178		£1,727,043	£1,723,038	£1,714,837	£1,694,332	£1,502,953
60% LAR, 40% CIR		40%		£1,681,680		£1,400,420	£1,396,520	£1,388,133	£1,367,664	£1,176,618
60% LAR, 40% CIR		45%		£1,338,308		£1,072,146	£1,068,753	£1,060,138	£1,040,138	£849,319
60% LAR, 40% CIR		50%		£984,129		£744,332	£740,343	£732,177	£711,762	£589,268
Residual Land values compared to benchmark land values							£49,429,000			
Secondary Industrial/Storage/Distribution										
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR, 40% CIR		5%		£4,701,868		£4,294,488	£4,290,402	£4,282,032	£4,261,106	£4,065,802
60% LAR, 40% CIR		10%		£4,265,987		£3,973,938	£3,969,867	£3,961,528	£3,940,601	£3,746,113
60% LAR, 40% CIR		15%		£4,028,362		£3,652,480	£3,648,424	£3,640,114	£3,619,340	£3,425,447
60% LAR, 40% CIR		16%		£3,692,262		£3,330,125	£3,326,081	£3,317,792	£3,297,090	£3,103,814
60% LAR, 40% CIR		20%		£3,422,865		£3,255,444	£3,251,698	£3,243,251	£3,223,631	£3,039,372
60% LAR, 40% CIR		25%		£3,011,295		£2,808,678	£2,802,846	£2,794,287	£2,773,338	£2,570,050
60% LAR, 40% CIR		30%		£3,011,412		£2,686,750	£2,679,227	£2,670,490	£2,649,896	£2,407,480
60% LAR, 40% CIR		35%		£2,703,649		£2,357,748	£2,353,734	£2,345,516	£2,324,970	£2,071,891
60% LAR, 40% CIR		40%		£2,329,014		£2,027,814	£2,023,671	£2,015,071	£1,994,148	£1,736,139
60% LAR, 40% CIR		45%		£1,988,516		£1,705,156	£1,701,157	£1,692,870	£1,672,500	£1,481,455
60% LAR, 40% CIR		50%		£1,643,164		£1,377,562	£1,373,589	£1,365,414	£1,344,074	£1,176,618
60% LAR, 40% CIR		50%		£1,258,986		£1,048,196	£1,045,178	£1,037,015	£1,015,588	£864,104
Residual Land values compared to benchmark land values							£20,661,000			
Secondary Industrial/Storage/Distribution										
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR, 40% CIR		5%		£2,962,214		£4,654,834	£4,650,747	£4,642,377	£4,621,452	£4,420,147
60% LAR, 40% CIR		10%		£4,725,582		£4,334,283	£4,330,212	£4,321,873	£4,301,027	£4,196,458
60% LAR, 40% CIR		15%		£4,289,737		£4,012,828	£4,008,769	£4,000,459	£3,979,685	£3,785,400
60% LAR, 40% CIR		16%		£4,050,657		£3,690,470	£3,686,426	£3,678,143	£3,657,435	£3,468,793
60% LAR, 40% CIR		20%		£3,984,816		£3,625,891	£3,621,890	£3,613,623	£3,592,876	£3,468,793
60% LAR, 40% CIR		25%		£3,711,662		£3,367,623	£3,363,191	£3,354,852	£3,334,264	£3,110,866
60% LAR, 40% CIR		30%		£3,371,758		£3,043,095	£3,039,073	£3,030,835	£3,010,241	£2,818,028
60% LAR, 40% CIR		35%		£3,030,864		£2,718,093	£2,714,080	£2,705,862	£2,685,315	£2,489,548
60% LAR, 40% CIR		40%		£2,689,369		£2,392,225	£2,388,220	£2,379,019	£2,359,514	£2,168,135
60% LAR, 40% CIR		45%		£2,348,862		£2,065,501	£2,061,502	£2,052,302	£2,032,806	£1,841,931
60% LAR, 40% CIR		50%		£2,003,510		£1,737,928	£1,733,934	£1,725,739	£1,705,519	£1,514,552
60% LAR, 40% CIR		50%		£1,658,311		£1,409,014	£1,405,025	£1,397,358	£1,376,943	£1,186,398

LB Camden
Local Plan Viability Testing 2025

Resi 4 - 10 Flats		Value Area		Zone A - Medium Central Zone					
No Units		Sales value inflation		Base					
Site Area		Build cost inflation		Base					
0.02 Ha		Tenure		LAR, CIR					
Residual land values:									
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR		0%	£3,592,891	£8,172,290	£8,172,210	£8,164,881	£8,144,034	£8,018,954	£3,549,454
60% LAR - 40% CIR		5%	£3,177,422	£7,178,546	£7,174,489	£7,166,130	£7,145,495	£6,995,155	£3,151,155
60% LAR - 40% CIR		10%	£2,760,432	£6,178,904	£6,174,860	£6,166,570	£6,145,869	£5,971,600	£2,725,594
60% LAR - 40% CIR		16%	£2,676,985	£3,298,888	£3,294,826	£3,286,548	£3,265,853	£3,141,680	£3,072,694
60% LAR - 40% CIR		20%	£2,562,884	£4,678,170	£4,674,338	£4,666,073	£4,645,432	£4,521,543	£4,752,718
60% LAR - 40% CIR		25%	£4,504,457	£4,578,956	£4,572,934	£4,564,698	£4,544,102	£4,420,537	£4,351,889
60% LAR - 40% CIR		30%	£4,595,151	£4,174,688	£4,170,554	£4,162,420	£4,141,880	£4,018,611	£3,950,120
60% LAR - 40% CIR		35%	£4,084,974	£3,771,513	£3,767,508	£3,759,307	£3,738,802	£3,615,772	£3,547,423
60% LAR - 40% CIR		40%	£3,863,933	£3,367,502	£3,363,504	£3,355,317	£3,334,847	£3,212,032	£3,143,802
60% LAR - 40% CIR		45%	£3,542,009	£2,962,643	£2,958,650	£2,950,473	£2,930,035	£2,807,587	£2,738,266
60% LAR - 40% CIR		50%	£2,819,208	£2,556,942	£2,552,953	£2,544,787	£2,524,371	£2,401,879	£2,333,827
Residual Land values compared to benchmark land values Higher Value Secondary Offices						£97,645,000			
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		0%	£5,232,189	£4,799,891	£4,795,804	£4,787,236	£4,786,306	£4,640,755	£4,571,023
60% LAR - 40% CIR		0%	£4,817,265	£4,401,853	£4,397,782	£4,389,444	£4,388,598	£4,243,517	£4,174,028
60% LAR - 40% CIR		5%	£3,617,627	£3,603,109	£3,599,053	£3,590,742	£3,589,869	£3,445,242	£3,375,070
60% LAR - 40% CIR		10%	£3,984,595	£3,603,467	£3,599,424	£3,591,140	£3,570,432	£3,446,184	£3,377,157
60% LAR - 40% CIR		16%	£3,951,449	£3,623,431	£3,619,390	£3,611,112	£3,600,416	£3,476,245	£3,407,289
60% LAR - 40% CIR		20%	£3,527,447	£3,202,334	£3,198,802	£3,190,643	£3,169,995	£3,046,107	£2,977,278
60% LAR - 40% CIR		25%	£3,592,598	£2,797,497	£2,793,519	£2,785,260	£2,764,686	£2,640,101	£2,571,297
60% LAR - 40% CIR		30%	£2,759,715	£2,399,231	£2,395,218	£2,387,000	£2,366,453	£2,243,174	£2,174,688
60% LAR - 40% CIR		35%	£2,304,538	£1,998,077	£1,992,072	£1,983,870	£1,963,365	£1,840,336	£1,771,887
60% LAR - 40% CIR		40%	£1,949,687	£1,592,096	£1,586,007	£1,577,880	£1,558,411	£1,435,396	£1,366,390
60% LAR - 40% CIR		45%	£1,499,602	£1,187,207	£1,183,213	£1,175,037	£1,154,598	£1,031,961	£963,830
60% LAR - 40% CIR		50%	£1,043,892	£781,596	£777,417	£769,351	£748,935	£626,442	£558,360
Residual Land values compared to benchmark land values Medium Value Secondary Offices						£37,186,000			
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		0%	£5,937,735	£5,137,544	£5,133,473	£5,125,135	£5,104,288	£4,979,208	£4,909,719
60% LAR - 40% CIR		0%	£5,553,055	£5,137,544	£5,133,473	£5,125,135	£5,104,288	£4,979,208	£4,909,719
60% LAR - 40% CIR		5%	£5,127,318	£4,329,158	£4,325,115	£4,316,815	£4,295,823	£4,171,874	£4,102,440
60% LAR - 40% CIR		10%	£4,637,240	£4,289,122	£4,285,081	£4,246,893	£4,226,107	£4,101,834	£4,032,849
60% LAR - 40% CIR		16%	£4,303,135	£3,638,625	£3,634,593	£3,626,336	£3,605,680	£3,481,788	£3,412,788
60% LAR - 40% CIR		20%	£3,884,712	£3,537,210	£3,533,188	£3,524,950	£3,504,357	£3,380,792	£3,312,144
60% LAR - 40% CIR		25%	£3,303,135	£3,134,422	£3,130,089	£3,121,112	£3,102,444	£2,978,685	£2,909,785
60% LAR - 40% CIR		30%	£3,045,299	£2,731,768	£2,727,763	£2,719,581	£2,699,056	£2,576,027	£2,507,877
60% LAR - 40% CIR		35%	£2,485,488	£2,327,757	£2,323,758	£2,315,571	£2,295,102	£2,172,287	£2,104,056
60% LAR - 40% CIR		40%	£2,824,188	£1,922,293	£1,918,004	£1,910,728	£1,890,280	£1,767,662	£1,699,521
60% LAR - 40% CIR		45%	£1,779,553	£1,517,197	£1,513,208	£1,505,042	£1,484,626	£1,362,133	£1,294,081
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space						£49,429,000			
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		0%	£8,272,778	£5,840,218	£5,836,132	£5,827,782	£5,806,836	£5,681,283	£5,611,531
60% LAR - 40% CIR		0%	£5,857,892	£5,442,380	£5,438,310	£5,429,972	£5,409,125	£5,284,044	£5,214,555
60% LAR - 40% CIR		5%	£5,442,155	£5,043,037	£5,039,580	£5,031,271	£5,010,496	£4,885,851	£4,816,603
60% LAR - 40% CIR		10%	£5,024,513	£4,643,365	£4,639,851	£4,631,485	£4,610,109	£4,486,211	£4,417,085
60% LAR - 40% CIR		16%	£4,649,876	£4,243,396	£4,239,917	£4,231,517	£4,210,044	£4,086,771	£4,017,746
60% LAR - 40% CIR		20%	£4,607,974	£4,243,461	£4,239,420	£4,231,170	£4,210,523	£4,086,034	£4,017,807
60% LAR - 40% CIR		25%	£4,189,445	£3,842,847	£3,838,025	£3,829,787	£3,809,183	£3,685,628	£3,616,980
60% LAR - 40% CIR		30%	£3,770,242	£3,439,789	£3,435,745	£3,427,527	£3,406,980	£3,283,702	£3,215,213
60% LAR - 40% CIR		35%	£3,350,865	£3,036,664	£3,032,599	£3,024,366	£3,003,890	£2,880,363	£2,811,974
60% LAR - 40% CIR		40%	£2,929,034	£2,632,593	£2,628,555	£2,620,408	£2,599,938	£2,477,123	£2,408,885
60% LAR - 40% CIR		45%	£2,507,130	£2,227,734	£2,223,740	£2,215,584	£2,195,125	£2,072,488	£2,004,357
60% LAR - 40% CIR		50%	£2,086,389	£1,822,033	£1,818,044	£1,809,878	£1,789,462	£1,666,989	£1,598,818
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution						£20,661,000			
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		0%	£3,633,000	£3,202,304	£3,198,477	£3,190,107	£3,167,181	£3,041,626	£2,971,761
60% LAR - 40% CIR		0%	£3,218,237	£2,802,726	£2,798,655	£2,789,470	£2,769,470	£2,644,390	£2,574,901
60% LAR - 40% CIR		5%	£3,802,550	£3,403,342	£3,399,509	£3,391,871	£3,373,842	£3,248,197	£3,178,640
60% LAR - 40% CIR		10%	£3,385,858	£3,004,340	£3,000,296	£2,992,013	£2,974,305	£2,847,056	£2,778,036
60% LAR - 40% CIR		16%	£3,368,422	£4,624,384	£4,620,263	£4,611,989	£4,601,288	£4,476,031	£4,406,031
60% LAR - 40% CIR		20%	£4,959,355	£4,003,807	£4,000,725	£4,001,416	£4,001,865	£3,876,880	£3,807,152
60% LAR - 40% CIR		25%	£4,545,894	£4,202,362	£4,198,370	£4,189,538	£4,180,538	£4,045,974	£3,977,325
60% LAR - 40% CIR		30%	£4,130,688	£3,800,104	£3,796,091	£3,787,872	£3,779,236	£3,644,677	£3,576,569
60% LAR - 40% CIR		35%	£3,719,411	£3,398,950	£3,394,743	£3,386,743	£3,378,238	£3,243,209	£3,175,859
60% LAR - 40% CIR		40%	£3,308,790	£2,982,439	£2,978,040	£2,969,733	£2,961,233	£2,826,233	£2,758,233
60% LAR - 40% CIR		45%	£2,897,475	£2,568,079	£2,564,086	£2,555,970	£2,547,471	£2,412,534	£2,344,702
60% LAR - 40% CIR		50%	£2,444,735	£2,182,379	£2,178,390	£2,170,224	£2,161,807	£2,027,315	£1,959,263

LB Camden
Local Plan Viability Testing 2025

Resi 4 - 10 Flats		Value Area		Zone A - Higher Central Zone					
No Units		Sales value inflation		Base					
Site Area		Build cost inflation		Base					
0.02 Ha		Tenure		PL					
Residual land values:									
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%		£7,989,253	£7,989,253	£7,989,253	£7,989,253	£7,989,253	£7,989,253	£7,989,253
60% LAR - 40% CIR	5%		£7,445,547	£7,016,400	£7,012,330	£7,003,991	£6,983,144	£6,959,983	£6,788,574
60% LAR - 40% CIR	10%		£6,944,398	£6,515,253	£6,509,436	£6,491,139	£6,470,292	£6,447,131	£6,280,490
60% LAR - 40% CIR	15%		£6,533,405	£6,104,260	£6,102,643	£6,117,359	£6,096,052	£6,072,811	£5,901,377
60% LAR - 40% CIR	16%		£6,430,992	£6,040,818	£6,036,776	£6,028,498	£6,007,893	£5,983,629	£5,814,465
60% LAR - 40% CIR	20%		£6,060,985	£5,684,590	£5,680,358	£5,672,059	£5,651,251	£5,627,995	£5,456,335
60% LAR - 40% CIR	25%		£5,597,878	£5,239,411	£5,235,390	£5,227,152	£5,206,557	£5,182,962	£5,014,345
60% LAR - 40% CIR	30%		£5,133,881	£4,792,459	£4,788,466	£4,780,228	£4,760,182	£4,736,902	£4,566,413
60% LAR - 40% CIR	35%		£4,698,432	£4,345,541	£4,341,636	£4,333,435	£4,312,930	£4,289,649	£4,121,551
60% LAR - 40% CIR	40%		£4,292,510	£3,937,486	£3,933,488	£3,925,287	£3,904,811	£3,873,786	£3,713,786
60% LAR - 40% CIR	45%		£3,759,754	£3,448,443	£3,444,450	£3,436,255	£3,415,835	£3,393,199	£3,225,087
60% LAR - 40% CIR	50%		£3,268,112	£2,998,580	£2,994,591	£2,986,009	£2,966,009	£2,943,515	£2,775,463
Residual Land values compared to benchmark land values Higher Value Secondary Offices							£97,645,000		
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%		£5,129,816	£5,082,965	£5,078,878	£5,070,508	£5,049,592	£5,024,029	£5,054,277
60% LAR - 40% CIR	5%		£5,070,111	£5,040,364	£5,036,893	£5,028,555	£5,007,708	£4,982,627	£5,013,138
60% LAR - 40% CIR	10%		£4,910,462	£4,786,056	£4,782,000	£4,773,619	£4,752,893	£4,727,814	£4,757,105
60% LAR - 40% CIR	15%		£4,747,968	£4,554,250	£4,550,207	£4,541,923	£4,521,215	£4,496,967	£4,527,941
60% LAR - 40% CIR	16%		£4,646,896	£4,466,382	£4,462,140	£4,453,862	£4,433,246	£4,408,997	£4,439,288
60% LAR - 40% CIR	20%		£4,285,549	£4,109,053	£4,105,522	£4,097,262	£4,076,615	£4,051,726	£4,083,899
60% LAR - 40% CIR	25%		£3,822,841	£3,646,319	£3,642,803	£3,634,519	£3,613,711	£3,588,963	£3,620,740
60% LAR - 40% CIR	30%		£3,358,054	£3,013,523	£3,013,510	£3,005,262	£2,984,745	£2,959,997	£2,992,877
60% LAR - 40% CIR	35%		£2,892,995	£2,570,205	£2,569,200	£2,561,099	£2,541,494	£2,516,746	£2,549,115
60% LAR - 40% CIR	40%		£2,427,014	£2,124,036	£2,124,036	£2,116,352	£2,096,315	£2,071,567	£2,096,315
60% LAR - 40% CIR	45%		£1,960,298	£1,673,007	£1,673,007	£1,660,839	£1,640,399	£1,615,712	£1,640,399
60% LAR - 40% CIR	50%		£1,492,815	£1,223,143	£1,223,143	£1,210,987	£1,190,512	£1,165,037	£1,190,512
Residual Land values compared to benchmark land values Medium Value Secondary Offices							£57,186,000		
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%		£8,892,829	£8,845,952	£8,841,885	£8,833,695	£8,812,786	£8,787,891	£8,817,985
60% LAR - 40% CIR	5%		£8,405,802	£8,376,655	£8,372,584	£8,364,245	£8,343,398	£8,318,518	£8,348,829
60% LAR - 40% CIR	10%		£7,945,183	£7,916,036	£7,911,965	£7,903,626	£7,882,779	£7,857,900	£7,888,210
60% LAR - 40% CIR	15%		£7,484,564	£7,455,417	£7,451,346	£7,443,007	£7,422,160	£7,397,321	£7,427,591
60% LAR - 40% CIR	16%		£7,391,247	£7,362,100	£7,358,029	£7,349,690	£7,328,843	£7,303,964	£7,334,274
60% LAR - 40% CIR	20%		£6,930,628	£6,891,481	£6,887,410	£6,879,071	£6,858,224	£6,833,345	£6,863,655
60% LAR - 40% CIR	25%		£6,470,009	£6,430,862	£6,426,791	£6,418,452	£6,397,605	£6,372,726	£6,403,036
60% LAR - 40% CIR	30%		£6,009,390	£5,970,243	£5,966,172	£5,957,833	£5,936,986	£5,912,107	£5,942,417
60% LAR - 40% CIR	35%		£5,548,771	£5,509,624	£5,505,553	£5,497,214	£5,476,367	£5,451,488	£5,481,798
60% LAR - 40% CIR	40%		£5,088,152	£5,049,005	£5,044,934	£5,036,595	£5,015,748	£4,990,869	£5,021,179
60% LAR - 40% CIR	45%		£4,627,533	£4,588,386	£4,584,315	£4,575,976	£4,555,129	£4,529,250	£4,560,560
60% LAR - 40% CIR	50%		£4,166,914	£4,127,767	£4,123,696	£4,115,357	£4,094,510	£4,068,531	£4,100,000
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space							£46,429,000		
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%		£7,170,344	£7,123,492	£7,119,406	£7,111,036	£7,090,109	£7,065,190	£7,095,495
60% LAR - 40% CIR	5%		£6,710,688	£6,663,836	£6,659,750	£6,651,380	£6,630,453	£6,605,534	£6,635,839
60% LAR - 40% CIR	10%		£6,251,032	£6,204,180	£6,200,094	£6,191,724	£6,170,797	£6,145,878	£6,176,183
60% LAR - 40% CIR	15%		£5,791,376	£5,744,524	£5,740,438	£5,732,068	£5,711,141	£5,686,222	£5,716,527
60% LAR - 40% CIR	16%		£5,698,059	£5,651,207	£5,647,121	£5,638,751	£5,617,824	£5,592,905	£5,623,210
60% LAR - 40% CIR	20%		£5,238,403	£5,191,551	£5,187,465	£5,179,095	£5,158,168	£5,133,249	£5,163,554
60% LAR - 40% CIR	25%		£4,778,747	£4,731,895	£4,727,809	£4,719,439	£4,698,512	£4,673,593	£4,703,900
60% LAR - 40% CIR	30%		£4,319,091	£4,272,239	£4,268,153	£4,259,783	£4,238,856	£4,213,937	£4,244,242
60% LAR - 40% CIR	35%		£3,859,435	£3,812,583	£3,808,497	£3,799,127	£3,778,200	£3,753,281	£3,783,586
60% LAR - 40% CIR	40%		£3,399,779	£3,352,927	£3,348,841	£3,339,471	£3,318,544	£3,293,625	£3,323,930
60% LAR - 40% CIR	45%		£2,940,123	£2,893,271	£2,889,185	£2,879,815	£2,858,888	£2,833,969	£2,864,274
60% LAR - 40% CIR	50%		£2,480,467	£2,433,615	£2,429,529	£2,420,159	£2,399,232	£2,374,313	£2,404,618
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution							£26,861,000		
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%		£2,500,000	£2,493,238	£2,487,751	£2,481,361	£2,465,455	£2,450,000	£2,470,100
60% LAR - 40% CIR	5%		£2,070,984	£2,064,222	£2,058,735	£2,052,345	£2,036,439	£2,020,984	£2,041,084
60% LAR - 40% CIR	10%		£1,641,968	£1,635,206	£1,629,719	£1,623,329	£1,607,423	£1,591,968	£1,612,068
60% LAR - 40% CIR	15%		£1,212,952	£1,206,190	£1,200,703	£1,194,313	£1,178,407	£1,162,952	£1,183,052
60% LAR - 40% CIR	16%		£1,109,536	£1,102,774	£1,097,287	£1,090,897	£1,074,991	£1,059,536	£1,079,636
60% LAR - 40% CIR	20%		£849,520	£842,758	£837,271	£830,881	£814,975	£800,000	£819,620
60% LAR - 40% CIR	25%		£589,504	£582,742	£577,255	£570,865	£554,959	£540,000	£559,604
60% LAR - 40% CIR	30%		£329,488	£322,726	£317,239	£310,849	£294,943	£280,000	£299,588
60% LAR - 40% CIR	35%		£69,472	£62,710	£57,223	£50,833	£34,927	£19,980	£39,572
60% LAR - 40% CIR	40%		£-130,544	£-123,782	£-118,295	£-111,905	£-96,000	£-81,000	£-90,645
60% LAR - 40% CIR	45%		£-280,560	£-273,800	£-268,313	£-261,923	£-246,017	£-231,000	£-240,662
60% LAR - 40% CIR	50%		£-430,576	£-423,816	£-418,329	£-411,939	£-396,033	£-381,000	£-390,678

LB Camden
Local Plan Viability Testing 2025

Resi 5-13 Flats		Value Area		Zone A - Zone 1 and Eastern Central Zone				
No Units	13	Sales value inflation		Base				
Site Area	0.03 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR CIR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
0%	0%	£3,409,359	£3,588,303	£3,588,303	£4,417,123	£4,417,123	£4,338,266	
60% LAR 40% CIR	5%	£4,701,119	£4,229,813	£4,224,519	£4,122,957	£4,184,049	£3,914,264	
60% LAR 40% CIR	10%	£4,351,433	£3,803,864	£3,784,766	£3,565,565	£3,694,440	£3,481,616	
60% LAR 40% CIR	15%	£4,000,480	£3,360,071	£3,343,812	£3,052,326	£3,202,611	£2,911,511	
60% LAR 40% CIR	20%	£3,648,311	£2,926,843	£2,913,599	£2,720,147	£2,811,515	£2,519,723	
60% LAR 40% CIR	25%	£3,297,993	£2,493,688	£2,480,371	£2,368,899	£2,406,328	£2,064,723	
60% LAR 40% CIR	30%	£2,946,898	£2,060,392	£2,046,162	£2,058,739	£2,058,181	£1,666,838	
60% LAR 40% CIR	35%	£2,595,726	£1,627,096	£1,612,815	£1,762,115	£1,762,024	£1,320,676	
60% LAR 40% CIR	40%	£2,244,554	£1,193,800	£1,179,529	£1,561,800	£1,561,717	£1,079,329	
60% LAR 40% CIR	45%	£1,893,382	£760,504	£746,233	£1,350,800	£1,350,717	£817,841	
60% LAR 40% CIR	50%	£1,542,210	£327,208	£312,937	£1,139,800	£1,139,717	£606,864	
Residual Land values compared to benchmark land values Higher Value Secondary Offices		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£2,019,666	£2,019,429	£2,014,116	£2,002,309	£1,973,493	£1,799,392	£1,702,669
60% LAR 40% CIR	5%	£2,162,240	£1,680,939	£1,685,045	£1,674,083	£1,645,175	£1,471,720	£1,375,372
60% LAR 40% CIR	10%	£1,812,556	£1,247,186	£1,250,816	£1,244,354	£1,215,266	£1,041,760	£945,412
60% LAR 40% CIR	15%	£1,461,819	£1,030,197	£1,024,938	£1,013,452	£984,737	£812,447	£716,730
60% LAR 40% CIR	20%	£1,110,437	£807,969	£802,723	£791,273	£762,841	£590,490	£494,690
60% LAR 40% CIR	25%	£863,219	£584,734	£579,497	£568,056	£539,449	£377,812	£282,012
60% LAR 40% CIR	30%	£616,001	£361,501	£356,264	£344,823	£316,167	£154,604	£68,804
60% LAR 40% CIR	35%	£368,783	£138,273	£133,036	£121,595	£92,939	£30,648	£-24,152
60% LAR 40% CIR	40%	£121,565	£-89,007	£-131,210	£-232,298	£-331,002	£-521,621	£-616,995
60% LAR 40% CIR	45%	£-131,694	£-291,694	£-333,894	£-434,484	£-535,074	£-725,694	£-826,284
60% LAR 40% CIR	50%	£-283,711	£-441,285	£-483,485	£-584,075	£-684,665	£-875,285	£-975,875
Residual Land values compared to benchmark land values Medium Value Secondary Offices		£67,186,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£3,214,266	£2,742,977	£2,737,693	£2,726,121	£2,697,213	£2,523,768	£2,427,410
60% LAR 40% CIR	5%	£2,864,567	£2,413,228	£2,407,954	£2,396,432	£2,367,626	£2,194,762	£2,088,789
60% LAR 40% CIR	10%	£2,514,868	£2,062,235	£2,056,961	£2,045,439	£2,016,633	£1,843,769	£1,737,796
60% LAR 40% CIR	15%	£2,165,169	£1,711,242	£1,705,968	£1,694,446	£1,665,640	£1,492,776	£1,386,803
60% LAR 40% CIR	20%	£1,815,470	£1,260,259	£1,254,985	£1,243,463	£1,214,657	£1,041,793	£935,820
60% LAR 40% CIR	25%	£1,465,771	£809,276	£803,992	£792,470	£763,664	£590,800	£484,827
60% LAR 40% CIR	30%	£1,116,072	£358,291	£352,907	£341,385	£312,579	£139,715	£33,742
60% LAR 40% CIR	35%	£867,854	£135,063	£129,679	£118,157	£89,351	£-13,511	£-118,511
60% LAR 40% CIR	40%	£618,636	£-88,152	£-130,352	£-230,940	£-329,634	£-520,254	£-615,844
60% LAR 40% CIR	45%	£369,418	£-291,644	£-333,844	£-434,434	£-535,024	£-725,644	£-826,234
60% LAR 40% CIR	50%	£120,200	£-441,235	£-483,435	£-584,025	£-684,615	£-875,235	£-975,825
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space		£49,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£3,998,819	£3,507,383	£3,502,070	£3,490,463	£3,461,447	£3,287,346	£3,190,623
60% LAR 40% CIR	5%	£3,650,199	£3,178,893	£3,173,589	£3,162,037	£3,133,129	£2,959,084	£2,862,361
60% LAR 40% CIR	10%	£3,300,513	£2,840,144	£2,834,870	£2,823,348	£2,800,340	£2,626,295	£2,529,572
60% LAR 40% CIR	15%	£2,949,827	£2,501,395	£2,496,121	£2,484,600	£2,461,592	£2,287,547	£2,190,824
60% LAR 40% CIR	20%	£2,599,141	£2,162,646	£2,157,372	£2,145,851	£2,122,843	£1,948,798	£1,852,075
60% LAR 40% CIR	25%	£2,248,455	£1,823,897	£1,818,623	£1,807,102	£1,784,094	£1,610,049	£1,513,326
60% LAR 40% CIR	30%	£1,897,769	£1,485,148	£1,479,874	£1,468,353	£1,445,345	£1,271,300	£1,174,577
60% LAR 40% CIR	35%	£1,547,083	£1,146,399	£1,141,125	£1,129,604	£1,106,596	£932,551	£835,828
60% LAR 40% CIR	40%	£1,196,397	£807,650	£802,376	£790,855	£767,847	£593,802	£497,079
60% LAR 40% CIR	45%	£945,711	£468,901	£463,627	£452,106	£429,098	£255,053	£158,330
60% LAR 40% CIR	50%	£695,025	£120,152	£114,878	£103,357	£80,349	£-93,700	£-196,977
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution		£20,661,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£4,513,513	£4,022,077	£4,017,395	£4,005,741	£3,976,721	£3,802,940	£3,705,517
60% LAR 40% CIR	5%	£5,165,493	£4,684,187	£4,678,893	£4,667,331	£4,638,423	£4,474,978	£4,378,620
60% LAR 40% CIR	10%	£4,815,807	£4,334,493	£4,329,199	£4,317,637	£4,288,729	£4,125,284	£4,028,926
60% LAR 40% CIR	15%	£4,466,121	£3,984,807	£3,979,513	£3,967,951	£3,939,043	£3,775,598	£3,679,240
60% LAR 40% CIR	20%	£4,116,435	£3,635,121	£3,630,827	£3,619,265	£3,590,357	£3,426,912	£3,330,554
60% LAR 40% CIR	25%	£3,766,749	£3,285,435	£3,281,141	£3,269,579	£3,240,671	£3,077,226	£2,980,868
60% LAR 40% CIR	30%	£3,417,063	£2,935,749	£2,931,455	£2,919,893	£2,890,985	£2,727,540	£2,631,182
60% LAR 40% CIR	35%	£3,067,377	£2,586,063	£2,581,769	£2,570,207	£2,541,299	£2,377,854	£2,281,496
60% LAR 40% CIR	40%	£2,717,691	£2,236,377	£2,232,083	£2,220,521	£2,191,613	£2,028,168	£1,931,810
60% LAR 40% CIR	45%	£2,368,005	£1,886,691	£1,882,397	£1,870,835	£1,841,927	£1,678,482	£1,582,124
60% LAR 40% CIR	50%	£2,018,319	£1,537,005	£1,532,711	£1,521,149	£1,492,241	£1,329,796	£1,233,438

LB Camden
Local Plan Viability Testing 2025

Resi S- 13 Flats		Value Area		Zone A - Kings Cross Lower				
No Units	13	Sales value inflation	Base					
Site Area	0.03 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR : CIR					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£3,498,539	£4,229,813	£4,224,510	£4,212,357	£4,184,049	£4,010,604	£3,914,246
60% LAR - 40% CIR	10%	£4,351,433	£3,901,884	£3,894,795	£3,881,273	£3,854,480	£3,681,035	£3,584,677
60% LAR - 40% CIR	15%	£4,000,493	£3,569,071	£3,563,812	£3,550,326	£3,523,611	£3,350,166	£3,253,808
60% LAR - 40% CIR	20%	£3,648,311	£3,236,843	£3,231,599	£3,220,147	£3,191,515	£3,018,070	£2,924,843
60% LAR - 40% CIR	25%	£3,267,893	£2,903,392	£2,898,162	£2,884,739	£2,858,181	£2,684,736	£2,588,378
60% LAR - 40% CIR	30%	£2,864,284	£2,569,729	£2,564,512	£2,551,115	£2,524,440	£2,350,995	£2,254,708
60% LAR - 40% CIR	35%	£2,584,433	£2,232,867	£2,227,659	£2,214,286	£2,187,652	£2,014,207	£1,917,849
60% LAR - 40% CIR	40%	£2,227,386	£1,895,817	£1,890,617	£1,877,264	£1,850,680	£1,677,235	£1,580,877
60% LAR - 40% CIR	45%	£1,896,163	£1,567,689	£1,562,497	£1,549,180	£1,522,577	£1,349,132	£1,252,774
60% LAR - 40% CIR	50%	£1,506,708	£1,218,197	£1,213,010	£1,201,686	£1,173,377	£1,003,520	£909,154
Residual Land values compared to benchmark land values Higher Value Secondary Offices		£97,649,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£2,510,865	£2,019,428	£2,014,116	£2,002,509	£1,973,493	£1,799,392	£1,702,899
60% LAR - 40% CIR	0%	£2,162,245	£1,690,589	£1,685,645	£1,674,083	£1,645,175	£1,471,700	£1,375,527
60% LAR - 40% CIR	10%	£1,812,569	£1,361,150	£1,356,216	£1,344,763	£1,315,855	£1,142,344	£1,046,222
60% LAR - 40% CIR	15%	£1,481,819	£1,030,197	£1,024,938	£1,013,452	£984,737	£811,247	£715,125
60% LAR - 40% CIR	20%	£1,193,417	£807,860	£802,725	£791,273	£762,641	£589,151	£493,029
60% LAR - 40% CIR	25%	£968,219	£584,734	£579,497	£568,056	£539,455	£365,965	£269,843
60% LAR - 40% CIR	30%	£744,159	£361,608	£356,371	£344,930	£316,329	£142,839	£46,717
60% LAR - 40% CIR	35%	£520,855	£138,507	£133,270	£121,829	£93,228	£19,138	£23,594
60% LAR - 40% CIR	40%	£345,549	£19,407	£14,170	£2,629	£1,028	£1,028	£1,028
60% LAR - 40% CIR	45%	£208,711	£1,028	£69,477	£2,629	£1,028	£1,028	£1,028
60% LAR - 40% CIR	50%	£1,028,166	£1,028,166	£1,028,166	£1,028,166	£1,028,166	£1,028,166	£1,028,166
Residual Land values compared to benchmark land values Medium Value Secondary Offices		£57,186,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£3,987,870	£2,742,977	£2,737,683	£2,726,121	£2,697,213	£2,523,798	£2,427,410
60% LAR - 40% CIR	0%	£2,864,597	£2,413,226	£2,407,954	£2,396,432	£2,367,624	£2,194,262	£2,098,739
60% LAR - 40% CIR	10%	£2,513,627	£2,062,255	£2,056,979	£2,045,516	£2,016,708	£1,843,346	£1,747,823
60% LAR - 40% CIR	15%	£2,181,475	£1,750,007	£1,744,763	£1,733,311	£1,704,679	£1,531,317	£1,435,794
60% LAR - 40% CIR	20%	£1,809,287	£1,416,172	£1,411,638	£1,400,186	£1,371,554	£1,200,192	£1,104,669
60% LAR - 40% CIR	25%	£1,408,052	£1,111,326	£1,106,792	£1,095,340	£1,066,708	£895,346	£800,823
60% LAR - 40% CIR	30%	£1,097,587	£746,031	£740,823	£729,350	£701,016	£530,654	£435,131
60% LAR - 40% CIR	35%	£848,881	£468,981	£463,781	£452,308	£424,044	£253,682	£158,159
60% LAR - 40% CIR	40%	£586,327	£210,753	£205,553	£194,080	£165,816	£94,454	£48,931
60% LAR - 40% CIR	45%	£322,932	£2,008,636	£2,013,836	£2,008,636	£2,008,636	£2,008,636	£2,008,636
60% LAR - 40% CIR	50%	£2,008,636	£2,008,636	£2,008,636	£2,008,636	£2,008,636	£2,008,636	£2,008,636
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space		£49,429,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£3,988,819	£3,967,383	£3,962,070	£3,949,483	£3,941,447	£3,927,348	£3,913,249
60% LAR - 40% CIR	0%	£3,650,196	£3,716,880	£3,712,569	£3,700,037	£3,687,505	£3,675,000	£3,662,495
60% LAR - 40% CIR	10%	£3,300,513	£2,849,144	£2,843,870	£2,831,348	£2,818,816	£2,806,284	£2,793,752
60% LAR - 40% CIR	15%	£2,949,573	£2,518,151	£2,512,892	£2,500,360	£2,487,828	£2,475,296	£2,462,764
60% LAR - 40% CIR	20%	£2,598,761	£2,186,963	£2,181,704	£2,169,172	£2,156,640	£2,144,108	£2,131,576
60% LAR - 40% CIR	25%	£2,248,173	£1,855,775	£1,850,516	£1,837,984	£1,825,452	£1,812,920	£1,800,388
60% LAR - 40% CIR	30%	£1,897,344	£1,524,587	£1,519,328	£1,506,796	£1,494,264	£1,481,732	£1,469,200
60% LAR - 40% CIR	35%	£1,546,515	£1,193,399	£1,188,140	£1,175,608	£1,163,076	£1,150,544	£1,138,012
60% LAR - 40% CIR	40%	£1,195,686	£862,211	£856,952	£844,420	£831,888	£819,356	£806,824
60% LAR - 40% CIR	45%	£844,857	£531,023	£525,764	£513,232	£500,700	£488,168	£475,636
60% LAR - 40% CIR	50%	£494,028	£200,585	£195,326	£182,794	£170,262	£157,730	£145,198
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution		£20,601,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£4,513,570	£4,022,077	£4,017,384	£4,005,757	£3,976,741	£3,802,695	£3,706,077
60% LAR - 40% CIR	0%	£4,165,493	£3,694,187	£3,689,893	£3,677,331	£3,648,423	£3,474,378	£3,378,020
60% LAR - 40% CIR	10%	£3,817,407	£3,343,000	£3,338,706	£3,326,144	£3,297,236	£3,123,191	£3,026,833
60% LAR - 40% CIR	15%	£3,468,887	£3,033,445	£3,029,151	£3,016,589	£2,987,681	£2,813,636	£2,717,278
60% LAR - 40% CIR	20%	£3,119,885	£2,702,217	£2,697,923	£2,685,361	£2,656,453	£2,482,408	£2,386,050
60% LAR - 40% CIR	25%	£2,770,883	£2,371,029	£2,366,735	£2,354,173	£2,325,265	£2,151,220	£2,054,862
60% LAR - 40% CIR	30%	£2,421,881	£2,039,841	£2,035,547	£2,022,985	£1,994,077	£1,820,032	£1,723,674
60% LAR - 40% CIR	35%	£2,072,879	£1,708,653	£1,704,359	£1,691,797	£1,662,889	£1,488,844	£1,392,486
60% LAR - 40% CIR	40%	£1,723,877	£1,377,465	£1,373,171	£1,360,609	£1,331,701	£1,157,656	£1,061,298
60% LAR - 40% CIR	45%	£1,374,875	£1,046,273	£1,041,979	£1,029,417	£1,000,509	£826,464	£730,106
60% LAR - 40% CIR	50%	£1,025,873	£715,081	£710,787	£700,000	£671,092	£497,047	£399,689

LB Camden
Local Plan Viability Testing 2025

Resi S-13 Flats		Value Area		Zone A - Lower Central Zone					
No Units	13	Sales value inflation		Base					
Site Area	0.03 Ha	Build cost inflation		Base					
Residual land values:		Tenure		LAR - CIR					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
60% LAR - 40% CIR	0%	£3,269,972	£3,303,597	£3,275,374	£3,263,706	£3,263,691			
60% LAR - 40% CIR	5%	£3,363,974	£3,396,078	£3,360,785	£3,349,222	£3,349,214			
60% LAR - 40% CIR	10%	£3,520,710	£3,552,711	£3,524,443	£3,513,411	£3,513,404			
60% LAR - 40% CIR	15%	£3,688,310	£3,720,307	£3,692,039	£3,679,333	£3,679,326			
60% LAR - 40% CIR	20%	£3,948,810	£4,014,750	£4,009,507	£4,588,055	£4,588,042			
60% LAR - 40% CIR	22%	£4,472,383	£4,447,080	£4,441,831	£4,430,366	£4,430,359			
60% LAR - 40% CIR	25%	£4,607,878	£4,185,779	£4,189,850	£4,178,527	£4,178,520			
60% LAR - 40% CIR	30%	£4,185,826	£3,774,986	£3,789,180	£3,757,706	£3,757,703			
60% LAR - 40% CIR	35%	£3,729,186	£3,352,416	£3,347,209	£3,335,836	£3,335,833			
60% LAR - 40% CIR	40%	£3,277,808	£2,928,247	£2,924,048	£2,912,695	£2,912,692			
60% LAR - 40% CIR	45%	£2,831,989	£2,504,500	£2,499,709	£2,488,372	£2,488,369			
80% LAR - 40% CIR	50%	£2,384,954	£2,079,389	£2,074,202	£2,062,879	£2,062,876			
Residual Land values compared to benchmark land values		£97,645,000							
Higher Value Secondary Offices		Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£4,281,008	£3,741,813	£3,736,500	£3,728,886	£3,695,877	£3,621,777	£3,425,054	
50% LAR - 40% CIR	5%	£3,825,100	£3,267,204	£3,261,911	£3,253,348	£3,220,440	£3,107,886	£2,911,637	
60% LAR - 40% CIR	10%	£3,367,889	£2,811,306	£2,806,025	£2,797,462	£2,764,554	£2,652,000	£2,455,751	
60% LAR - 40% CIR	15%	£2,945,436	£2,484,223	£2,488,985	£2,477,423	£2,444,764	£2,332,210	£2,135,961	
60% LAR - 40% CIR	20%	£2,609,736	£2,178,678	£2,173,439	£2,161,877	£2,129,218	£2,016,664	£1,820,415	
60% LAR - 40% CIR	22%	£2,333,889	£1,908,184	£1,902,897	£1,891,334	£1,858,675	£1,746,121	£1,549,872	
60% LAR - 40% CIR	25%	£2,068,844	£1,633,136	£1,627,849	£1,616,286	£1,583,627	£1,471,073	£1,274,824	
60% LAR - 40% CIR	30%	£1,626,052	£1,235,524	£1,230,306	£1,218,679	£1,186,020	£1,073,466	£877,217	
60% LAR - 40% CIR	35%	£1,183,292	£831,342	£826,124	£814,497	£781,838	£669,284	£473,035	
60% LAR - 40% CIR	40%	£745,176	£395,173	£390,174	£378,547	£345,888	£233,334	£-143,277	
60% LAR - 40% CIR	45%	£292,895	£143,874	£138,165	£126,538	£93,879	£1,000	£-148,556	
60% LAR - 40% CIR	50%	£-188,896	£-149,465	£-144,672	£-133,095	£-100,436	£-14,000	£-148,556	
Residual Land values compared to benchmark land values		£57,186,000						Medium Value Secondary Offices	
Lower Value Secondary Offices / Community Space		Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£5,193,931	£4,379,242	£4,373,840	£4,365,885	£4,332,976	£4,300,068	£4,267,160	£4,234,252
50% LAR - 40% CIR	5%	£4,877,136	£4,379,242	£4,373,840	£4,365,885	£4,332,976	£4,300,068	£4,267,160	£4,234,252
60% LAR - 40% CIR	10%	£4,428,304	£3,963,374	£3,958,100	£3,949,577	£3,917,770	£3,885,963	£3,854,156	£3,822,349
60% LAR - 40% CIR	15%	£3,986,801	£3,546,801	£3,541,003	£3,532,511	£3,500,704	£3,468,897	£3,437,090	£3,405,283
60% LAR - 40% CIR	20%	£3,561,774	£3,127,014	£3,122,671	£3,113,219	£3,080,587	£3,047,955	£3,015,323	£2,982,691
60% LAR - 40% CIR	22%	£3,385,847	£2,960,332	£2,954,988	£2,945,536	£2,913,904	£2,882,272	£2,850,640	£2,819,008
60% LAR - 40% CIR	25%	£3,120,842	£2,708,343	£2,702,999	£2,693,547	£2,661,915	£2,630,283	£2,598,651	£2,567,019
60% LAR - 40% CIR	30%	£2,789,880	£2,357,352	£2,352,008	£2,342,556	£2,310,924	£2,279,292	£2,247,660	£2,216,028
60% LAR - 40% CIR	35%	£2,235,330	£1,885,580	£1,880,373	£1,870,921	£1,839,289	£1,807,657	£1,776,025	£1,744,393
60% LAR - 40% CIR	40%	£1,790,773	£1,442,411	£1,437,212	£1,427,760	£1,396,128	£1,364,496	£1,332,864	£1,301,232
60% LAR - 40% CIR	45%	£1,345,053	£1,018,064	£1,012,873	£1,003,421	£971,789	£940,157	£908,525	£876,893
80% LAR - 40% CIR	50%	£898,118	£592,553	£587,366	£578,043	£547,733	£517,423	£487,113	£456,803
Residual Land values compared to benchmark land values		£46,429,000						Secondary Industrial/Storage/Distribution	
Secondary Industrial/Storage/Distribution		Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£5,748,982	£5,229,767	£5,224,454	£5,212,848	£5,183,831	£5,069,731	£4,951,631	£4,833,531
50% LAR - 40% CIR	5%	£5,213,054	£4,615,136	£4,609,895	£4,598,302	£4,569,285	£4,455,185	£4,341,085	£4,226,985
60% LAR - 40% CIR	10%	£4,875,860	£4,399,290	£4,394,016	£4,382,403	£4,353,386	£4,239,286	£4,125,186	£4,011,086
70% LAR - 40% CIR	15%	£4,437,390	£3,962,177	£3,956,919	£3,945,313	£3,916,296	£3,802,196	£3,688,096	£3,573,996
80% LAR - 40% CIR	20%	£3,997,860	£3,520,647	£3,515,389	£3,503,783	£3,474,766	£3,360,666	£3,246,566	£3,132,466
80% LAR - 40% CIR	22%	£3,821,483	£3,348,146	£3,342,811	£3,331,205	£3,302,188	£3,188,088	£3,073,988	£2,959,888
80% LAR - 40% CIR	25%	£3,646,716	£3,173,379	£3,168,044	£3,156,438	£3,127,421	£3,013,321	£2,900,221	£2,786,121
80% LAR - 40% CIR	30%	£3,114,608	£2,723,478	£2,718,200	£2,706,594	£2,677,577	£2,563,477	£2,449,377	£2,335,277
80% LAR - 40% CIR	35%	£2,671,258	£2,281,346	£2,276,068	£2,264,462	£2,235,445	£2,121,345	£2,007,245	£1,893,145
80% LAR - 40% CIR	40%	£2,226,689	£1,878,327	£1,873,128	£1,861,522	£1,832,505	£1,718,405	£1,604,305	£1,490,205
80% LAR - 40% CIR	45%	£1,780,949	£1,453,080	£1,448,789	£1,437,183	£1,408,166	£1,294,066	£1,180,966	£1,066,866
80% LAR - 40% CIR	50%	£1,334,044	£1,028,689	£1,023,292	£1,011,686	£986,649	£872,549	£758,449	£644,349
Residual Land values compared to benchmark land values		£26,861,000						Secondary Industrial/Storage/Distribution	
Secondary Industrial/Storage/Distribution		Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£5,056,350	£5,745,001	£5,730,748	£5,726,147	£5,698,125	£5,525,025	£5,351,925	£5,178,825
50% LAR - 40% CIR	5%	£5,838,348	£5,330,452	£5,325,159	£5,313,558	£5,284,688	£5,111,244	£4,937,800	£4,764,356
60% LAR - 40% CIR	10%	£5,201,144	£4,614,584	£4,609,310	£4,601,707	£4,568,680	£4,395,236	£4,221,792	£4,048,348
60% LAR - 40% CIR	15%	£4,952,884	£4,457,471	£4,452,213	£4,440,612	£4,407,585	£4,234,141	£4,060,697	£3,887,253
80% LAR - 40% CIR	20%	£4,512,984	£4,019,124	£4,013,881	£4,002,429	£3,969,402	£3,795,958	£3,622,514	£3,449,070
60% LAR - 40% CIR	22%	£4,336,787	£3,843,442	£3,838,208	£3,826,756	£3,793,729	£3,620,285	£3,446,841	£3,273,397
60% LAR - 40% CIR	25%	£4,072,052	£3,579,593	£3,574,359	£3,562,907	£3,529,880	£3,356,436	£3,182,992	£3,009,548
60% LAR - 40% CIR	30%	£3,629,800	£3,136,772	£3,131,538	£3,120,086	£3,087,059	£2,913,615	£2,740,171	£2,566,727
60% LAR - 40% CIR	35%	£3,189,540	£2,616,790	£2,611,556	£2,600,104	£2,567,077	£2,393,633	£2,220,189	£2,046,745
60% LAR - 40% CIR	40%	£2,741,983	£2,189,242	£2,184,008	£2,172,556	£2,139,529	£1,966,085	£1,792,641	£1,619,197
60% LAR - 40% CIR	45%	£2,296,243	£1,969,274	£1,964,040	£1,952,588	£1,919,561	£1,746,117	£1,572,673	£1,399,229
60% LAR - 40% CIR	50%	£1,849,538	£1,543,763	£1,538,529	£1,527,077	£1,494,050	£1,320,606	£1,147,162	£973,718

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats		Value Area		Zone A - Medium Central Zone				
No Units	13	Sales value inflation		Base				
Site Area	0.03 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR - CIR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs & 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£3,303,271	£3,303,136	£3,304,823	£3,304,208	£3,304,186	£3,303,599	£3,303,599
60% LAR - 40% CIR	5%	£3,323,971	£3,323,963	£3,324,197	£3,324,197	£3,324,197	£3,323,963	£3,323,963
60% LAR - 40% CIR	10%	£3,344,671	£3,344,671	£3,344,671	£3,344,671	£3,344,671	£3,344,671	£3,344,671
60% LAR - 40% CIR	15%	£3,365,371	£3,365,371	£3,365,371	£3,365,371	£3,365,371	£3,365,371	£3,365,371
60% LAR - 40% CIR	20%	£3,386,071	£3,386,071	£3,386,071	£3,386,071	£3,386,071	£3,386,071	£3,386,071
60% LAR - 40% CIR	25%	£3,406,771	£3,406,771	£3,406,771	£3,406,771	£3,406,771	£3,406,771	£3,406,771
60% LAR - 40% CIR	30%	£3,427,471	£3,427,471	£3,427,471	£3,427,471	£3,427,471	£3,427,471	£3,427,471
60% LAR - 40% CIR	35%	£3,448,171	£3,448,171	£3,448,171	£3,448,171	£3,448,171	£3,448,171	£3,448,171
60% LAR - 40% CIR	40%	£3,468,871	£3,468,871	£3,468,871	£3,468,871	£3,468,871	£3,468,871	£3,468,871
60% LAR - 40% CIR	45%	£3,489,571	£3,489,571	£3,489,571	£3,489,571	£3,489,571	£3,489,571	£3,489,571
60% LAR - 40% CIR	50%	£3,510,271	£3,510,271	£3,510,271	£3,510,271	£3,510,271	£3,510,271	£3,510,271
60% LAR - 40% CIR	55%	£3,530,971	£3,530,971	£3,530,971	£3,530,971	£3,530,971	£3,530,971	£3,530,971
60% LAR - 40% CIR	60%	£3,551,671	£3,551,671	£3,551,671	£3,551,671	£3,551,671	£3,551,671	£3,551,671
60% LAR - 40% CIR	65%	£3,572,371	£3,572,371	£3,572,371	£3,572,371	£3,572,371	£3,572,371	£3,572,371
60% LAR - 40% CIR	70%	£3,593,071	£3,593,071	£3,593,071	£3,593,071	£3,593,071	£3,593,071	£3,593,071
60% LAR - 40% CIR	75%	£3,613,771	£3,613,771	£3,613,771	£3,613,771	£3,613,771	£3,613,771	£3,613,771
60% LAR - 40% CIR	80%	£3,634,471	£3,634,471	£3,634,471	£3,634,471	£3,634,471	£3,634,471	£3,634,471
60% LAR - 40% CIR	85%	£3,655,171	£3,655,171	£3,655,171	£3,655,171	£3,655,171	£3,655,171	£3,655,171
60% LAR - 40% CIR	90%	£3,675,871	£3,675,871	£3,675,871	£3,675,871	£3,675,871	£3,675,871	£3,675,871
60% LAR - 40% CIR	95%	£3,696,571	£3,696,571	£3,696,571	£3,696,571	£3,696,571	£3,696,571	£3,696,571
60% LAR - 40% CIR	100%	£3,717,271	£3,717,271	£3,717,271	£3,717,271	£3,717,271	£3,717,271	£3,717,271
60% LAR - 40% CIR	105%	£3,737,971	£3,737,971	£3,737,971	£3,737,971	£3,737,971	£3,737,971	£3,737,971
60% LAR - 40% CIR	110%	£3,758,671	£3,758,671	£3,758,671	£3,758,671	£3,758,671	£3,758,671	£3,758,671
60% LAR - 40% CIR	115%	£3,779,371	£3,779,371	£3,779,371	£3,779,371	£3,779,371	£3,779,371	£3,779,371
60% LAR - 40% CIR	120%	£3,799,971	£3,799,971	£3,799,971	£3,799,971	£3,799,971	£3,799,971	£3,799,971
60% LAR - 40% CIR	125%	£3,820,671	£3,820,671	£3,820,671	£3,820,671	£3,820,671	£3,820,671	£3,820,671
60% LAR - 40% CIR	130%	£3,841,371	£3,841,371	£3,841,371	£3,841,371	£3,841,371	£3,841,371	£3,841,371
60% LAR - 40% CIR	135%	£3,862,071	£3,862,071	£3,862,071	£3,862,071	£3,862,071	£3,862,071	£3,862,071
60% LAR - 40% CIR	140%	£3,882,771	£3,882,771	£3,882,771	£3,882,771	£3,882,771	£3,882,771	£3,882,771
60% LAR - 40% CIR	145%	£3,903,471	£3,903,471	£3,903,471	£3,903,471	£3,903,471	£3,903,471	£3,903,471
60% LAR - 40% CIR	150%	£3,924,171	£3,924,171	£3,924,171	£3,924,171	£3,924,171	£3,924,171	£3,924,171
60% LAR - 40% CIR	155%	£3,944,871	£3,944,871	£3,944,871	£3,944,871	£3,944,871	£3,944,871	£3,944,871
60% LAR - 40% CIR	160%	£3,965,571	£3,965,571	£3,965,571	£3,965,571	£3,965,571	£3,965,571	£3,965,571
60% LAR - 40% CIR	165%	£3,986,271	£3,986,271	£3,986,271	£3,986,271	£3,986,271	£3,986,271	£3,986,271
60% LAR - 40% CIR	170%	£4,006,971	£4,006,971	£4,006,971	£4,006,971	£4,006,971	£4,006,971	£4,006,971
60% LAR - 40% CIR	175%	£4,027,671	£4,027,671	£4,027,671	£4,027,671	£4,027,671	£4,027,671	£4,027,671
60% LAR - 40% CIR	180%	£4,048,371	£4,048,371	£4,048,371	£4,048,371	£4,048,371	£4,048,371	£4,048,371
60% LAR - 40% CIR	185%	£4,069,071	£4,069,071	£4,069,071	£4,069,071	£4,069,071	£4,069,071	£4,069,071
60% LAR - 40% CIR	190%	£4,089,771	£4,089,771	£4,089,771	£4,089,771	£4,089,771	£4,089,771	£4,089,771
60% LAR - 40% CIR	195%	£4,110,471	£4,110,471	£4,110,471	£4,110,471	£4,110,471	£4,110,471	£4,110,471
60% LAR - 40% CIR	200%	£4,131,171	£4,131,171	£4,131,171	£4,131,171	£4,131,171	£4,131,171	£4,131,171
60% LAR - 40% CIR	205%	£4,151,871	£4,151,871	£4,151,871	£4,151,871	£4,151,871	£4,151,871	£4,151,871
60% LAR - 40% CIR	210%	£4,172,571	£4,172,571	£4,172,571	£4,172,571	£4,172,571	£4,172,571	£4,172,571
60% LAR - 40% CIR	215%	£4,193,271	£4,193,271	£4,193,271	£4,193,271	£4,193,271	£4,193,271	£4,193,271
60% LAR - 40% CIR	220%	£4,213,971	£4,213,971	£4,213,971	£4,213,971	£4,213,971	£4,213,971	£4,213,971
60% LAR - 40% CIR	225%	£4,234,671	£4,234,671	£4,234,671	£4,234,671	£4,234,671	£4,234,671	£4,234,671
60% LAR - 40% CIR	230%	£4,255,371	£4,255,371	£4,255,371	£4,255,371	£4,255,371	£4,255,371	£4,255,371
60% LAR - 40% CIR	235%	£4,276,071	£4,276,071	£4,276,071	£4,276,071	£4,276,071	£4,276,071	£4,276,071
60% LAR - 40% CIR	240%	£4,296,771	£4,296,771	£4,296,771	£4,296,771	£4,296,771	£4,296,771	£4,296,771
60% LAR - 40% CIR	245%	£4,317,471	£4,317,471	£4,317,471	£4,317,471	£4,317,471	£4,317,471	£4,317,471
60% LAR - 40% CIR	250%	£4,338,171	£4,338,171	£4,338,171	£4,338,171	£4,338,171	£4,338,171	£4,338,171
60% LAR - 40% CIR	255%	£4,358,871	£4,358,871	£4,358,871	£4,358,871	£4,358,871	£4,358,871	£4,358,871
60% LAR - 40% CIR	260%	£4,379,571	£4,379,571	£4,379,571	£4,379,571	£4,379,571	£4,379,571	£4,379,571
60% LAR - 40% CIR	265%	£4,400,271	£4,400,271	£4,400,271	£4,400,271	£4,400,271	£4,400,271	£4,400,271
60% LAR - 40% CIR	270%	£4,420,971	£4,420,971	£4,420,971	£4,420,971	£4,420,971	£4,420,971	£4,420,971
60% LAR - 40% CIR	275%	£4,441,671	£4,441,671	£4,441,671	£4,441,671	£4,441,671	£4,441,671	£4,441,671
60% LAR - 40% CIR	280%	£4,462,371	£4,462,371	£4,462,371	£4,462,371	£4,462,371	£4,462,371	£4,462,371
60% LAR - 40% CIR	285%	£4,483,071	£4,483,071	£4,483,071	£4,483,071	£4,483,071	£4,483,071	£4,483,071
60% LAR - 40% CIR	290%	£4,503,771	£4,503,771	£4,503,771	£4,503,771	£4,503,771	£4,503,771	£4,503,771
60% LAR - 40% CIR	295%	£4,524,471	£4,524,471	£4,524,471	£4,524,471	£4,524,471	£4,524,471	£4,524,471
60% LAR - 40% CIR	300%	£4,545,171	£4,545,171	£4,545,171	£4,545,171	£4,545,171	£4,545,171	£4,545,171
60% LAR - 40% CIR	305%	£4,565,871	£4,565,871	£4,565,871	£4,565,871	£4,565,871	£4,565,871	£4,565,871
60% LAR - 40% CIR	310%	£4,586,571	£4,586,571	£4,586,571	£4,586,571	£4,586,571	£4,586,571	£4,586,571
60% LAR - 40% CIR	315%	£4,607,271	£4,607,271	£4,607,271	£4,607,271	£4,607,271	£4,607,271	£4,607,271
60% LAR - 40% CIR	320%	£4,627,971	£4,627,971	£4,627,971	£4,627,971	£4,627,971	£4,627,971	£4,627,971
60% LAR - 40% CIR	325%	£4,648,671	£4,648,671	£4,648,671	£4,648,671	£4,648,671	£4,648,671	£4,648,671
60% LAR - 40% CIR	330%	£4,669,371	£4,669,371	£4,669,371	£4,669,371	£4,669,371	£4,669,371	£4,669,371
60% LAR - 40% CIR	335%	£4,689,971	£4,689,971	£4,689,971	£4,689,971	£4,689,971	£4,689,971	£4,689,971
60% LAR - 40% CIR	340%	£4,710,671	£4,710,671	£4,710,671	£4,710,671	£4,710,671	£4,710,671	£4,710,671
60% LAR - 40% CIR	345%	£4,731,371	£4,731,371	£4,731,371	£4,731,371	£4,731,371	£4,731,371	£4,731,371
60% LAR - 40% CIR	350%	£4,752,071	£4,752,071	£4,752,071	£4,752,071	£4,752,071	£4,752,071	£4,752,071
60% LAR - 40% CIR	355%	£4,772,771	£4,772,771	£4,772,771	£4,772,771	£4,772,771	£4,772,771	£4,772,771
60% LAR - 40% CIR	360%	£4,793,471	£4,793,471	£4,793,471	£4,793,471	£4,793,471	£4,793,471	£4,793,471
60% LAR - 40% CIR	365%	£4,814,171	£4,814,171	£4,814,171	£4,814,171	£4,814,171	£4,814,171	£4,814,171
60% LAR - 40% CIR	370%	£4,834,871	£4,834,871	£4,834,871	£4,834,871	£4,834,871	£4,834,871	£4,834,871
60% LAR - 40% CIR	375%	£4,855,571	£4,855,571	£4,855,571	£4,855,571	£4,855,571	£4,855,571	£4,855,571
60% LAR - 40% CIR	380%	£4,876,271	£4,876,271	£4,876,271	£4,876,271	£4,876,271	£4,876,271	£4,876,271
60% LAR - 40% CIR	385%	£4,896,971	£4,896,971	£4,896,971	£4,896,971	£4,896,971	£4,896,971	£4,896,971
60% LAR - 40% CIR	390%	£4,917,671	£4,917,671	£4,917,671	£4,917,671	£4,917,671	£4,917,671	£4,917,671
60% LAR - 40% CIR	395%	£4,938,371	£4,938,371	£4,938,371	£4,938,371	£4,938,371	£4,938,371	£4,938,371
60% LAR - 40% CIR	400%	£4,959,071	£4,959,071	£4,959,071	£4,959,071	£4,959,071	£4,959,071	£4,959,071
60% LAR - 40% CIR	405%	£4,979,771	£4,979,771	£4,979,771	£4,979,771	£4,979,771	£4,979,771	£4,979,771
60% LAR - 40% CIR	410%	£4,999,971	£4,999,971	£4,999,971	£4,999,971	£4,999,971	£4,999,971	£4,999,971
60% LAR - 40% CIR	415%	£5,020,671	£5,020,671	£5,020,671	£5,020,671	£5,020,671	£5,020,671	£5,020,671
60% LAR - 40% CIR	420%	£5,041,371	£5,041,371	£5,041,371	£5,041,371	£5,041,371	£5,041,371	£5,041,371
60% LAR - 40% CIR	425%	£5,062,071	£5,062,071	£5,062,071	£5,062,071	£5,062,071	£5,062,071	£5,062,071
60% LAR - 40% CIR	430%	£5,082						

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone A - Zone 1 and Eastern Central Zone				
No Units	16	Sales value inflation		Base				
Site Area	0.04 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR	CIR			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR 40% CIR	0%	£18,818.54	£1,288,391	£2,589,178	£5,453,727	£1,171,631	£4,693,925	
60% LAR 40% CIR	5%	£5,416,491	£4,889,273	£4,889,165	£4,889,223	£4,833,498	£4,633,340	
60% LAR 40% CIR	10%	£5,513,765	£4,909,765	£4,899,765	£4,899,765	£4,833,498	£4,633,340	
60% LAR 40% CIR	15%	£4,608,077	£4,123,878	£4,117,811	£4,104,588	£4,071,425	£4,071,425	
60% LAR 40% CIR	20%	£4,201,712	£3,740,538	£3,734,489	£3,721,274	£3,688,237	£3,490,016	
60% LAR 40% CIR	25%	£3,793,028	£3,355,797	£3,349,752	£3,336,527	£3,303,822	£3,105,877	
60% LAR 40% CIR	26%	£3,712,292	£3,278,669	£3,272,637	£3,259,463	£3,226,829	£3,028,921	
60% LAR 40% CIR	30%	£3,384,735	£2,960,638	£2,955,617	£2,942,688	£2,917,683	£2,720,347	
60% LAR 40% CIR	35%	£2,974,150	£2,582,105	£2,576,096	£2,562,973	£2,530,196	£2,333,319	
60% LAR 40% CIR	40%	£2,562,184	£2,193,201	£2,187,202	£2,174,102	£2,141,851	£1,944,846	
60% LAR 40% CIR	45%	£2,148,850	£1,802,639	£1,796,847	£1,783,867	£1,751,164	£1,554,945	
60% LAR 40% CIR	50%	£1,734,183	£1,411,332	£1,405,347	£1,392,281	£1,359,617	£1,163,627	
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£1,986,907	£1,903,463	£1,597,332	£1,583,940	£1,550,459	£1,340,574	£1,337,871
60% LAR 40% CIR	5%	£1,754,850	£1,224,436	£1,216,327	£1,204,886	£1,171,631	£971,502	£969,326
60% LAR 40% CIR	10%	£1,351,170	£843,367	£843,367	£843,367	£843,367	£691,803	£689,627
60% LAR 40% CIR	15%	£948,239	£482,041	£485,974	£482,721	£469,588	£210,761	£210,348
60% LAR 40% CIR	20%	£739,875	£279,301	£279,301	£279,301	£279,301	£109,389	£109,389
60% LAR 40% CIR	25%	£132,090	£132,090	£132,090	£132,090	£132,090	£132,090	£132,090
60% LAR 40% CIR	26%	£132,090	£132,090	£132,090	£132,090	£132,090	£132,090	£132,090
60% LAR 40% CIR	30%	£271,354	£271,354	£271,354	£271,354	£271,354	£271,354	£271,354
60% LAR 40% CIR	35%	£167,693	£157,673	£157,673	£157,673	£157,673	£157,673	£157,673
60% LAR 40% CIR	40%	£1,096,424	£1,464,031	£1,464,031	£1,464,031	£1,464,031	£1,464,031	£1,464,031
60% LAR 40% CIR	45%	£1,137,587	£1,859,899	£1,859,899	£1,859,899	£1,859,899	£1,859,899	£1,859,899
60% LAR 40% CIR	50%	£1,487,434	£2,266,696	£2,266,696	£2,266,696	£2,266,696	£2,266,696	£2,266,696
Residual Land values compared to benchmark land values		£67,186,000						
Medium Value Secondary Offices		£67,186,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£2,272,016	£2,741,798	£2,735,690	£2,722,348	£2,688,993	£2,488,885	£2,477,882
60% LAR 40% CIR	5%	£2,868,533	£2,361,320	£2,355,233	£2,341,837	£2,308,698	£1,986,410	£1,984,435
60% LAR 40% CIR	10%	£2,465,662	£1,971,463	£1,965,562	£1,951,335	£1,918,083	£1,617,170	£1,615,195
60% LAR 40% CIR	15%	£2,062,737	£1,586,053	£1,580,014	£1,576,799	£1,543,762	£1,345,541	£1,343,516
60% LAR 40% CIR	20%	£1,649,453	£1,211,312	£1,205,277	£1,192,067	£1,158,147	£981,442	£979,417
60% LAR 40% CIR	25%	£1,867,727	£1,134,194	£1,128,162	£1,114,888	£1,082,854	£884,446	£882,417
60% LAR 40% CIR	30%	£1,449,280	£825,163	£819,142	£805,685	£773,118	£575,472	£573,443
60% LAR 40% CIR	35%	£825,675	£437,630	£431,621	£418,458	£385,691	£188,844	£186,815
60% LAR 40% CIR	40%	£417,709	£48,726	£42,727	£28,627	£13,124	£199,520	£197,520
60% LAR 40% CIR	45%	£4,375	£4,375	£4,375	£4,375	£4,375	£4,375	£4,375
60% LAR 40% CIR	50%	£4,375	£4,375	£4,375	£4,375	£4,375	£4,375	£4,375
Residual Land values compared to benchmark land values		£49,420,000						
Lower Value Secondary Offices / Community Space		£49,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£4,302,764	£3,749,551	£3,743,426	£3,730,027	£3,696,547	£3,495,862	£3,484,058
60% LAR 40% CIR	5%	£3,800,741	£3,270,523	£3,264,415	£3,251,073	£3,217,718	£3,017,035	£3,005,231
60% LAR 40% CIR	10%	£2,497,258	£2,990,495	£2,983,958	£2,970,662	£2,937,423	£2,737,991	£2,726,187
60% LAR 40% CIR	15%	£3,592,527	£2,608,128	£2,602,007	£2,588,808	£2,555,675	£2,356,878	£2,345,074
60% LAR 40% CIR	20%	£2,495,662	£2,224,788	£2,218,379	£2,205,044	£2,172,497	£1,974,206	£1,962,412
60% LAR 40% CIR	25%	£2,278,178	£1,840,017	£1,834,002	£1,820,822	£1,787,872	£1,589,167	£1,580,311
60% LAR 40% CIR	26%	£1,194,452	£1,763,918	£1,768,497	£1,763,713	£1,760,779	£1,813,171	£1,810,388
60% LAR 40% CIR	30%	£1,869,885	£1,453,886	£1,447,867	£1,443,718	£1,401,843	£1,204,587	£1,200,015
60% LAR 40% CIR	35%	£1,459,400	£1,066,352	£1,060,348	£1,047,222	£1,014,416	£817,646	£813,232
60% LAR 40% CIR	40%	£1,046,434	£677,451	£671,452	£658,352	£625,601	£426,096	£421,627
60% LAR 40% CIR	45%	£833,330	£267,189	£261,187	£258,117	£235,414	£30,195	£28,195
60% LAR 40% CIR	50%	£2,184,613	£4,044,478	£4,014,464	£4,000,449	£4,000,449	£4,000,449	£4,000,449
Residual Land values compared to benchmark land values		£20,691,000						
Secondary Industrial/Storage/Distribution		£20,691,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£5,045,976	£4,492,763	£4,486,832	£4,473,240	£4,438,769	£4,238,874	£4,227,271
60% LAR 40% CIR	5%	£4,843,953	£4,113,736	£4,107,627	£4,094,286	£4,060,831	£3,749,620	£3,737,816
60% LAR 40% CIR	10%	£4,240,470	£3,733,267	£3,727,170	£3,713,829	£3,680,336	£3,469,125	£3,457,321
60% LAR 40% CIR	15%	£3,836,536	£3,351,341	£3,345,274	£3,332,021	£3,298,488	£3,087,277	£3,075,473
60% LAR 40% CIR	20%	£3,429,175	£2,968,017	£2,961,951	£2,948,736	£2,915,699	£2,704,488	£2,692,684
60% LAR 40% CIR	25%	£3,021,360	£2,585,245	£2,579,178	£2,565,925	£2,532,888	£2,321,677	£2,309,873
60% LAR 40% CIR	26%	£2,939,864	£2,506,131	£2,500,100	£2,486,826	£2,453,991	£2,242,780	£2,230,976
60% LAR 40% CIR	30%	£2,527,118	£2,091,100	£2,085,069	£2,071,816	£2,038,800	£1,827,589	£1,815,785
60% LAR 40% CIR	35%	£2,114,612	£1,676,567	£1,670,536	£1,657,283	£1,624,029	£1,412,818	£1,401,014
60% LAR 40% CIR	40%	£1,702,113	£1,264,068	£1,258,037	£1,244,784	£1,211,530	£999,319	£987,515
60% LAR 40% CIR	45%	£1,289,614	£851,569	£845,538	£832,285	£800,031	£587,820	£576,016
60% LAR 40% CIR	50%	£861,608	£428,564	£422,533	£409,280	£377,026	£164,815	£153,011

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone A - Kings Cross Lower	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		Base	
		Tenure		LAR, CIR	
Residual land values:					
				</	

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone A - Lower Central Zone											
No Units Site Area		15 0.04 Ha		Sales value inflation Build cost inflation Tenure		Base Base LAR, CIR									
Residual land values:															
Tenure		% AH		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR: 40% CIR		5%		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175	
60% LAR: 40% CIR		10%		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175	
60% LAR: 40% CIR		15%		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175	
60% LAR: 40% CIR		20%		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175	
60% LAR: 40% CIR		25%		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175	
60% LAR: 40% CIR		26%		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175	
60% LAR: 40% CIR		30%		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175	
60% LAR: 40% CIR		35%		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175	
60% LAR: 40% CIR		40%		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175	
60% LAR: 40% CIR		45%		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175	
60% LAR: 40% CIR		50%		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175		£3,381,175	
Residual Land values compared to benchmark land values								£97,645,000							
Higher Value Secondary Offices								£97,645,000							
Tenure		% AH		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR: 40% CIR		5%		£4,176,338		£3,980,830		£3,584,699		£3,571,307		£3,537,826		£3,338,941	
60% LAR: 40% CIR		10%		£4,176,338		£3,980,830		£3,584,699		£3,571,307		£3,537,826		£3,338,941	
60% LAR: 40% CIR		15%		£4,176,338		£3,980,830		£3,584,699		£3,571,307		£3,537,826		£3,338,941	
60% LAR: 40% CIR		20%		£4,176,338		£3,980,830		£3,584,699		£3,571,307		£3,537,826		£3,338,941	
60% LAR: 40% CIR		25%		£4,176,338		£3,980,830		£3,584,699		£3,571,307		£3,537,826		£3,338,941	
60% LAR: 40% CIR		26%		£4,176,338		£3,980,830		£3,584,699		£3,571,307		£3,537,826		£3,338,941	
60% LAR: 40% CIR		30%		£4,176,338		£3,980,830		£3,584,699		£3,571,307		£3,537,826		£3,338,941	
60% LAR: 40% CIR		35%		£4,176,338		£3,980,830		£3,584,699		£3,571,307		£3,537,826		£3,338,941	
60% LAR: 40% CIR		40%		£4,176,338		£3,980,830		£3,584,699		£3,571,307		£3,537,826		£3,338,941	
60% LAR: 40% CIR		45%		£4,176,338		£3,980,830		£3,584,699		£3,571,307		£3,537,826		£3,338,941	
60% LAR: 40% CIR		50%		£4,176,338		£3,980,830		£3,584,699		£3,571,307		£3,537,826		£3,338,941	
Residual Land values compared to benchmark land values								£57,186,000							
Medium Value Secondary Offices								£57,186,000							
Tenure		% AH		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR: 40% CIR		5%		£5,185,185		£4,629,797		£4,623,688		£4,610,347		£4,576,992		£4,378,963	
60% LAR: 40% CIR		10%		£5,185,185		£4,629,797		£4,623,688		£4,610,347		£4,576,992		£4,378,963	
60% LAR: 40% CIR		15%		£5,185,185		£4,629,797		£4,623,688		£4,610,347		£4,576,992		£4,378,963	
60% LAR: 40% CIR		20%		£5,185,185		£4,629,797		£4,623,688		£4,610,347		£4,576,992		£4,378,963	
60% LAR: 40% CIR		25%		£5,185,185		£4,629,797		£4,623,688		£4,610,347		£4,576,992		£4,378,963	
60% LAR: 40% CIR		26%		£5,185,185		£4,629,797		£4,623,688		£4,610,347		£4,576,992		£4,378,963	
60% LAR: 40% CIR		30%		£5,185,185		£4,629,797		£4,623,688		£4,610,347		£4,576,992		£4,378,963	
60% LAR: 40% CIR		35%		£5,185,185		£4,629,797		£4,623,688		£4,610,347		£4,576,992		£4,378,963	
60% LAR: 40% CIR		40%		£5,185,185		£4,629,797		£4,623,688		£4,610,347		£4,576,992		£4,378,963	
60% LAR: 40% CIR		45%		£5,185,185		£4,629,797		£4,623,688		£4,610,347		£4,576,992		£4,378,963	
60% LAR: 40% CIR		50%		£5,185,185		£4,629,797		£4,623,688		£4,610,347		£4,576,992		£4,378,963	
Residual Land values compared to benchmark land values								£46,429,000							
Lower Value Secondary Offices / Community Space								£46,429,000							
Tenure		% AH		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR: 40% CIR		5%		£8,322,425		£5,736,917		£5,730,786		£5,717,384		£5,683,913		£5,483,028	
60% LAR: 40% CIR		10%		£8,322,425		£5,736,917		£5,730,786		£5,717,384		£5,683,913		£5,483,028	
60% LAR: 40% CIR		15%		£8,322,425		£5,736,917		£5,730,786		£5,717,384		£5,683,913		£5,483,028	
60% LAR: 40% CIR		20%		£8,322,425		£5,736,917		£5,730,786		£5,717,384		£5,683,913		£5,483,028	
60% LAR: 40% CIR		25%		£8,322,425		£5,736,917		£5,730,786		£5,717,384		£5,683,913		£5,483,028	
60% LAR: 40% CIR		26%		£8,322,425		£5,736,917		£5,730,786		£5,717,384		£5,683,913		£5,483,028	
60% LAR: 40% CIR		30%		£8,322,425		£5,736,917		£5,730,786		£5,717,384		£5,683,913		£5,483,028	
60% LAR: 40% CIR		35%		£8,322,425		£5,736,917		£5,730,786		£5,717,384		£5,683,913		£5,483,028	
60% LAR: 40% CIR		40%		£8,322,425		£5,736,917		£5,730,786		£5,717,384		£5,683,913		£5,483,028	
60% LAR: 40% CIR		45%		£8,322,425		£5,736,917		£5,730,786		£5,717,384		£5,683,913		£5,483,028	
60% LAR: 40% CIR		50%		£8,322,425		£5,736,917		£5,730,786		£5,717,384		£5,683,913		£5,483,028	
Residual Land values compared to benchmark land values								£26,610,000							
Secondary Industrial/Storage/Distribution								£26,610,000							
Tenure		% AH		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR: 40% CIR		5%		£7,060,530		£5,460,130		£5,473,999		£5,460,071		£5,427,128		£5,226,241	
60% LAR: 40% CIR		10%		£7,060,530		£5,460,130		£5,473,999		£5,460,071		£5,427,128		£5,226,241	
60% LAR: 40% CIR		15%		£7,060,530		£5,460,130		£5,473,999		£5,460,071		£5,427,128		£5,226,241	
60% LAR: 40% CIR		20%		£7,060,530		£5,460,130		£5,473,999		£5,460,071		£5,427,128		£5,226,241	
60% LAR: 40% CIR		25%		£7,060,530		£5,460,130		£5,473,999		£5,460,071		£5,427,128		£5,226,241	
60% LAR: 40% CIR		26%		£7,060,530		£5,460,130		£5,473,999		£5,460,071		£5,427,128		£5,226,241	
60% LAR: 40% CIR		30%		£7,060,530		£5,460,130		£5,473,999		£5,460,071		£5,427,128		£5,226,241	
60% LAR: 40% CIR		35%		£7,060,530		£5,460,130		£5,473,999		£5,460,071		£5,427,128		£5,226,241	
60% LAR: 40% CIR		40%		£7,060,530		£5,460,130		£5,473,999		£5,460,071		£5,427,128		£5,226,241	
60% LAR: 40% CIR		45%		£7,060,530		£5,460,130		£5,473,999		£5,460,071		£5,427,128		£5,226,241	
60% LAR: 40% CIR		50%		£7,060,530		£5,460,130		£5,473,999		£5,460,071		£5,427,128		£5,226,241	

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area		Zone A - Zone 1 and Eastern Central Zone				
No Units	18	Sales value inflation		Base				
Site Area	0.04 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR - CIR				
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£7,315,092	£6,884,020	£6,876,805	£6,861,422	£6,851,468	£6,395,724	£6,269,215
60% LAR - 40% CIR	5%	£8,832,235	£8,227,804	£8,220,418	£8,205,292	£8,195,292	£7,440,804	£7,315,215
60% LAR - 40% CIR	10%	£8,347,722	£7,769,844	£7,762,588	£7,747,511	£7,737,509	£6,983,743	£6,858,139
60% LAR - 40% CIR	15%	£5,861,567	£5,310,453	£5,303,119	£5,288,082	£5,278,082	£4,524,006	£4,398,411
60% LAR - 40% CIR	20%	£5,373,787	£4,849,349	£4,842,032	£4,827,051	£4,789,098	£4,044,886	£3,944,044
60% LAR - 40% CIR	25%	£4,884,397	£4,366,043	£4,359,345	£4,344,403	£4,327,049	£4,102,921	£4,078,409
60% LAR - 40% CIR	30%	£4,393,411	£3,822,353	£3,815,072	£3,800,165	£3,782,897	£3,558,769	£3,534,257
60% LAR - 40% CIR	35%	£3,899,844	£3,458,493	£3,449,226	£3,434,349	£3,397,157	£3,174,002	£3,150,007
60% LAR - 40% CIR	40%	£3,406,713	£2,985,079	£2,981,824	£2,966,973	£2,929,844	£2,707,079	£2,683,079
60% LAR - 40% CIR	45%	£2,911,031	£2,520,124	£2,512,880	£2,498,050	£2,460,977	£2,238,533	£2,214,565
60% LAR - 40% CIR	50%	£2,413,815	£2,045,469	£2,042,587	£2,027,587	£1,990,567	£1,768,383	£1,644,548
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£3,614,708	£2,983,637	£2,976,222	£2,961,039	£2,951,084	£2,695,361	£2,569,852
60% LAR - 40% CIR	5%	£3,131,852	£2,527,421	£2,520,035	£2,504,909	£2,494,921	£2,239,221	£2,114,180
60% LAR - 40% CIR	10%	£2,647,339	£2,089,560	£2,082,200	£2,047,127	£2,039,446	£1,783,360	£1,657,796
60% LAR - 40% CIR	15%	£2,161,184	£1,610,070	£1,602,732	£1,567,769	£1,550,147	£1,324,781	£1,199,678
60% LAR - 40% CIR	20%	£1,673,404	£1,148,965	£1,141,649	£1,126,685	£1,089,215	£884,502	£759,691
60% LAR - 40% CIR	25%	£1,184,614	£698,290	£694,290	£679,962	£662,338	£279,625	£229,625
60% LAR - 40% CIR	30%	£693,028	£221,969	£214,668	£214,668	£214,668	£119,763	£119,763
60% LAR - 40% CIR	35%	£204,934	£20,411	£19,257	£19,257	£19,257	£2,334	£2,334
60% LAR - 40% CIR	40%	£271,304	£11,304	£11,304	£11,304	£11,304	£11,304	£11,304
60% LAR - 40% CIR	45%	£170,352	£1,190,209	£1,187,003	£1,182,103	£1,170,103	£1,181,000	£1,181,000
60% LAR - 40% CIR	50%	£1,256,088	£1,066,721	£1,062,644	£1,058,644	£1,054,644	£1,050,644	£1,046,644
Residual Land values compared to benchmark land values		£67,186,000						
Medium Value Secondary Offices				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,480,674	£1,210,238	£1,202,870	£1,215,802	£1,215,802	£1,006,953	£882,979
60% LAR - 40% CIR	5%	£1,256,088	£1,066,721	£1,062,644	£1,058,644	£1,054,644	£1,050,644	£1,046,644
60% LAR - 40% CIR	10%	£1,066,721	£822,030	£814,775	£799,925	£762,798	£540,030	£416,271
60% LAR - 40% CIR	15%	£743,863	£283,076	£283,076	£282,608	£272,408	£271,465	£271,465
60% LAR - 40% CIR	20%	£248,767	£117,462	£125,640	£126,455	£126,585	£126,585	£126,585
Residual Land values compared to benchmark land values		£49,420,000						
Lower Value Secondary Offices / Community Space				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£5,783,986	£5,152,915	£5,144,905	£5,128,717	£5,091,702	£4,984,028	£4,727,510
60% LAR - 40% CIR	5%	£5,300,530	£4,696,099	£4,688,713	£4,673,587	£4,635,775	£4,408,899	£4,262,658
60% LAR - 40% CIR	10%	£4,816,017	£4,210,238	£4,202,870	£4,215,802	£4,178,124	£3,952,038	£3,806,434
60% LAR - 40% CIR	15%	£4,329,862	£3,719,749	£3,711,410	£3,758,386	£3,718,825	£3,493,459	£3,348,256
60% LAR - 40% CIR	20%	£3,842,082	£3,231,042	£3,223,326	£3,269,340	£3,227,893	£3,003,180	£2,848,339
60% LAR - 40% CIR	25%	£3,352,692	£2,744,538	£2,747,840	£2,832,698	£2,795,344	£2,571,216	£2,448,701
60% LAR - 40% CIR	30%	£2,861,706	£2,350,647	£2,383,366	£2,368,499	£2,331,191	£2,107,883	£1,983,386
60% LAR - 40% CIR	35%	£2,369,139	£1,854,136	£1,851,251	£1,852,644	£1,805,432	£1,582,205	£1,458,422
60% LAR - 40% CIR	40%	£1,875,008	£1,457,373	£1,456,118	£1,435,268	£1,398,139	£1,175,374	£1,051,614
60% LAR - 40% CIR	45%	£1,379,306	£988,419	£981,178	£995,345	£959,271	£706,828	£593,249
60% LAR - 40% CIR	50%	£884,110	£517,841	£510,703	£495,852	£468,661	£236,678	£113,543
Residual Land values compared to benchmark land values		£20,601,000						
Secondary Industrial/Storage/Distribution				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£6,534,422	£5,903,351	£5,895,936	£5,880,733	£5,842,736	£5,615,084	£5,488,546
60% LAR - 40% CIR	5%	£6,051,260	£5,441,130	£5,433,745	£5,418,542	£5,380,510	£5,152,858	£5,026,320
60% LAR - 40% CIR	10%	£5,568,098	£4,960,274	£4,952,889	£4,968,641	£4,929,610	£4,702,074	£4,575,536
60% LAR - 40% CIR	15%	£5,080,898	£4,529,784	£4,522,446	£4,507,422	£4,469,861	£4,244,495	£4,118,292
60% LAR - 40% CIR	20%	£4,593,118	£4,068,078	£4,061,362	£4,046,361	£4,008,926	£3,784,216	£3,658,013
60% LAR - 40% CIR	25%	£4,103,728	£3,605,973	£3,598,676	£3,583,734	£3,546,380	£3,322,251	£3,197,736
60% LAR - 40% CIR	30%	£3,612,742	£3,141,683	£3,134,462	£3,119,495	£3,082,227	£2,858,619	£2,734,362
60% LAR - 40% CIR	35%	£3,120,175	£2,675,824	£2,668,557	£2,653,679	£2,616,487	£2,393,332	£2,269,358
60% LAR - 40% CIR	40%	£2,626,044	£2,208,405	£2,201,154	£2,186,304	£2,149,175	£1,926,405	£1,802,600
60% LAR - 40% CIR	45%	£2,130,362	£1,736,455	£1,729,455	£1,712,210	£1,675,881	£1,452,864	£1,328,686
60% LAR - 40% CIR	50%	£1,633,146	£1,268,977	£1,261,739	£1,246,927	£1,209,897	£987,714	£864,279

LB Camden
Local Plan Viability Testing 2025

Res 7 - 18 Flats		Value Area		Zone A - Kings Cross Lower			
No Units	18	Sales value inflation		Base			
Site Area	0.04 Ha	Build cost inflation		Base			
Residual land values:		Tenure		LAR : CIR			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,315,092	£6,684,000	£6,676,505	£6,661,458	£6,623,488	£6,366,724
60% LAR : 40% CIR	5%	£8,832,235	£8,222,804	£8,220,418	£8,187,480	£8,140,604	£7,814,265
60% LAR : 40% CIR	10%	£8,347,722	£5,769,844	£5,762,583	£5,747,511	£5,709,829	£5,483,743
60% LAR : 40% CIR	15%	£7,867,549	£5,210,453	£5,203,115	£5,188,062	£5,150,530	£4,886,962
60% LAR : 40% CIR	20%	£5,373,787	£4,849,348	£4,842,032	£4,827,051	£4,789,598	£4,564,086
60% LAR : 40% CIR	25%	£4,846,397	£4,386,443	£4,379,345	£4,364,453	£4,327,049	£4,102,521
60% LAR : 40% CIR	30%	£4,393,411	£3,922,353	£3,915,072	£3,900,168	£3,862,897	£3,639,289
60% LAR : 40% CIR	35%	£3,909,844	£3,456,493	£3,449,226	£3,434,348	£3,397,157	£3,174,062
60% LAR : 40% CIR	40%	£3,468,713	£2,989,079	£2,981,824	£2,966,973	£2,929,844	£2,707,079
60% LAR : 40% CIR	45%	£2,911,031	£2,520,124	£2,512,880	£2,498,050	£2,460,977	£2,238,533
60% LAR : 40% CIR	50%	£2,413,815	£2,048,646	£2,042,408	£2,027,587	£1,990,567	£1,768,363
Residual Land values compared to benchmark land values							
Higher Value Secondary Offices						£97,649,000	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,614,708	£2,663,637	£2,676,222	£2,661,039	£2,623,084	£2,366,351
60% LAR : 40% CIR	5%	£3,131,852	£2,247,421	£2,250,035	£2,240,221	£2,202,266	£1,945,533
60% LAR : 40% CIR	10%	£2,647,339	£1,692,200	£1,694,814	£1,684,999	£1,647,044	£1,390,311
60% LAR : 40% CIR	15%	£2,161,184	£1,140,079	£1,142,693	£1,132,878	£1,094,923	£838,190
60% LAR : 40% CIR	20%	£1,673,404	£689,014	£691,628	£681,813	£643,858	£389,117
60% LAR : 40% CIR	25%	£1,185,624	£231,969	£234,583	£224,768	£186,813	£91,840
60% LAR : 40% CIR	30%	£693,028	£-104,186	£-104,186	£-104,186	£-104,186	£-104,186
60% LAR : 40% CIR	35%	£241,344	£-293,875	£-293,875	£-293,875	£-293,875	£-293,875
60% LAR : 40% CIR	40%	£-293,875	£-293,875	£-293,875	£-293,875	£-293,875	£-293,875
60% LAR : 40% CIR	45%	£-293,875	£-293,875	£-293,875	£-293,875	£-293,875	£-293,875
60% LAR : 40% CIR	50%	£-293,875	£-293,875	£-293,875	£-293,875	£-293,875	£-293,875
Residual Land values compared to benchmark land values						£57,186,000	
Medium Value Secondary Offices							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR : 40% CIR	0%	£5,148,043	£4,116,972	£4,109,557	£4,094,411	£4,056,441	£3,799,677
60% LAR : 40% CIR	5%	£4,663,186	£3,635,186	£3,637,800	£3,622,654	£3,584,684	£3,327,920
60% LAR : 40% CIR	10%	£4,180,874	£3,062,895	£3,065,534	£3,050,482	£3,012,512	£2,755,748
60% LAR : 40% CIR	15%	£3,697,619	£2,490,604	£2,493,243	£2,478,191	£2,440,221	£2,183,457
60% LAR : 40% CIR	20%	£3,206,799	£1,918,313	£1,920,952	£1,905,900	£1,867,930	£1,611,166
60% LAR : 40% CIR	25%	£2,717,349	£1,346,022	£1,348,661	£1,333,609	£1,295,639	£1,038,875
60% LAR : 40% CIR	30%	£2,226,363	£773,731	£776,370	£761,318	£723,348	£466,584
60% LAR : 40% CIR	35%	£1,733,796	£201,440	£204,079	£199,027	£151,057	£-96,914
60% LAR : 40% CIR	40%	£1,240,665	£-370,851	£-373,490	£-368,438	£-330,468	£-587,488
60% LAR : 40% CIR	45%	£749,383	£-843,160	£-845,800	£-840,748	£-802,778	£-1,059,002
60% LAR : 40% CIR	50%	£246,707	£-1,315,476	£-1,318,115	£-1,313,063	£-1,275,093	£-1,528,626
Residual Land values compared to benchmark land values						£57,186,000	
Lower Value Secondary Offices / Community Space							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR : 40% CIR	0%	£5,148,043	£4,116,972	£4,109,557	£4,094,411	£4,056,441	£3,799,677
60% LAR : 40% CIR	5%	£4,663,186	£3,635,186	£3,637,800	£3,622,654	£3,584,684	£3,327,920
60% LAR : 40% CIR	10%	£4,180,874	£3,062,895	£3,065,534	£3,050,482	£3,012,512	£2,755,748
60% LAR : 40% CIR	15%	£3,697,619	£2,490,604	£2,493,243	£2,478,191	£2,440,221	£2,183,457
60% LAR : 40% CIR	20%	£3,206,799	£1,918,313	£1,920,952	£1,905,900	£1,867,930	£1,611,166
60% LAR : 40% CIR	25%	£2,717,349	£1,346,022	£1,348,661	£1,333,609	£1,295,639	£1,038,875
60% LAR : 40% CIR	30%	£2,226,363	£773,731	£776,370	£761,318	£723,348	£466,584
60% LAR : 40% CIR	35%	£1,733,796	£201,440	£204,079	£199,027	£151,057	£-96,914
60% LAR : 40% CIR	40%	£1,240,665	£-370,851	£-373,490	£-368,438	£-330,468	£-587,488
60% LAR : 40% CIR	45%	£749,383	£-843,160	£-845,800	£-840,748	£-802,778	£-1,059,002
60% LAR : 40% CIR	50%	£246,707	£-1,315,476	£-1,318,115	£-1,313,063	£-1,275,093	£-1,528,626
Residual Land values compared to benchmark land values						£46,420,000	
Lower Value Secondary Offices / Community Space							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR : 40% CIR	0%	£5,763,368	£5,152,215	£5,144,802	£5,129,771	£5,081,752	£4,864,028
60% LAR : 40% CIR	5%	£5,300,530	£4,686,099	£4,688,713	£4,673,587	£4,635,775	£4,408,699
60% LAR : 40% CIR	10%	£4,816,017	£4,028,238	£4,030,852	£4,015,726	£3,977,914	£3,750,838
60% LAR : 40% CIR	15%	£4,326,843	£3,538,047	£3,540,661	£3,525,535	£3,487,723	£3,260,647
60% LAR : 40% CIR	20%	£3,836,669	£3,047,860	£3,050,474	£3,035,348	£2,997,536	£2,770,460
60% LAR : 40% CIR	25%	£3,346,495	£2,557,675	£2,560,289	£2,545,163	£2,507,351	£2,280,275
60% LAR : 40% CIR	30%	£2,856,321	£2,067,489	£2,070,103	£2,054,977	£2,017,165	£1,790,089
60% LAR : 40% CIR	35%	£2,366,147	£1,577,303	£1,579,917	£1,564,791	£1,526,979	£1,300,003
60% LAR : 40% CIR	40%	£1,875,973	£1,087,117	£1,089,731	£1,074,605	£1,036,793	£809,827
60% LAR : 40% CIR	45%	£1,379,326	£596,931	£599,545	£584,419	£546,607	£319,631
60% LAR : 40% CIR	50%	£882,110	£105,741	£108,355	£93,229	£55,417	£-113,243
Residual Land values compared to benchmark land values						£26,661,000	
Secondary Industrial/Storage/Distribution							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR : 40% CIR	0%	£8,534,422	£5,903,351	£5,895,936	£5,880,753	£5,842,798	£5,615,064
60% LAR : 40% CIR	5%	£8,051,145	£5,420,176	£5,412,761	£5,397,635	£5,359,680	£5,131,946
60% LAR : 40% CIR	10%	£5,567,052	£4,939,744	£4,932,329	£4,917,203	£4,879,248	£4,651,514
60% LAR : 40% CIR	15%	£5,082,869	£4,459,313	£4,451,900	£4,436,774	£4,398,819	£4,171,085
60% LAR : 40% CIR	20%	£4,598,118	£3,978,882	£3,971,467	£3,956,341	£3,918,386	£3,690,652
60% LAR : 40% CIR	25%	£4,113,229	£3,498,451	£3,501,036	£3,485,910	£3,447,955	£3,220,221
60% LAR : 40% CIR	30%	£3,628,742	£3,018,020	£3,020,605	£3,005,479	£2,967,524	£2,739,790
60% LAR : 40% CIR	35%	£3,143,255	£2,537,589	£2,540,174	£2,525,048	£2,487,093	£2,259,359
60% LAR : 40% CIR	40%	£2,658,768	£2,057,158	£2,060,743	£2,045,617	£2,007,662	£1,779,928
60% LAR : 40% CIR	45%	£2,173,281	£1,576,727	£1,580,312	£1,565,186	£1,527,231	£1,300,497
60% LAR : 40% CIR	50%	£1,687,794	£1,096,296	£1,099,881	£1,084,755	£1,046,800	£819,066
Residual Land values compared to benchmark land values						£26,661,000	
Secondary Industrial/Storage/Distribution							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR : 40% CIR	0%	£8,534,422	£5,903,351	£5,895,936	£5,880,753	£5,842,798	£5,615,064
60% LAR : 40% CIR	5%	£8,051,145	£5,420,176	£5,412,761	£5,397,635	£5,359,680	£5,131,946
60% LAR : 40% CIR	10%	£5,567,052	£4,939,744	£4,932,329	£4,917,203	£4,879,248	£4,651,514
60% LAR : 40% CIR	15%	£5,082,869	£4,459,313	£4,451,900	£4,436,774	£4,398,819	£4,171,085
60% LAR : 40% CIR	20%	£4,598,118	£3,978,882	£3,971,467	£3,956,341	£3,918,386	£3,690,652
60% LAR : 40% CIR	25%	£4,113,229	£3,498,451	£3,501,036	£3,485,910	£3,447,955	£3,220,221
60% LAR : 40% CIR	30%	£3,628,742	£3,018,020	£3,020,605	£3,005,479	£2,967,524	£2,739,790
60% LAR : 40% CIR	35%	£3,143,255	£2,537,589	£2,540,174	£2,525,048	£2,487,093	£2,259,359
60% LAR : 40% CIR	40%	£2,658,768	£2,057,158	£2,060,743	£2,045,617	£2,007,662	£1,779,928
60% LAR : 40% CIR	45%	£2,173,281	£1,576,727	£1,580,312	£1,565,186	£1,527,231	£1,300,497
60% LAR : 40% CIR	50%	£1,687,794	£1,096,296	£1,099,881	£1,084,755	£1,046,800	£819,066

LB Camden
Local Plan Viability Testing 2025

Res17 - 18 Flats		Value Area		Zone A - Kings Cross Higher	
No Units		18		Sales value inflation	
Site Area		0.04 Ha		Build cost inflation	
Residual land values:		Tenure		Base LAR : CIR	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		60% LAR - 40% CIR		5%	
		60% LAR - 40% CIR		10%	
		60% LAR - 40% CIR		15%	
		60% LAR - 40% CIR		20%	
		60% LAR - 40% CIR		35%	
		60% LAR - 40% CIR		40%	
		60% LAR - 40% CIR		45%	
		60% LAR - 40% CIR		50%	
Residual Land values compared to benchmark land values				£97,648,000	
Higher Value Secondary Offices					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		60% LAR - 40% CIR		0%	
		60% LAR - 40% CIR		5%	
		60% LAR - 40% CIR		10%	
		60% LAR - 40% CIR		15%	
		60% LAR - 40% CIR		20%	
		60% LAR - 40% CIR		35%	
		60% LAR - 40% CIR		40%	
		60% LAR - 40% CIR		45%	
		60% LAR - 40% CIR		50%	
Residual Land values compared to benchmark land values				£57,186,000	
Medium Value Secondary Offices					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		60% LAR - 40% CIR		0%	
		60% LAR - 40% CIR		5%	
		60% LAR - 40% CIR		10%	
		60% LAR - 40% CIR		15%	
		60% LAR - 40% CIR		20%	
		60% LAR - 40% CIR		35%	
		60% LAR - 40% CIR		40%	
		60% LAR - 40% CIR		45%	
		60% LAR - 40% CIR		50%	
Residual Land values compared to benchmark land values				£46,420,000	
Lower Value Secondary Offices / Community Space					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		60% LAR - 40% CIR		0%	
		60% LAR - 40% CIR		5%	
		60% LAR - 40% CIR		10%	
		60% LAR - 40% CIR		15%	
		60% LAR - 40% CIR		20%	
		60% LAR - 40% CIR		35%	
		60% LAR - 40% CIR		40%	
		60% LAR - 40% CIR		45%	
		60% LAR - 40% CIR		50%	
Residual Land values compared to benchmark land values				£26,681,000	
Secondary Industrial/Storage/Distribution					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		60% LAR - 40% CIR		0%	
		60% LAR - 40% CIR		5%	
		60% LAR - 40% CIR		10%	
		60% LAR - 40% CIR		15%	
		60% LAR - 40% CIR		20%	
		60% LAR - 40% CIR		35%	
		60% LAR - 40% CIR		40%	
		60% LAR - 40% CIR		45%	
		60% LAR - 40% CIR		50%	
Residual Land values compared to benchmark land values				£20,691,000	
Secondary Industrial/Storage/Distribution					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		60% LAR - 40% CIR		0%	
		60% LAR - 40% CIR		5%	
		60% LAR - 40% CIR		10%	
		60% LAR - 40% CIR		15%	
		60% LAR - 40% CIR		20%	
		60% LAR - 40% CIR		35%	
		60% LAR - 40% CIR		40%	
		60% LAR - 40% CIR		45%	
		60% LAR - 40% CIR		50%	
Residual Land values compared to benchmark land values				£20,691,000	
Secondary Industrial/Storage/Distribution					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		60% LAR - 40% CIR		0%	
		60% LAR - 40% CIR		5%	
		60% LAR - 40% CIR		10%	
		60% LAR - 40% CIR		15%	
		60% LAR - 40% CIR		20%	
		60% LAR - 40% CIR		35%	
		60% LAR - 40% CIR		40%	
		60% LAR - 40% CIR		45%	
		60% LAR - 40% CIR		50%	
Residual Land values compared to benchmark land values				£20,691,000	
Secondary Industrial/Storage/Distribution					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		60% LAR - 40% CIR		0%	
		60% LAR - 40% CIR		5%	
		60% LAR - 40% CIR		10%	
		60% LAR - 40% CIR		15%	
		60% LAR - 40% CIR		20%	
		60% LAR - 40% CIR		35%	
		60% LAR - 40% CIR		40%	
		60% LAR - 40% CIR		45%	
		60% LAR - 40% CIR		50%	
Residual Land values compared to benchmark land values				£20,691,000	
Secondary Industrial/Storage/Distribution					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		60% LAR - 40% CIR		0%	
		60% LAR - 40% CIR		5%	
		60% LAR - 40% CIR		10%	
		60% LAR - 40% CIR		15%	
		60% LAR - 40% CIR		20%	
		60% LAR - 40% CIR		35%	
		60% LAR - 40% CIR		40%	
		60% LAR - 40% CIR		45%	
		60% LAR - 40% CIR		50%	
Residual Land values compared to benchmark land values				£20,691,000	
Secondary Industrial/Storage/Distribution					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		60% LAR - 40% CIR		0%	
		60% LAR - 40% CIR		5%	
		60% LAR - 40% CIR		10%	
		60% LAR - 40% CIR		15%	
		60% LAR - 40% CIR		20%	
		60% LAR - 40% CIR		35%	
		60% LAR - 40% CIR		40%	
		60% LAR - 40% CIR		45%	
		60% LAR - 40% CIR		50%	
Residual Land values compared to benchmark land values				£20,691,000	
Secondary Industrial/Storage/Distribution					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		60% LAR - 40% CIR		0%	
		60% LAR - 40% CIR		5%	
		60% LAR - 40% CIR		10%	
		60% LAR - 40% CIR		15%	
		60% LAR - 40% CIR		20%	
		60% LAR - 40% CIR		35%	
		60% LAR - 40% CIR		40%	
		60% LAR - 40% CIR		45%	
		60% LAR - 40% CIR		50%	
Residual Land values compared to benchmark land values				£20,691,000	
Secondary Industrial/Storage/Distribution					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		60% LAR - 40% CIR		0%	
		60% LAR - 40% CIR		5%	
		60% LAR - 40% CIR		10%	
		60% LAR - 40% CIR		15%	
		60% LAR - 40% CIR		20%	
		60% LAR - 40% CIR		35%	
		60% LAR - 40% CIR		40%	
		60% LAR - 40% CIR		45%	
		60% LAR - 40% CIR		50%	
Residual Land values compared to benchmark land values				£20,691,000	
Secondary Industrial/Storage/Distribution					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		60% LAR - 40% CIR		0%	
		60% LAR - 40% CIR		5%	
		60% LAR - 40% CIR		10%	
		60% LAR - 40% CIR		15%	
		60% LAR - 40% CIR		20%	
		60% LAR - 40% CIR		35%	
		60% LAR - 40% CIR		40%	
		60% LAR - 40% CIR		45%	
		60% LAR - 40% CIR		50%	
Residual Land values compared to benchmark land values				£20,691,000	
Secondary Industrial/Storage/Distribution					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy &	

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 16 Flats		Value Area		Zone A - Lower Central Zone											
No Units Site Area		18 0.04 Ha		Sales value inflation Build cost inflation Tenure		Base Base LAR - CIR									
Residual land values:															
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
Tenure		% AH													
60% LAR - 40% CIR		0%		£3,738,895		£3,068,960		£3,061,445		£3,068,262		£3,068,308		£3,063,374	
60% LAR - 40% CIR		5%		£3,134,649		£8,493,402		£8,480,010		£8,470,890		£8,433,078		£8,206,202	
60% LAR - 40% CIR		10%		£3,528,566		£9,114,344		£9,108,336		£9,081,890		£9,044,186		£8,794,346	
60% LAR - 40% CIR		15%		£7,521,622		£7,537,367		£7,530,249		£7,530,249		£7,515,208		£7,377,844	
60% LAR - 40% CIR		20%		£7,312,662		£6,757,220		£6,749,904		£6,734,903		£6,697,470		£6,472,757	
60% LAR - 40% CIR		25%		£6,702,062		£6,175,273		£6,167,975		£6,153,033		£6,115,619		£5,891,561	
60% LAR - 40% CIR		30%		£6,099,927		£5,891,740		£5,884,459		£5,869,562		£5,832,284		£5,308,676	
60% LAR - 40% CIR		35%		£4,478,180		£5,006,639		£4,999,372		£4,984,498		£4,947,303		£4,224,148	
60% LAR - 40% CIR		40%		£4,860,869		£4,519,982		£4,412,727		£4,397,877		£4,360,749		£4,137,982	
60% LAR - 40% CIR		45%		£4,244,007		£3,831,787		£3,824,241		£3,809,712		£3,772,638		£3,550,196	
60% LAR - 40% CIR		50%		£3,626,911		£3,244,068		£3,234,928		£3,220,016		£3,182,886		£2,960,804	
Residual Land values compared to benchmark land values															
Higher Value Secondary Offices															

LB Camden
Local Plan Viability Testing 2025

Res1 - 18 Flats		Value Area		Zone A - Medium Central Zone				
No Units	18	Sales value inflation		Base				
Site Area	0.04 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR, CIR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		£12,566,211	£11,851,173	£11,843,758	£11,780,576	£11,562,887	£11,438,369	
60% LAR - 40% CIR	0%	£11,850,788	£11,136,599	£11,129,213	£11,114,088	£11,078,276	£10,849,400	
60% LAR - 40% CIR	10%	£11,033,129	£10,420,362	£10,413,021	£10,397,848	£10,362,037	£10,134,158	
60% LAR - 40% CIR	15%	£10,525,018	£9,702,533	£9,695,186	£9,680,171	£9,644,359	£9,416,483	
60% LAR - 40% CIR	20%	£9,574,693	£8,983,070	£8,975,754	£8,960,773	£8,925,321	£8,697,445	
60% LAR - 40% CIR	25%	£8,625,736	£8,262,008	£8,254,710	£8,239,768	£8,204,316	£7,976,440	
60% LAR - 40% CIR	30%	£8,089,194	£7,639,360	£7,632,078	£7,617,172	£7,581,720	£7,353,844	
60% LAR - 40% CIR	35%	£7,744,072	£8,815,142	£8,807,878	£8,792,906	£8,757,454	£8,529,578	
60% LAR - 40% CIR	40%	£6,557,384	£8,089,370	£8,082,115	£8,067,264	£8,031,812	£7,803,936	
60% LAR - 40% CIR	45%	£5,799,147	£5,362,059	£5,354,813	£5,339,884	£5,304,432	£5,076,556	
60% LAR - 40% CIR	50%	£5,096,314	£4,633,223	£4,625,988	£4,611,173	£4,574,742	£4,347,866	
Residual Land values compared to benchmark land values		£97,648,000						
Higher Value Secondary Offices								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,895,858	£8,159,789	£8,143,375	£8,128,163	£8,090,237	£7,862,504	£7,736,586
60% LAR - 40% CIR	0%	£7,438,216	£7,438,216	£7,428,820	£7,413,705	£7,378,892	£7,149,017	£7,023,205
60% LAR - 40% CIR	10%	£7,273,346	£6,719,366	£6,712,638	£6,697,265	£6,659,884	£6,433,797	£6,307,193
60% LAR - 40% CIR	15%	£6,624,605	£6,002,150	£5,994,912	£5,979,787	£5,942,277	£5,715,099	£5,589,287
60% LAR - 40% CIR	20%	£5,874,300	£5,282,087	£5,275,371	£5,260,350	£5,225,337	£4,995,462	£4,869,650
60% LAR - 40% CIR	25%	£5,102,363	£4,561,624	£4,554,327	£4,539,306	£4,504,293	£4,274,418	£4,148,606
60% LAR - 40% CIR	30%	£4,388,811	£3,838,976	£3,831,695	£3,816,788	£3,781,775	£3,551,900	£3,426,088
60% LAR - 40% CIR	35%	£3,744,072	£3,194,142	£3,187,040	£3,171,905	£3,136,892	£2,907,017	£2,781,205
60% LAR - 40% CIR	40%	£2,857,001	£2,388,587	£2,381,732	£2,366,817	£2,331,804	£2,101,929	£1,976,117
60% LAR - 40% CIR	45%	£2,086,704	£1,661,678	£1,654,430	£1,639,603	£1,604,590	£1,374,715	£1,248,903
60% LAR - 40% CIR	50%	£1,138,981	£892,860	£885,612	£870,785	£835,772	£605,897	£480,085
Residual Land values compared to benchmark land values		£57,186,000						
Medium Value Secondary Offices								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,396,122	£9,664,124	£9,657,709	£9,651,294	£9,651,294	£9,651,294	£9,651,294
60% LAR - 40% CIR	0%	£9,664,124	£8,943,261	£8,936,846	£8,930,431	£8,930,431	£8,930,431	£8,930,431
60% LAR - 40% CIR	10%	£8,892,749	£8,209,351	£8,202,936	£8,196,521	£8,196,521	£8,196,521	£8,196,521
60% LAR - 40% CIR	15%	£8,121,374	£7,480,441	£7,474,026	£7,467,611	£7,467,611	£7,467,611	£7,467,611
60% LAR - 40% CIR	20%	£7,350,000	£6,761,531	£6,755,116	£6,748,701	£6,748,701	£6,748,701	£6,748,701
60% LAR - 40% CIR	25%	£6,578,625	£6,042,621	£6,036,206	£6,029,791	£6,029,791	£6,029,791	£6,029,791
60% LAR - 40% CIR	30%	£5,807,250	£5,323,711	£5,317,296	£5,310,881	£5,310,881	£5,310,881	£5,310,881
60% LAR - 40% CIR	35%	£5,035,875	£4,604,801	£4,598,386	£4,591,971	£4,591,971	£4,591,971	£4,591,971
60% LAR - 40% CIR	40%	£4,264,500	£3,885,891	£3,879,476	£3,873,061	£3,873,061	£3,873,061	£3,873,061
60% LAR - 40% CIR	45%	£3,493,125	£3,166,981	£3,160,566	£3,154,151	£3,154,151	£3,154,151	£3,154,151
60% LAR - 40% CIR	50%	£2,721,750	£2,448,071	£2,441,656	£2,435,241	£2,435,241	£2,435,241	£2,435,241
Residual Land values compared to benchmark land values		£46,420,000						
Lower Value Secondary Offices / Community Space								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,396,122	£9,664,124	£9,657,709	£9,651,294	£9,651,294	£9,651,294	£9,651,294
60% LAR - 40% CIR	0%	£9,664,124	£8,943,261	£8,936,846	£8,930,431	£8,930,431	£8,930,431	£8,930,431
60% LAR - 40% CIR	10%	£8,892,749	£8,209,351	£8,202,936	£8,196,521	£8,196,521	£8,196,521	£8,196,521
60% LAR - 40% CIR	15%	£8,121,374	£7,480,441	£7,474,026	£7,467,611	£7,467,611	£7,467,611	£7,467,611
60% LAR - 40% CIR	20%	£7,350,000	£6,761,531	£6,755,116	£6,748,701	£6,748,701	£6,748,701	£6,748,701
60% LAR - 40% CIR	25%	£6,578,625	£6,042,621	£6,036,206	£6,029,791	£6,029,791	£6,029,791	£6,029,791
60% LAR - 40% CIR	30%	£5,807,250	£5,323,711	£5,317,296	£5,310,881	£5,310,881	£5,310,881	£5,310,881
60% LAR - 40% CIR	35%	£5,035,875	£4,604,801	£4,598,386	£4,591,971	£4,591,971	£4,591,971	£4,591,971
60% LAR - 40% CIR	40%	£4,264,500	£3,885,891	£3,879,476	£3,873,061	£3,873,061	£3,873,061	£3,873,061
60% LAR - 40% CIR	45%	£3,493,125	£3,166,981	£3,160,566	£3,154,151	£3,154,151	£3,154,151	£3,154,151
60% LAR - 40% CIR	50%	£2,721,750	£2,448,071	£2,441,656	£2,435,241	£2,435,241	£2,435,241	£2,435,241
Residual Land values compared to benchmark land values		£46,420,000						
Secondary Industrial/Storage/Distribution								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,785,541	£11,070,903	£11,063,088	£11,047,906	£11,049,951	£10,782,218	£10,695,790
60% LAR - 40% CIR	0%	£11,049,951	£10,335,313	£10,327,500	£10,312,318	£10,314,363	£10,046,630	£9,960,202
60% LAR - 40% CIR	10%	£10,283,060	£9,569,112	£9,561,300	£9,546,118	£9,548,163	£9,280,430	£9,194,002
60% LAR - 40% CIR	15%	£9,517,349	£8,804,864	£8,797,052	£8,781,870	£8,783,915	£8,516,182	£8,430,754
60% LAR - 40% CIR	20%	£8,751,638	£8,040,616	£8,032,804	£8,017,622	£8,019,667	£7,751,934	£7,666,506
60% LAR - 40% CIR	25%	£7,985,927	£7,276,368	£7,268,556	£7,253,374	£7,255,419	£6,987,686	£6,902,258
60% LAR - 40% CIR	30%	£7,220,216	£6,512,119	£6,504,307	£6,489,125	£6,491,170	£6,223,437	£6,138,009
60% LAR - 40% CIR	35%	£6,454,505	£5,747,871	£5,739,059	£5,723,877	£5,725,922	£5,458,189	£5,372,761
60% LAR - 40% CIR	40%	£5,688,794	£4,983,623	£4,974,811	£4,959,629	£4,961,674	£4,693,941	£4,608,513
60% LAR - 40% CIR	45%	£4,923,083	£4,219,375	£4,210,563	£4,195,381	£4,197,426	£3,929,693	£3,844,265
60% LAR - 40% CIR	50%	£4,157,372	£3,455,127	£3,446,315	£3,431,133	£3,433,178	£3,165,445	£3,080,017
Residual Land values compared to benchmark land values		£26,681,000						

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone A - Zone 1 and Eastern Central Zone	
No Units	20	Sales value inflation		Base	
Site Area	0.1 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR, CIR	

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone A - Kings Cross Lower	
No Units	20	Sales value inflation		Base	
Site Area	0.1 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAP, CIR	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	
		Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &	

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone A - Kings Cross Higher	
No Units		20		Sales value inflation	
Site Area		0.1 Ha		Build cost inflation	
Residual land values:		Tenure		Base LAR : CIR	

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone A - Lower Central Zone	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		Base	
		Tenure		LAR : CIR	
Residual land values:					
				</	

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area	Zone A - Medium Central Zone					
No Units	20	Sales value inflation	Base					
Site Area	0.1 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR, CIR					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs & 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,688,419	£12,800,526	£13,452,881	£12,858,582	£12,783,544	£12,820,386	£12,889,587
60% LAR - 40% CIR	0%	£12,832,776	£12,080,847	£12,052,649	£12,035,829	£11,993,771	£11,741,480	£11,681,319
60% LAR - 40% CIR	10%	£12,858,541	£11,289,910	£11,265,681	£11,248,861	£11,202,044	£10,950,177	£10,811,181
60% LAR - 40% CIR	15%	£11,175,652	£10,475,013	£10,456,860	£10,438,109	£10,408,407	£10,157,897	£10,108,734
60% LAR - 40% CIR	20%	£10,344,268	£9,679,293	£9,671,184	£9,654,515	£9,612,893	£9,363,160	£9,224,419
60% LAR - 40% CIR	25%	£9,511,027	£8,861,731	£8,873,022	£8,851,021	£8,815,515	£8,566,485	£8,428,136
60% LAR - 40% CIR	30%	£8,675,949	£8,082,344	£8,074,253	£8,057,584	£8,016,293	£7,767,892	£7,629,891
60% LAR - 40% CIR	35%	£7,839,052	£7,281,150	£7,273,075	£7,256,553	£7,215,246	£6,967,400	£6,829,707
60% LAR - 40% CIR	40%	£7,000,354	£6,478,169	£6,470,108	£6,453,617	£6,412,390	£6,165,028	£6,027,655
60% LAR - 40% CIR	45%	£6,165,874	£5,673,419	£5,665,368	£5,648,955	£5,607,747	£5,360,797	£5,223,603
60% LAR - 40% CIR	50%	£5,331,751	£4,868,818	£4,858,876	£4,842,435	£4,801,334	£4,554,725	£4,417,721
Residual Land values compared to benchmark land values		£97,648,000						
Higher Value Secondary Offices								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs & 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,683,807	£2,295,947	£2,287,740	£2,270,920	£2,228,871	£1,976,580	£1,836,419
60% LAR - 40% CIR	0%	£3,067,876	£1,503,970	£1,495,791	£1,479,023	£1,437,140	£1,185,777	£1,046,131
60% LAR - 40% CIR	10%	£2,246,261	£710,113	£703,860	£696,258	£678,297	£426,955	£285,543
60% LAR - 40% CIR	15%	£1,425,052	£435,807	£430,390	£423,395	£412,007	£249,740	£150,481
60% LAR - 40% CIR	20%	£1,575,369	£485,897	£483,796	£481,395	£478,207	£281,745	£174,481
60% LAR - 40% CIR	25%	£1,725,686	£535,987	£533,278	£530,278	£526,989	£334,286	£216,528
60% LAR - 40% CIR	30%	£1,875,991	£586,078	£583,047	£579,209	£574,807	£386,584	£248,828
60% LAR - 40% CIR	35%	£2,026,296	£636,169	£632,566	£627,846	£622,444	£438,882	£281,070
60% LAR - 40% CIR	40%	£2,176,601	£686,260	£681,913	£676,511	£670,310	£491,180	£313,369
60% LAR - 40% CIR	45%	£2,326,906	£736,351	£731,240	£725,338	£718,637	£543,480	£365,660
60% LAR - 40% CIR	50%	£2,477,211	£786,442	£780,624	£773,895	£766,446	£595,771	£417,951
Residual Land values compared to benchmark land values		£57,186,000						
Medium Value Secondary Offices								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs & 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,589,871	£7,132,226	£7,124,096	£7,107,266	£7,064,984	£6,811,886	£6,670,966
60% LAR - 40% CIR	0%	£7,114,176	£6,342,247	£6,334,040	£6,317,220	£6,275,171	£5,922,880	£5,882,719
60% LAR - 40% CIR	10%	£6,300,562	£5,528,261	£5,520,070	£5,503,250	£5,461,001	£5,108,710	£5,068,549
60% LAR - 40% CIR	15%	£5,487,052	£4,714,243	£4,746,260	£4,731,559	£4,689,807	£4,336,297	£4,306,124
60% LAR - 40% CIR	20%	£4,673,542	£3,900,260	£3,932,264	£3,917,563	£3,876,293	£3,522,860	£3,502,819
60% LAR - 40% CIR	25%	£3,859,032	£3,086,277	£3,118,277	£3,103,576	£3,062,306	£2,708,873	£2,688,832
60% LAR - 40% CIR	30%	£3,044,522	£2,272,294	£2,304,294	£2,289,593	£2,248,323	£1,894,890	£1,874,849
60% LAR - 40% CIR	35%	£2,230,012	£1,458,311	£1,490,311	£1,475,610	£1,434,340	£1,080,907	£1,060,866
60% LAR - 40% CIR	40%	£1,415,502	£644,328	£676,328	£661,627	£620,357	£266,924	£246,883
60% LAR - 40% CIR	45%	£601,002	£230,345	£262,345	£247,644	£206,374	£51,941	£31,900
60% LAR - 40% CIR	50%	£446,496	£155,839	£187,839	£173,138	£131,868	£26,435	£6,400
Residual Land values compared to benchmark land values		£46,420,000						
Lower Value Secondary Offices / Community Space								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs & 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£9,016,479	£8,808,026	£9,000,686	£9,793,800	£9,741,534	£9,488,288	£9,347,567
60% LAR - 40% CIR	0%	£8,740,776	£8,018,947	£8,010,640	£7,993,820	£7,951,771	£7,699,480	£7,558,319
60% LAR - 40% CIR	10%	£7,526,061	£7,226,870	£7,218,591	£7,201,810	£7,160,040	£6,907,749	£6,766,588
60% LAR - 40% CIR	15%	£7,133,652	£6,433,013	£6,424,860	£6,408,159	£6,366,407	£6,113,897	£5,972,736
60% LAR - 40% CIR	20%	£6,322,268	£5,637,260	£5,629,164	£5,612,510	£5,570,860	£5,317,160	£5,176,419
60% LAR - 40% CIR	25%	£5,489,027	£4,839,731	£4,831,622	£4,815,021	£4,773,515	£4,520,485	£4,379,134
60% LAR - 40% CIR	30%	£4,653,049	£4,040,344	£4,032,253	£4,015,652	£3,974,293	£3,720,862	£3,579,511
60% LAR - 40% CIR	35%	£3,817,071	£3,238,150	£3,230,075	£3,213,475	£3,172,245	£2,918,814	£2,777,463
60% LAR - 40% CIR	40%	£2,981,354	£2,486,169	£2,478,108	£2,461,517	£2,420,390	£2,167,028	£2,025,677
60% LAR - 40% CIR	45%	£2,147,874	£1,651,419	£1,643,368	£1,626,800	£1,585,547	£1,332,185	£1,190,834
60% LAR - 40% CIR	50%	£1,313,831	£824,918	£816,876	£800,435	£759,334	£512,725	£371,721
Residual Land values compared to benchmark land values		£26,681,000						
Secondary Industrial/Storage/Distribution								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs & 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,988,379	£10,780,826	£10,782,586	£10,788,706	£10,723,484	£10,470,188	£10,328,487
60% LAR - 40% CIR	0%	£10,772,439	£9,600,740	£9,592,540	£9,574,226	£9,531,871	£9,278,575	£9,136,874
60% LAR - 40% CIR	10%	£9,445,091	£8,268,740	£8,260,591	£8,242,853	£8,200,160	£7,946,864	£7,793,163
60% LAR - 40% CIR	15%	£8,115,552	£6,914,913	£6,906,760	£6,888,559	£6,846,307	£6,592,797	£6,449,296
60% LAR - 40% CIR	20%	£6,786,168	£5,661,180	£5,653,027	£5,634,781	£5,592,529	£5,338,020	£5,194,519
60% LAR - 40% CIR	25%	£7,450,927	£6,821,831	£6,813,522	£6,795,261	£6,753,015	£6,500,385	£6,356,884
60% LAR - 40% CIR	30%	£8,115,689	£7,482,584	£7,474,275	£7,456,014	£7,413,768	£7,160,259	£7,016,758
60% LAR - 40% CIR	35%	£8,780,450	£8,143,337	£8,135,028	£8,116,767	£8,074,521	£7,820,012	£7,676,511
60% LAR - 40% CIR	40%	£9,445,211	£8,804,089	£8,795,780	£8,777,519	£8,735,273	£8,480,764	£8,337,263
60% LAR - 40% CIR	45%	£10,110,000	£9,464,840	£9,456,531	£9,438,270	£9,396,024	£9,141,515	£8,998,014
60% LAR - 40% CIR	50%	£10,774,789	£10,125,629	£10,117,320	£10,099,059	£10,056,813	£9,802,304	£9,658,803
Residual Land values compared to benchmark land values		£26,681,000						

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats	
-------------------	--

No Units	20
Site Area	0.1 Ha

Residual land values:

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

Sales value inflation	Base
Build cost inflation	Base
Tenure	PL

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR: 40% CIR	0%	£14,683.733	£14,117.172	£14,690.254	£14,989.348	£14,989.131	£14,989.835	£14,989.131
00% LAR: 40% CIR	5%	£14,538.268	£13,730.068	£13,730.860	£13,714.041	£13,671.892	£13,419.701	£13,739.540
00% LAR: 40% CIR	10%	£13,680.960	£12,658.763	£12,657.561	£12,261.884	£12,240.370	£11,959.463	£12,658.763
00% LAR: 40% CIR	15%	£12,701.618	£11,976.578	£11,964.425	£11,617.725	£11,600.973	£11,320.391	£11,976.578
00% LAR: 40% CIR	20%	£11,780.472	£11,092.532	£11,084.403	£11,067.754	£11,026.131	£10,776.368	£11,092.532
00% LAR: 40% CIR	25%	£10,867.468	£10,208.042	£10,199.533	£10,181.831	£10,140.427	£9,891.396	£10,208.042
00% LAR: 40% CIR	30%	£9,952.627	£9,318.927	£9,310.838	£9,294.277	£9,252.876	£9,004.475	£9,318.927
00% LAR: 40% CIR	35%	£9,038.987	£8,430.407	£8,421.332	£8,404.808	£8,363.501	£8,115.656	£8,430.407
00% LAR: 40% CIR	40%	£8,077.596	£7,538.068	£7,530.037	£7,513.548	£7,472.319	£7,224.957	£7,538.068
00% LAR: 40% CIR	45%	£7,147.284	£6,645.620	£6,636.970	£6,620.507	£6,579.348	£6,332.389	£6,645.620
00% LAR: 40% CIR	50%	£6,252.568	£5,750.191	£5,742.150	£5,725.708	£5,684.607	£5,437.989	£5,750.191

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR: 40% CIR	0%	£4,303.855	£4,303.855	£4,303.855	£4,303.855	£4,303.855	£4,303.855	£4,303.855
00% LAR: 40% CIR	5%	£4,173.368	£3,974.168	£3,965.860	£3,948.141	£3,907.092	£3,654.801	£3,974.168
00% LAR: 40% CIR	10%	£3,855.990	£3,593.863	£3,585.685	£3,568.626	£3,527.038	£3,275.670	£3,593.863
00% LAR: 40% CIR	15%	£3,509.719	£3,211.678	£3,203.525	£3,186.825	£3,145.017	£2,893.463	£3,211.678
00% LAR: 40% CIR	20%	£2,915.572	£1,327.632	£1,319.503	£1,302.854	£1,261.231	£1,011.488	£1,327.632
00% LAR: 40% CIR	25%	£2,417.142	£1,095.668	£1,087.668	£1,070.142	£1,033.633	£795.425	£1,095.668
00% LAR: 40% CIR	30%	£1,917.727	£844.973	£837.623	£820.425	£783.694	£539.425	£844.973
00% LAR: 40% CIR	35%	£1,418.368	£594.265	£587.265	£570.265	£533.265	£289.265	£594.265
00% LAR: 40% CIR	40%	£1,167.384	£2,238.802	£2,234.861	£2,231.954	£2,228.011	£2,224.068	£2,234.861
00% LAR: 40% CIR	45%	£2,117.498	£1,119.980	£1,117.430	£1,114.883	£1,112.336	£1,109.789	£1,119.980
00% LAR: 40% CIR	50%	£1,148.842	£1,014.76	£1,012.76	£1,010.76	£1,008.76	£1,006.76	£1,014.76

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR: 40% CIR	0%	£9,250.131	£9,250.131	£9,250.131	£9,250.131	£9,250.131	£9,250.131	£9,250.131
00% LAR: 40% CIR	5%	£8,719.668	£8,020.468	£8,012.260	£7,999.441	£7,986.622	£7,701.191	£8,020.468
00% LAR: 40% CIR	10%	£7,819.668	£7,262.260	£7,250.460	£7,238.660	£7,226.860	£6,941.029	£7,262.260
00% LAR: 40% CIR	15%	£6,983.018	£6,257.978	£6,249.825	£6,237.125	£6,224.425	£5,939.693	£6,257.978
00% LAR: 40% CIR	20%	£6,081.872	£5,373.042	£5,365.803	£5,348.154	£5,330.505	£4,915.028	£5,373.042
00% LAR: 40% CIR	25%	£5,180.686	£4,488.042	£4,480.803	£4,463.154	£4,445.505	£4,030.028	£4,488.042
00% LAR: 40% CIR	30%	£4,241.027	£3,600.327	£3,592.238	£3,574.677	£3,556.716	£3,141.028	£3,600.327
00% LAR: 40% CIR	35%	£3,297.967	£2,710.807	£2,702.732	£2,684.200	£2,665.668	£2,250.968	£2,710.807
00% LAR: 40% CIR	40%	£2,358.956	£1,819.488	£1,811.437	£1,793.468	£1,775.379	£1,360.956	£1,819.488
00% LAR: 40% CIR	45%	£1,419.684	£928.430	£919.370	£900.300	£881.230	£471.684	£928.430
00% LAR: 40% CIR	50%	£486.658	£31.551	£23.550	£7.109	£-33.965	£-258.651	£486.658

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR: 40% CIR	0%	£11,411.733	£10,575.473	£10,567.234	£10,559.047	£10,550.831	£10,542.636	£10,542.636
00% LAR: 40% CIR	5%	£10,496.268	£9,697.068	£9,688.860	£9,672.041	£9,655.222	£9,377.701	£9,697.068
00% LAR: 40% CIR	10%	£9,571.860	£8,816.703	£8,808.585	£8,791.826	£8,775.067	£8,497.546	£8,816.703
00% LAR: 40% CIR	15%	£8,659.818	£7,934.578	£7,926.425	£7,909.725	£7,893.025	£7,615.504	£7,934.578
00% LAR: 40% CIR	20%	£7,747.872	£7,050.532	£7,042.403	£7,025.703	£7,009.003	£6,731.482	£7,050.532
00% LAR: 40% CIR	25%	£6,835.888	£6,164.042	£6,156.533	£6,139.833	£6,098.427	£5,820.906	£6,164.042
00% LAR: 40% CIR	30%	£5,894.027	£5,276.927	£5,269.838	£5,252.777	£5,210.676	£4,933.155	£5,276.927
00% LAR: 40% CIR	35%	£4,952.167	£4,387.407	£4,379.332	£4,361.261	£4,319.160	£4,041.639	£4,387.407
00% LAR: 40% CIR	40%	£4,035.556	£3,496.098	£3,488.037	£3,470.148	£3,430.319	£3,152.798	£3,496.098
00% LAR: 40% CIR	45%	£3,119.284	£2,603.820	£2,594.970	£2,576.907	£2,537.346	£2,259.825	£2,603.820
00% LAR: 40% CIR	50%	£2,173.258	£1,708.191	£1,700.150	£1,682.708	£1,644.607	£1,366.989	£1,708.191

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR: 40% CIR	0%	£13,393.833	£12,557.373	£12,549.134	£12,532.248	£12,490.031	£12,236.735	£12,557.373
00% LAR: 40% CIR	5%	£12,478.448	£11,678.988	£11,670.760	£11,653.824	£11,611.862	£11,359.861	£11,678.988
00% LAR: 40% CIR	10%	£11,563.790	£10,768.663	£10,760.465	£10,743.268	£10,701.470	£10,449.470	£10,768.663
00% LAR: 40% CIR	15%	£10,641.518	£9,816.478	£9,808.325	£9,791.128	£9,749.330	£9,497.330	£9,816.478
00% LAR: 40% CIR	20%	£9,720.372	£8,912.434	£8,904.330	£8,887.133	£8,845.035	£8,593.035	£8,912.434
00% LAR: 40% CIR	25%	£8,797.968	£8,146.542	£8,138.433	£8,121.831	£8,080.327	£7,828.327	£8,146.542
00% LAR: 40% CIR	30%	£7,875.027	£7,288.627	£7,280.738	£7,263.177	£7,221.776	£6,969.776	£7,288.627
00% LAR: 40% CIR	35%	£6,952.867	£6,369.367	£6,361.232	£6,344.709	£6,303.401	£6,051.401	£6,369.367
00% LAR: 40% CIR	40%	£6,031.496	£5,477.988	£5,469.837	£5,453.446	£5,412.219	£5,160.219	£5,477.988
00% LAR: 40% CIR	45%	£5,087.154	£4,534.620	£4,526.870	£4,509.680	£4,468.246	£4,216.246	£4,534.620
00% LAR: 40% CIR	50%	£4,155.158	£3,690.091	£3,682.050	£3,665.609	£3,624.507	£3,372.507	£3,690.091

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats		Value Area		Zone A - Zone 1 and Eastern Central Zone	
No Units	30	Sales value inflation		Base	
Site Area	0.1 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR - CIR	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
Tenure	% AH	£23,801,855	£21,849,249	£21,920,539	£21,862,878
60% LAR - 40% CIR	0%	£23,801,855	£21,849,249	£21,920,539	£21,862,878
60% LAR - 40% CIR	5%	£22,400,856	£20,819,115	£20,789,544	£20,711,444
60% LAR - 40% CIR	10%	£21,199,853	£19,686,980	£19,658,369	£19,595,509
60% LAR - 40% CIR	15%	£19,988,850	£18,555,845	£18,527,235	£18,464,374
60% LAR - 40% CIR	20%	£18,797,848	£17,454,770	£17,386,100	£17,333,238
60% LAR - 40% CIR	25%	£17,596,845	£16,293,578	£16,264,986	£16,247,005
60% LAR - 40% CIR	30%	£16,395,843	£15,162,441	£15,133,811	£15,115,870
60% LAR - 40% CIR	35%	£15,194,841	£14,031,307	£14,002,696	£13,984,735
60% LAR - 40% CIR	40%	£13,993,837	£12,861,172	£12,831,561	£12,808,660
60% LAR - 40% CIR	45%	£12,792,835	£11,740,426	£11,722,467	£11,677,566
60% LAR - 40% CIR	50%	£11,591,833	£10,637,903	£10,609,292	£10,546,432
Residual Land values compared to benchmark land values		Higher Value Secondary Offices			
		£97,649,000			
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
Tenure	% AH	£23,801,855	£21,849,249	£21,920,539	£21,862,878
60% LAR - 40% CIR	0%	£23,801,855	£21,849,249	£21,920,539	£21,862,878
60% LAR - 40% CIR	5%	£22,400,856	£20,819,115	£20,789,544	£20,711,444
60% LAR - 40% CIR	10%	£21,199,853	£19,686,980	£19,658,369	£19,595,509
60% LAR - 40% CIR	15%	£19,988,850	£18,555,845	£18,527,235	£18,464,374
60% LAR - 40% CIR	20%	£18,797,848	£17,454,770	£17,386,100	£17,333,238
60% LAR - 40% CIR	25%	£17,596,845	£16,293,578	£16,264,986	£16,247,005
60% LAR - 40% CIR	30%	£16,395,843	£15,162,441	£15,133,811	£15,115,870
60% LAR - 40% CIR	35%	£15,194,841	£14,031,307	£14,002,696	£13,984,735
60% LAR - 40% CIR	40%	£13,993,837	£12,861,172	£12,831,561	£12,808,660
60% LAR - 40% CIR	45%	£12,792,835	£11,740,426	£11,722,467	£11,677,566
60% LAR - 40% CIR	50%	£11,591,833	£10,637,903	£10,609,292	£10,546,432
Residual Land values compared to benchmark land values		Medium Value Secondary Offices			
		£97,196,000			
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
Tenure	% AH	£23,801,855	£21,849,249	£21,920,539	£21,862,878
60% LAR - 40% CIR	0%	£23,801,855	£21,849,249	£21,920,539	£21,862,878
60% LAR - 40% CIR	5%	£22,400,856	£20,819,115	£20,789,544	£20,711,444
60% LAR - 40% CIR	10%	£21,199,853	£19,686,980	£19,658,369	£19,595,509
60% LAR - 40% CIR	15%	£19,988,850	£18,555,845	£18,527,235	£18,464,374
60% LAR - 40% CIR	20%	£18,797,848	£17,454,770	£17,386,100	£17,333,238
60% LAR - 40% CIR	25%	£17,596,845	£16,293,578	£16,264,986	£16,247,005
60% LAR - 40% CIR	30%	£16,395,843	£15,162,441	£15,133,811	£15,115,870
60% LAR - 40% CIR	35%	£15,194,841	£14,031,307	£14,002,696	£13,984,735
60% LAR - 40% CIR	40%	£13,993,837	£12,861,172	£12,831,561	£12,808,660
60% LAR - 40% CIR	45%	£12,792,835	£11,740,426	£11,722,467	£11,677,566
60% LAR - 40% CIR	50%	£11,591,833	£10,637,903	£10,609,292	£10,546,432
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space			
		£40,420,000			
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
Tenure	% AH	£23,801,855	£21,849,249	£21,920,539	£21,862,878
60% LAR - 40% CIR	0%	£23,801,855	£21,849,249	£21,920,539	£21,862,878
60% LAR - 40% CIR	5%	£22,400,856	£20,819,115	£20,789,544	£20,711,444
60% LAR - 40% CIR	10%	£21,199,853	£19,686,980	£19,658,369	£19,595,509
60% LAR - 40% CIR	15%	£19,988,850	£18,555,845	£18,527,235	£18,464,374
60% LAR - 40% CIR	20%	£18,797,848	£17,454,770	£17,386,100	£17,333,238
60% LAR - 40% CIR	25%	£17,596,845	£16,293,578	£16,264,986	£16,247,005
60% LAR - 40% CIR	30%	£16,395,843	£15,162,441	£15,133,811	£15,115,870
60% LAR - 40% CIR	35%	£15,194,841	£14,031,307	£14,002,696	£13,984,735
60% LAR - 40% CIR	40%	£13,993,837	£12,861,172	£12,831,561	£12,808,660
60% LAR - 40% CIR	45%	£12,792,835	£11,740,426	£11,722,467	£11,677,566
60% LAR - 40% CIR	50%	£11,591,833	£10,637,903	£10,609,292	£10,546,432
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution			
		£20,601,000			
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
Tenure	% AH	£23,801,855	£21,849,249	£21,920,539	£21,862,878
60% LAR - 40% CIR	0%	£23,801,855	£21,849,249	£21,920,539	£21,862,878
60% LAR - 40% CIR	5%	£22,400,856	£20,819,115	£20,789,544	£20,711,444
60% LAR - 40% CIR	10%	£21,199,853	£19,686,980	£19,658,369	£19,595,509
60% LAR - 40% CIR	15%	£19,988,850	£18,555,845	£18,527,235	£18,464,374
60% LAR - 40% CIR	20%	£18,797,848	£17,454,770	£17,386,100	£17,333,238
60% LAR - 40% CIR	25%	£17,596,845	£16,293,578	£16,264,986	£16,247,005
60% LAR - 40% CIR	30%	£16,395,843	£15,162,441	£15,133,811	£15,115,870
60% LAR - 40% CIR	35%	£15,194,841	£14,031,307	£14,002,696	£13,984,735
60% LAR - 40% CIR	40%	£13,993,837	£12,861,172	£12,831,561	£12,808,660
60% LAR - 40% CIR	45%	£12,792,835	£11,740,426	£11,722,467	£11,677,566
60% LAR - 40% CIR	50%	£11,591,833	£10,637,903	£10,609,292	£10,546,432
Residual Land values compared to benchmark land values		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments			
Tenure	% AH	£23,801,855	£21,849,249	£21,920,539	£21,862,878
60% LAR - 40% CIR	0%	£23,801,855	£21,849,249	£21,920,539	£21,862,878
60% LAR - 40% CIR	5%	£22,400,856	£20,819,115	£20,789,544	£20,711,444
60% LAR - 40% CIR	10%	£21,199,853	£19,686,980	£19,658,369	£19,595,509
60% LAR - 40% CIR	15%	£19,988,850	£18,555,845	£18,527,235	£18,464,374
60% LAR - 40% CIR	20%	£18,797,848	£17,454,770	£17,386,100	£17,333,238
60% LAR - 40% CIR	25%	£17,596,845	£16,293,578	£16,264,986	£16,247,005
60% LAR - 40% CIR	30%	£16,395,843	£15,162,441	£15,133,811	£15,115,870
60% LAR - 40% CIR	35%	£15,194,841	£14,031,307	£14,002,696	£13,984,735
60% LAR - 40% CIR	40%	£13,993,837	£12,861,172	£12,831,561	£12,808,660
60% LAR - 40% CIR	45%	£12,792,835	£11,740,426	£11,722,467	£11,677,566
60% LAR - 40% CIR	50%	£11,591,833	£10,637,903	£10,609,292	£10,546,432
Residual Land values compared to benchmark land values		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon			
Tenure	% AH	£23,801,855	£21,849,249	£21,920,539	£21,862,878
60% LAR - 40% CIR	0%	£23,801,855	£21,849,249	£21,920,539	£21,862,878
60% LAR - 40% CIR	5%	£22,400,856	£20,819,115	£20,789,544	£20,711,444
60% LAR - 40% CIR	10%	£21,199,853	£19,686,980	£19,658,369	£19,595,509
60% LAR - 40% CIR	15%	£19,988,850	£18,555,845	£18,527,235	£18,464,374
60% LAR - 40% CIR	20%	£18,797,848	£17,454,770	£17,386,100	£17,333,238
60% LAR - 40% CIR	25%	£17,596,845	£16,293,578	£16,264,986	£16,247,005
60% LAR - 40% CIR	30%	£16,395,843	£15,162,441	£15,133,811	£15,115,870
60% LAR - 40% CIR	35%	£15,194,841	£14,031,307	£14,002,696	£13,984,735
60% LAR - 40% CIR	40%	£13,993,837	£12,861,172	£12,831,561	£12,808,660
60% LAR - 40% CIR	45%	£12,792,835	£11,740,426	£11,722,467	£11,677,566
60% LAR - 40% CIR	50%	£11,591,833	£10,637,903	£10,609,292	£10,546,432

LB Camden
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area		Zone A - Kings Cross Lower				
No Units	30	Sales value inflation		Base				
Site Area	0.1 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR, CIR				
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£23,801,858	£21,949,249	£21,920,639	£21,902,678	£21,887,778	£21,888,375	£21,438,707
60% LAR - 40% CIR	5%	£22,400,886	£20,181,115	£20,789,904	£20,771,544	£20,768,644	£20,451,240	£20,307,872
60% LAR - 40% CIR	10%	£21,199,853	£19,686,980	£19,656,369	£19,640,409	£19,595,509	£19,326,106	£19,176,437
60% LAR - 40% CIR	15%	£19,969,850	£18,555,845	£18,527,235	£18,509,275	£18,464,374	£18,194,971	£18,045,302
60% LAR - 40% CIR	20%	£18,737,848	£17,424,710	£17,396,100	£17,378,140	£17,333,239	£17,063,836	£16,914,167
60% LAR - 40% CIR	25%	£17,596,845	£16,293,676	£16,264,966	£16,247,005	£16,202,104	£15,932,701	£15,783,033
60% LAR - 40% CIR	30%	£16,356,843	£15,162,441	£15,133,831	£15,115,870	£15,070,970	£14,801,566	£14,651,898
60% LAR - 40% CIR	35%	£15,184,841	£14,031,307	£14,002,696	£13,984,736	£13,939,835	£13,670,432	£13,520,764
60% LAR - 40% CIR	40%	£13,963,837	£12,900,172	£12,868,161	£12,850,201	£12,805,300	£12,535,896	£12,386,228
60% LAR - 40% CIR	45%	£12,792,835	£11,769,037	£11,740,426	£11,722,465	£11,677,564	£11,408,163	£11,258,495
60% LAR - 40% CIR	50%	£11,591,833	£10,637,903	£10,609,292	£10,591,332	£10,546,432	£10,277,028	£10,127,360

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

Tenable		%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%		£12,635,556	£11,053,215	£11,024,604	£10,999,644	£10,984,744	£10,892,340	£10,542,872
60% LAR - 40% CIR	5%		£11,244,263	£9,622,080	£9,593,469	£9,578,509	£9,533,608	£9,261,206	£9,111,537
60% LAR - 40% CIR	10%		£10,033,860	£8,790,845	£8,762,435	£8,747,475	£8,692,574	£8,420,172	£8,270,503
60% LAR - 40% CIR	15%		£9,032,848	£7,659,610	£7,631,200	£7,616,240	£7,561,339	£7,288,936	£7,139,267
60% LAR - 40% CIR	20%		£8,031,846	£6,528,376	£6,500,066	£6,485,105	£6,430,204	£6,157,801	£6,008,133
60% LAR - 40% CIR	25%		£7,030,843	£5,397,141	£5,368,831	£5,353,870	£5,308,970	£5,036,566	£4,886,898
60% LAR - 40% CIR	30%		£6,029,841	£4,265,907	£4,237,497	£4,222,536	£4,177,636	£3,905,232	£3,755,563
60% LAR - 40% CIR	35%		£4,228,837	£3,135,272	£3,106,861	£3,091,901	£3,046,999	£2,774,596	£2,624,928
60% LAR - 40% CIR	40%		£3,027,835	£2,004,137	£1,975,726	£1,960,765	£1,915,864	£1,643,463	£1,493,795
60% LAR - 40% CIR	50%		£1,826,833	£873,003	£864,392	£855,782	£847,172	£574,770	£465,102

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

Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	%AH												
		£17,883,258	£16,230,849	£16,202,039	£16,184,078	£16,188,178	£15,969,775	£15,729,107					
60% LAR - 40% CIR	0%	£16,862,256	£15,099,215	£15,070,404	£15,052,444	£15,038,544	£14,789,140	£14,588,872					
60% LAR - 40% CIR	10%	£15,481,253	£13,968,380	£13,939,769	£13,921,809	£13,876,908	£13,607,506	£13,457,837					
60% LAR - 40% CIR	15%	£14,260,250	£12,837,245	£12,808,635	£12,790,675	£12,745,774	£12,476,371	£12,326,702					
60% LAR - 40% CIR	20%	£13,079,248	£11,706,110	£11,677,500	£11,659,540	£11,614,639	£11,345,236	£11,195,567					
60% LAR - 40% CIR	25%	£11,878,245	£10,574,975	£10,546,365	£10,528,405	£10,483,504	£10,214,101	£10,064,433					
60% LAR - 40% CIR	30%	£10,677,243	£9,443,841	£9,415,231	£9,397,270	£9,352,370	£9,082,966	£8,933,298					
60% LAR - 40% CIR	35%	£9,476,241	£8,312,707	£8,284,096	£8,266,136	£8,221,235	£7,951,832	£7,802,164					
60% LAR - 40% CIR	40%	£8,275,239	£7,181,572	£7,152,961	£7,134,999	£7,090,099	£6,820,696	£6,671,028					
60% LAR - 40% CIR	45%	£7,074,236	£6,050,437	£6,021,826	£6,003,865	£5,958,964	£5,689,563	£5,539,895					
60% LAR - 40% CIR	50%	£5,873,233	£4,819,303	£4,890,692	£4,872,732	£4,827,832	£4,558,428	£4,408,760					

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

		£49,425,000							
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR	0%	£16,599,858	£17,907,249	£17,876,639	£17,858,678	£17,813,778	£17,546,375	£17,396,707	
60% LAR - 40% CIR	5%	£15,358,856	£16,776,115	£16,747,504	£16,729,544	£16,684,644	£16,415,240	£16,265,572	
60% LAR - 40% CIR	10%	£14,127,853	£15,644,980	£15,616,369	£15,598,409	£15,553,509	£15,284,106	£15,134,437	
60% LAR - 40% CIR	15%	£12,969,850	£14,513,845	£14,485,235	£14,467,275	£14,422,374	£14,152,971	£14,003,302	
60% LAR - 40% CIR	20%	£11,755,848	£13,382,710	£13,354,100	£13,336,140	£13,291,239	£13,021,836	£12,872,167	
60% LAR - 40% CIR	25%	£10,540,845	£12,251,576	£12,222,966	£12,204,905	£12,160,004	£11,890,601	£11,740,933	
60% LAR - 40% CIR	30%	£9,325,843	£11,120,441	£11,091,831	£11,073,870	£11,028,970	£10,759,566	£10,609,898	
60% LAR - 40% CIR	35%	£8,110,841	£9,989,307	£9,960,696	£9,942,736	£9,897,835	£9,628,432	£9,478,764	
60% LAR - 40% CIR	40%	£6,895,837	£8,858,172	£8,829,561	£8,811,600	£8,766,701	£8,497,298	£8,347,629	
60% LAR - 40% CIR	45%	£5,680,835	£7,727,037	£7,698,426	£7,680,465	£7,635,564	£7,366,163	£7,216,495	
60% LAR - 40% CIR	50%	£4,549,833	£6,595,903	£6,567,292	£6,549,332	£6,504,432	£6,235,028	£6,085,360	

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

		£26,601,000							
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR	0%	£1,741,758	£1,809,859	£1,800,249	£1,792,289	£1,777,389	£1,697,985	£1,678,307	
60% LAR - 40% CIR	5%	£1,540,756	£1,618,855	£1,609,248	£1,601,288	£1,586,388	£1,506,982	£1,487,304	
60% LAR - 40% CIR	10%	£1,339,753	£1,417,852	£1,408,245	£1,400,285	£1,385,385	£1,305,979	£1,286,301	
60% LAR - 40% CIR	15%	£1,138,750	£1,306,849	£1,297,239	£1,289,279	£1,274,379	£1,194,973	£1,175,303	
60% LAR - 40% CIR	20%	£937,748	£1,195,846	£1,186,236	£1,178,276	£1,163,376	£1,083,970	£1,064,305	
60% LAR - 40% CIR	25%	£736,745	£1,084,843	£1,075,233	£1,067,273	£1,052,373	£972,967	£953,302	
60% LAR - 40% CIR	30%	£535,743	£973,840	£964,230	£956,270	£941,370	£861,964	£842,300	
60% LAR - 40% CIR	35%	£334,741	£862,837	£853,227	£845,267	£830,367	£750,961	£731,297	
60% LAR - 40% CIR	40%	£133,737	£751,834	£742,224	£734,264	£719,364	£639,958	£620,294	
60% LAR - 40% CIR	50%	£732,735	£660,831	£651,221	£643,261	£628,361	£548,955	£529,291	

Resi 9 - 30 Flats

No Units	30
Site Area	0.1 Ha

Residual land values:

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

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

Tenure		%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3 & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
			£24,615,851	£24,753,453	£24,723,843	£24,705,765	£24,681,062	£24,392,576	£24,242,919
60% LAR: 40% CUR			5%	£23,108,140	£23,482,108	£23,463,498	£23,445,338	£23,426,178	£23,227,911
60% LAR: 40% CUR			10%	£21,764,649	£22,182,157	£22,182,153	£22,164,183	£22,146,212	£21,700,229
60% LAR: 40% CUR			15%	£20,421,937	£20,959,418	£20,959,418	£20,941,808	£20,924,197	£20,478,214
60% LAR: 40% CUR			20%	£19,177,986	£19,688,073	£19,688,074	£19,671,503	£19,654,932	£19,157,531
60% LAR: 40% CUR			25%	£18,124,175	£18,366,729	£18,366,729	£18,350,158	£18,333,587	£17,836,186
60% LAR: 40% CUR			30%	£17,306,863	£17,535,384	£17,535,384	£17,518,783	£17,502,182	£17,033,764
60% LAR: 40% CUR			35%	£17,047,195	£17,584,404	£17,625,429	£17,607,488	£17,589,547	£16,950,154
60% LAR: 40% CUR			40%	£17,303,701	£17,455,095	£17,455,095	£17,438,122	£17,421,150	£16,781,757
60% LAR: 40% CUR			45%	£17,446,390	£17,311,550	£17,282,739	£17,264,779	£17,246,819	£16,292,403
60% LAR: 40% CUR			50%	£17,689,216	£17,060,005	£17,031,194	£17,013,234	£16,995,274	£16,241,929

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Off Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Off Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Off Payments & Sustainability & Embodied Carbon
	0%	£16,698,731	£14,988,553	£14,959,943	£14,841,943	£14,807,082	£14,827,870	£14,874,078
60% LAR: 40% CR:	10%	£15,363,200	£13,717,208	£13,688,598	£13,670,338	£13,652,375	£13,200,765	£13,247,461
60% LAR: 40% CR:	10%	£13,999,749	£12,445,963	£12,417,353	£12,399,203	£12,354,362	£12,044,880	£11,935,320
60% LAR: 40% CR:	10%	£12,696,257	£11,142,519	£11,113,869	£11,095,719	£11,050,878	£10,741,413	£10,631,853
60% LAR: 40% CR:	20%	£11,313,756	£9,803,173	£9,774,504	£9,756,053	£9,711,202	£9,542,209	£9,390,351
60% LAR: 40% CR:	20%	£9,950,275	£8,611,859	£8,603,219	£8,585,268	£8,540,367	£8,270,954	£8,121,261
60% LAR: 40% CR:	20%	£8,600,783	£7,460,484	£7,453,874	£7,435,923	£7,400,012	£7,099,609	£7,048,941
60% LAR: 40% CR:	35%	£7,298,296	£6,099,140	£6,090,520	£6,092,568	£6,097,768	£5,728,264	£5,678,590
60% LAR: 40% CR:	35%	£5,998,801	£4,817,795	£4,810,184	£4,812,232	£4,788,456	£4,507,225	£4,507,225
60% LAR: 40% CR:	45%	£4,595,310	£3,546,450	£3,517,830	£3,499,879	£3,454,979	£3,185,275	£3,035,907
			£2,956,450	£2,956,450	£2,956,450	£2,956,450	£2,956,450	£2,956,450

Residual Land values compared to benchmark land values

[illegible]

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

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

Tenure	%AH	Base Build Costs and Access Prt M(4)(2) & Building Safety Levy	Base Build Costs, Access Prt M(4)(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3) & BREEM Excellent	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREAM Excellent, Biodiversity, Renewable Offsets & Payments	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREAM Excellent, Biodiversity, Renewable Offsets & Sustainability	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREAM Excellent, Biodiversity, Renewable Offsets & Sustainability & Embodied Carbon
0%	0%	£24,391,541	£22,693,265	£22,694,743	£22,684,783	£22,801,882	£22,332,479	£22,182,810
60% LAR, 40% CIR	0%	£21,068,000	£21,422,008	£21,422,008	£21,375,438	£21,330,093	£20,811,687	£20,661,414
60% LAR, 40% CIR	0%	£21,750,549	£20,150,063	£20,150,063	£20,104,052	£20,059,192	£19,789,789	£19,640,129
60% LAR, 40% CIR	10%	£20,361,381	£18,879,318	£18,880,108	£18,832,748	£18,787,387	£18,518,444	£18,369,775
60% LAR, 40% CIR	15%	£19,071,666	£17,607,671	£17,608,274	£17,561,403	£17,516,052	£17,246,106	£17,096,431
60% LAR, 40% CIR	20%	£17,874,075	£16,386,029	£16,387,010	£16,340,298	£16,295,187	£16,025,754	£15,876,086
60% LAR, 40% CIR	25%	£16,350,385	£14,866,284	£14,867,006	£14,820,014	£14,775,173	£14,504,872	£14,355,231
60% LAR, 40% CIR	30%	£14,987,092	£13,793,940	£13,795,320	£13,747,388	£13,702,485	£13,433,004	£13,283,396
60% LAR, 40% CIR	35%	£13,643,601	£12,522,595	£12,523,583	£12,475,383	£12,430,123	£12,161,719	£12,012,123
60% LAR, 40% CIR	40%	£12,390,102	£11,251,250	£11,252,338	£11,204,679	£11,159,779	£10,891,375	£10,741,707

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats		Value Area		Zone A - Lower Central Zone	
No Units	30	Sales value inflation		Base	
Site Area	0.1 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR, CIR	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), B	

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats		Value Area		Zone A - Medium Central Zone				
No Units	30	Sales value inflation		Base				
Site Area	0.1 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR, CIR				
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£35,950,872	£34,100,800	£34,072,189	£34,054,230	£34,009,329	£33,739,926	£33,080,257
00% LAR - 40% CIR	5%	£34,132,419	£32,362,088	£32,333,477	£32,315,517	£32,270,816	£32,001,114	£31,851,545
00% LAR - 40% CIR	10%	£32,313,965	£30,623,375	£30,594,765	£30,576,805	£30,531,904	£30,262,501	£30,112,833
00% LAR - 40% CIR	15%	£30,495,512	£28,884,663	£28,856,053	£28,838,093	£28,793,192	£28,523,789	£28,374,120
00% LAR - 40% CIR	20%	£28,677,058	£27,145,951	£27,117,341	£27,099,381	£27,054,480	£26,785,077	£26,635,408
00% LAR - 40% CIR	25%	£26,858,605	£25,407,239	£25,378,628	£25,360,669	£25,315,768	£25,046,365	£24,896,696
00% LAR - 40% CIR	30%	£25,040,152	£23,668,527	£23,639,916	£23,621,956	£23,577,055	£23,307,652	£23,157,984
00% LAR - 40% CIR	35%	£23,221,699	£21,929,815	£21,901,204	£21,883,243	£21,838,343	£21,568,941	£21,419,272
00% LAR - 40% CIR	40%	£21,403,246	£20,191,102	£20,162,492	£20,144,531	£20,099,631	£19,830,228	£19,680,559
00% LAR - 40% CIR	45%	£19,584,793	£18,452,360	£18,423,750	£18,405,819	£18,360,919	£18,091,516	£17,941,847
00% LAR - 40% CIR	50%	£17,766,339	£16,713,678	£16,685,068	£16,667,107	£16,622,207	£16,352,804	£16,203,135
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£26,185,972	£24,335,900	£24,307,289	£24,289,330	£24,244,429	£23,975,026	£23,825,357
00% LAR - 40% CIR	5%	£24,367,519	£22,597,188	£22,568,577	£22,550,617	£22,505,716	£22,236,314	£22,086,645
00% LAR - 40% CIR	10%	£22,549,065	£20,858,475	£20,829,865	£20,811,905	£20,767,004	£20,497,601	£20,347,932
00% LAR - 40% CIR	15%	£20,730,612	£19,119,763	£19,091,153	£19,073,193	£19,028,292	£18,758,889	£18,609,220
00% LAR - 40% CIR	20%	£18,912,158	£17,381,051	£17,352,441	£17,334,481	£17,289,580	£17,020,177	£16,870,508
00% LAR - 40% CIR	25%	£17,093,704	£15,642,339	£15,613,728	£15,595,768	£15,550,867	£15,281,464	£15,131,795
00% LAR - 40% CIR	30%	£15,275,252	£13,903,827	£13,875,216	£13,857,256	£13,812,355	£13,542,952	£13,393,283
00% LAR - 40% CIR	35%	£13,456,799	£12,164,315	£12,135,704	£12,117,744	£12,072,843	£11,803,440	£11,653,771
00% LAR - 40% CIR	40%	£11,638,346	£10,424,802	£10,396,192	£10,378,231	£10,333,330	£10,063,927	£9,914,258
00% LAR - 40% CIR	45%	£9,819,893	£8,687,290	£8,658,680	£8,640,719	£8,595,819	£8,326,416	£8,176,747
00% LAR - 40% CIR	50%	£8,001,439	£6,948,778	£6,920,168	£6,902,207	£6,857,307	£6,587,904	£6,438,235
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£57,186,000						
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£30,232,272	£28,382,200	£28,353,589	£28,335,630	£28,290,729	£28,021,326	£27,871,657
00% LAR - 40% CIR	5%	£28,413,819	£26,563,488	£26,534,877	£26,516,917	£26,472,016	£26,202,613	£26,052,944
00% LAR - 40% CIR	10%	£26,595,365	£24,804,775	£24,776,165	£24,758,205	£24,713,304	£24,443,901	£24,294,232
00% LAR - 40% CIR	15%	£24,776,912	£23,045,063	£23,016,453	£22,998,493	£22,953,592	£22,684,189	£22,534,520
00% LAR - 40% CIR	20%	£22,958,458	£21,285,351	£21,256,741	£21,238,781	£21,193,880	£20,924,477	£20,774,808
00% LAR - 40% CIR	25%	£21,140,005	£19,526,639	£19,498,028	£19,480,069	£19,435,168	£19,165,765	£19,016,096
00% LAR - 40% CIR	30%	£19,321,552	£17,748,927	£17,720,316	£17,702,356	£17,657,455	£17,388,052	£17,238,383
00% LAR - 40% CIR	35%	£17,503,099	£16,011,215	£15,982,604	£15,964,643	£15,919,742	£15,650,339	£15,500,670
00% LAR - 40% CIR	40%	£15,684,646	£14,272,503	£14,243,892	£14,225,931	£14,181,030	£13,911,627	£13,761,958
00% LAR - 40% CIR	45%	£13,866,193	£12,532,790	£12,504,179	£12,486,219	£12,441,318	£12,171,915	£12,022,246
00% LAR - 40% CIR	50%	£12,047,739	£10,793,078	£10,764,468	£10,746,507	£10,701,606	£10,432,203	£10,282,534
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£49,425,000						
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£31,908,872	£30,058,800	£30,030,189	£30,012,230	£29,967,329	£29,697,926	£29,548,257
00% LAR - 40% CIR	5%	£30,090,419	£28,240,088	£28,211,477	£28,193,517	£28,148,616	£27,879,213	£27,729,544
00% LAR - 40% CIR	10%	£28,272,965	£26,421,375	£26,392,765	£26,374,805	£26,329,904	£26,060,501	£25,910,833
00% LAR - 40% CIR	15%	£26,455,512	£24,602,663	£24,574,053	£24,556,093	£24,511,192	£24,241,789	£24,092,120
00% LAR - 40% CIR	20%	£24,638,058	£22,783,951	£22,755,341	£22,737,381	£22,692,480	£22,423,077	£22,273,408
00% LAR - 40% CIR	25%	£22,819,605	£20,965,239	£20,936,628	£20,918,669	£20,873,768	£20,604,365	£20,454,696
00% LAR - 40% CIR	30%	£20,998,152	£19,146,527	£19,117,916	£19,100,056	£19,055,155	£18,785,752	£18,636,083
00% LAR - 40% CIR	35%	£19,179,699	£17,327,815	£17,299,204	£17,281,243	£17,236,342	£16,966,939	£16,817,270
00% LAR - 40% CIR	40%	£17,361,246	£15,508,102	£15,479,492	£15,461,531	£15,416,630	£15,147,227	£15,007,558
00% LAR - 40% CIR	45%	£15,542,793	£13,689,390	£13,660,780	£13,642,819	£13,597,918	£13,328,515	£13,178,846
00% LAR - 40% CIR	50%	£13,724,339	£11,871,678	£11,843,068	£11,825,107	£11,780,207	£11,510,804	£11,361,135
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£26,600,000						
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£32,099,116	£30,249,100	£30,220,489	£30,202,530	£30,157,629	£29,888,226	£29,738,557
00% LAR - 40% CIR	5%	£30,280,663	£28,429,088	£28,400,477	£28,382,517	£28,337,616	£28,068,213	£27,918,544
00% LAR - 40% CIR	10%	£28,462,209	£26,608,375	£26,579,765	£26,561,805	£26,516,904	£26,247,501	£26,097,833
00% LAR - 40% CIR	15%	£26,643,756	£24,789,663	£24,761,053	£24,743,093	£24,698,192	£24,428,789	£24,279,120
00% LAR - 40% CIR	20%	£24,825,302	£22,969,951	£22,941,341	£22,923,381	£22,878,480	£22,609,077	£22,459,408
00% LAR - 40% CIR	25%	£23,006,849	£21,150,239	£21,121,628	£21,103,669	£21,058,768	£20,789,365	£20,639,696
00% LAR - 40% CIR	30%	£21,188,396	£19,330,527	£19,301,916	£19,283,956	£19,239,055	£18,969,652	£18,819,983
00% LAR - 40% CIR	35%	£19,369,943	£17,510,815	£17,482,204	£17,464,243	£17,419,342	£17,149,939	£17,000,270
00% LAR - 40% CIR	40%	£17,551,490	£15,691,102	£15,662,492	£15,644,531	£15,599,630	£15,330,227	£15,180,558
00% LAR - 40% CIR	45%	£15,733,037	£13,871,390	£13,842,780	£13,824,819	£13,779,918	£13,510,515	£13,360,846
00% LAR - 40% CIR	50%	£13,914,584	£12,051,678	£12,023,068	£12,005,107	£11,960,207	£11,690,804	£11,541,135

LB Camden
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area		Zone A - Higher Central Zone	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Base Base LAR, CIR	
30 0.1 Ha					
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pr	

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone A - Zone 1 and Eastern Central Zone	
No Units	60	Sales value inflation		Base	
Site Area	0.14 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR, CIR	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy			

LB Camden
Local Plan Viability Testing 2025

Rest 10 - 50 Flats

No Units	50
Site Area	0.14 Ha

Residual land values:

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

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£20,318,763	£16,120,491	£18,095,926	£18,054,656	£17,951,474	£17,332,389	£16,989,454
60% LAR - 40% CIR	5%	£19,381,875	£15,985,537	£16,841,166	£16,800,058	£16,697,266	£16,380,459	£16,128,668
60% LAR - 40% CIR	10%	£17,800,400	£15,606,227	£15,581,842	£15,540,885	£15,438,491	£14,824,134	£14,482,823
60% LAR - 40% CIR	15%	£16,434,362	£14,342,305	£14,317,998	£14,277,179	£14,175,134	£13,562,859	£13,222,706
60% LAR - 40% CIR	20%	£15,063,865	£13,073,916	£13,048,679	£13,008,367	£12,907,259	£12,296,683	£11,957,786
60% LAR - 40% CIR	25%	£13,688,884	£11,801,104	£11,776,930	£11,736,353	£11,634,910	£11,026,252	£10,688,108
60% LAR - 40% CIR	30%	£12,309,016	£10,523,914	£10,509,795	£10,469,320	£10,368,132	£9,751,012	£9,413,004
60% LAR - 40% CIR	35%	£10,929,772	£9,242,360	£9,218,317	£9,177,933	£9,076,973	£8,466,994	£8,129,325
60% LAR - 40% CIR	40%	£9,550,716	£7,859,910	£7,835,971	£7,795,651	£7,701,751	£7,173,546	£6,835,843
60% LAR - 40% CIR	45%	£8,145,371	£6,556,491	£6,532,125	£6,501,273	£6,406,142	£5,876,361	£5,538,520
60% LAR - 40% CIR	50%	£6,748,805	£5,353,346	£5,329,008	£5,298,210	£5,196,221	£4,674,286	£4,334,322

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£15,712,016	£2,915,780	£2,891,309	£2,850,201	£2,741,429	£2,130,802	£1,788,231
60% LAR - 40% CIR	10%	£13,850,543	£1,696,369	£1,671,984	£1,631,026	£1,488,634	£1,024,276	£852,491
60% LAR - 40% CIR	15%	£12,484,505	£1,262,448	£1,240,141	£1,201,322	£1,048,946	£744,946	£613,248
60% LAR - 40% CIR	20%	£11,114,008	£975,941	£960,170	£920,870	£794,948	£562,974	£460,971
60% LAR - 40% CIR	25%	£9,743,511	£714,435	£702,327	£672,824	£577,830	£405,805	£332,048
60% LAR - 40% CIR	30%	£8,380,342	£452,343	£440,020	£419,037	£359,125	£241,385	£193,533
60% LAR - 40% CIR	35%	£7,010,184	£190,249	£177,926	£157,043	£132,044	£85,890	£68,443
60% LAR - 40% CIR	40%	£5,640,026	£-72,847	£-60,524	£-39,640	£-14,642	£-119,911	£-175,074
60% LAR - 40% CIR	45%	£4,269,868	£-260,367	£-217,732	£-138,584	£-27,405,715	£-20,473,246	£-24,413,021
60% LAR - 40% CIR	50%	£2,891,863	£-506,311	£-450,656	£-281,647	£-6,763,606	£-8,375,071	£-9,715,338

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£12,349,334	£9,951,062	£9,926,498	£9,886,298	£9,782,045	£9,182,961	£8,919,025
60% LAR - 40% CIR	5%	£10,962,440	£8,566,208	£8,541,737	£8,499,426	£8,397,859	£7,811,230	£7,569,659
60% LAR - 40% CIR	10%	£9,580,971	£7,436,798	£7,412,413	£7,371,457	£7,269,093	£6,684,705	£6,443,394
60% LAR - 40% CIR	15%	£8,200,503	£6,172,277	£6,148,569	£6,107,751	£6,005,706	£5,390,420	£5,150,278
60% LAR - 40% CIR	20%	£6,820,035	£4,894,467	£4,869,467	£4,828,250	£4,727,830	£4,127,455	£3,886,823
60% LAR - 40% CIR	25%	£5,439,566	£3,611,675	£3,587,501	£3,546,924	£3,445,481	£2,856,823	£2,616,680
60% LAR - 40% CIR	30%	£4,059,098	£2,324,485	£2,300,368	£2,259,647	£2,158,704	£1,561,584	£1,321,096
60% LAR - 40% CIR	35%	£2,708,344	£1,037,361	£1,048,898	£1,008,504	£907,545	£207,505	£44,793
60% LAR - 40% CIR	40%	£1,357,391	£-269,646	£-269,646	£-269,646	£-269,646	£-269,646	£-269,646
60% LAR - 40% CIR	45%	£49,861	£-1,512,038	£-1,537,304	£-1,578,126	£-1,680,296	£-2,203,068	£-2,331,503
60% LAR - 40% CIR	50%	£-1,420,648	£-2,818,087	£-2,840,421	£-2,881,278	£-2,968,298	£-3,086,142	£-3,206,138

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£14,744,277	£12,346,205	£12,321,650	£12,280,305	£12,177,108	£11,558,104	£11,214,165
60% LAR - 40% CIR	5%	£13,367,589	£11,091,151	£11,066,880	£11,026,772	£10,923,011	£10,306,373	£9,963,802
60% LAR - 40% CIR	10%	£12,001,114	£9,831,841	£9,807,156	£9,766,586	£9,664,290	£9,048,848	£8,708,517
60% LAR - 40% CIR	15%	£10,660,096	£8,568,020	£8,543,712	£8,502,864	£8,400,849	£7,786,573	£7,446,420
60% LAR - 40% CIR	20%	£9,280,579	£7,299,649	£7,275,393	£7,234,701	£7,132,973	£6,522,586	£6,183,500
60% LAR - 40% CIR	25%	£7,914,608	£6,028,618	£6,004,644	£5,963,654	£5,861,624	£5,251,866	£4,912,444
60% LAR - 40% CIR	30%	£6,545,230	£4,749,628	£4,725,509	£4,685,034	£4,583,847	£3,976,726	£3,636,739
60% LAR - 40% CIR	35%	£5,165,487	£3,468,104	£3,444,032	£3,403,647	£3,302,897	£2,692,709	£2,351,040
60% LAR - 40% CIR	40%	£3,783,424	£2,181,085	£2,156,868	£2,116,788	£2,015,485	£1,399,680	£1,058,657
60% LAR - 40% CIR	45%	£2,371,086	£892,205	£892,639	£892,639	£892,639	£102,075	£-148,886
60% LAR - 40% CIR	50%	£874,519	£-456,596	£-456,596	£-456,596	£-456,596	£-1,086,985	£-1,535,961

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£16,718,779	£12,177,491	£12,152,626	£12,111,752	£12,008,596	£11,389,889	£11,045,444
60% LAR - 40% CIR	5%	£15,339,889	£10,922,637	£10,898,166	£10,857,058	£10,754,216	£10,135,559	£9,795,085
60% LAR - 40% CIR	10%	£14,067,400	£12,663,227	£12,638,842	£12,597,895	£12,495,491	£11,881,134	£11,539,802
60% LAR - 40% CIR	15%	£13,461,362	£11,399,305	£11,374,968	£11,334,179	£11,232,134	£10,619,859	£10,278,706
60% LAR - 40% CIR	20%	£12,120,865	£10,130,916	£10,106,679	£10,065,987	£9,964,269	£9,353,863	£9,014,786
60% LAR - 40% CIR	25%	£10,745,884	£8,868,104	£8,843,932	£8,803,193	£8,701,351	£8,091,910	£7,752,091
60% LAR - 40% CIR	30%	£9,369,516	£7,580,514	£7,556,795	£7,516,320	£7,415,132	£6,806,012	£6,470,224
60% LAR - 40% CIR	35%	£7,994,772	£6,299,360	£6,275,317	£6,234,933	£6,133,973	£5,524,044	£5,186,325
60% LAR - 40% CIR	40%	£6,619,410	£5,012,370	£4,987,971	£4,947,251	£4,846,741	£4,236,546	£3,898,343
60% LAR - 40% CIR	45%	£5,242,371	£3,713,491	£3,689,125	£3,648,273	£3,546,142	£2,933,361	£2,595,926
60% LAR - 40% CIR	50%	£3,869,895	£2,410,346	£2,386,008	£2,345,210	£2,243,221	£1,631,296	£1,291,322

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone A - Kings Cross Higher											
No Units	50	Sales value inflation		Base											
Site Area	0.14 Ha	Build cost inflation		Base											
		Tenure		LAR - CIR											
Residual land values:															
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
Tenure	%AH	£23,884,864	£21,432,789	£21,409,204	£21,366,931	£21,263,752	£20,844,667	£20,300,732	£19,843,960	£19,463,873	£19,038,142	£18,607,008	£18,172,317	£17,735,317	
80% LAR - 40% CIR	5%	£22,589,673	£20,122,361	£19,987,425	£19,946,722	£19,843,960	£19,227,323	£18,844,752	£18,463,873	£18,082,994	£17,702,115	£17,321,236	£16,940,357	£16,559,478	
80% LAR - 40% CIR	10%	£20,829,891	£18,587,277	£18,562,892	£18,521,934	£18,419,542	£17,805,183	£17,463,873	£17,082,994	£16,702,115	£16,321,236	£15,940,357	£15,559,478	£15,178,599	
80% LAR - 40% CIR	15%	£19,295,569	£17,157,741	£17,133,434	£17,092,616	£16,990,570	£16,376,295	£16,038,142	£15,696,867	£15,355,592	£15,014,317	£14,673,042	£14,331,767	£13,990,492	
80% LAR - 40% CIR	20%	£17,756,746	£15,723,738	£15,699,552	£15,658,810	£15,557,080	£14,946,705	£14,607,008	£14,265,733	£13,925,058	£13,584,383	£13,243,708	£12,903,033	£12,562,358	
80% LAR - 40% CIR	25%	£16,213,471	£14,285,312	£14,261,138	£14,220,560	£14,118,118	£13,510,459	£13,172,317	£12,834,175	£12,496,033	£12,157,891	£11,819,749	£11,481,607	£11,143,465	
80% LAR - 40% CIR	30%	£14,665,787	£12,842,508	£12,818,389	£12,777,914	£12,675,228	£12,069,608	£11,735,317	£11,401,025	£11,066,733	£10,732,441	£10,398,149	£10,063,857	£9,729,565	
80% LAR - 40% CIR	35%	£13,113,739	£11,395,369	£11,371,298	£11,330,914	£11,228,863	£10,624,191	£10,287,656	£9,951,121	£9,614,586	£9,278,051	£8,941,516	£8,604,981	£8,268,446	
80% LAR - 40% CIR	40%	£11,567,200	£9,943,841	£9,919,870	£9,879,484	£9,786,841	£9,174,261	£8,838,365	£8,502,470	£8,166,575	£7,830,680	£7,494,785	£7,158,890	£6,822,995	
80% LAR - 40% CIR	45%	£9,996,728	£8,498,268	£8,474,289	£8,434,031	£8,325,436	£7,715,062	£7,374,627	£7,034,192	£6,693,757	£6,353,322	£6,012,887	£5,672,452	£5,332,017	
80% LAR - 40% CIR	50%	£8,431,855	£7,042,892	£7,000,552	£6,959,757	£6,857,768	£6,245,832	£5,905,889	£5,565,946	£5,225,003	£4,885,060	£4,545,117	£4,205,174	£3,865,231	
						£97,649,000									
						£97,649,000									

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone A - Lower Central Zone	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Base Base LAR - CIR	
Residual land values:					
				</	

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone A - Medium Central Zone	
No Units	50	Sales value inflation	Base		
Site Area	0.14 Ha	Build cost inflation	Base		
Residual land values:		Tenure	LAR, CIR		
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
60% LAR - 40% CIR	5%	£35,018,205	£32,473,894	£32,449,129	£32,407,857
60% LAR - 40% CIR	5%	£33,018,896	£30,561,180	£30,474,708	£30,382,699
60% LAR - 40% CIR	10%	£30,528,198	£28,524,110	£28,495,725	£28,458,767
60% LAR - 40% CIR	15%	£28,832,858	£26,542,528	£26,518,220	£26,477,402
60% LAR - 40% CIR	20%	£26,733,019	£24,556,479	£24,535,242	£24,493,550
60% LAR - 40% CIR	25%	£24,608,726	£22,560,006	£22,541,832	£22,501,255
60% LAR - 40% CIR	30%	£22,500,005	£20,571,155	£20,554,036	£20,513,035
60% LAR - 40% CIR	35%	£20,406,899	£18,571,971	£18,547,899	£18,507,515
60% LAR - 40% CIR	40%	£18,289,052	£16,569,497	£16,544,405	£16,504,180
60% LAR - 40% CIR	45%	£16,187,515	£14,560,778	£14,536,778	£14,496,540
60% LAR - 40% CIR	50%	£14,042,026	£12,548,857	£12,524,883	£12,484,700

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

		£97,649,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£21,195,248	£18,923,837	£18,499,272	£18,458,000	£18,384,819	£17,732,158	£17,391,803
60% LAR - 40% CIR	10%	£19,089,139	£16,551,322	£16,487,272	£16,446,272	£15,769,344	£15,427,485	£15,084,803
60% LAR - 40% CIR	15%	£18,078,241	£14,574,252	£14,549,867	£14,508,910	£13,792,158	£13,450,840	£13,108,471
60% LAR - 40% CIR	20%	£14,863,000	£12,592,871	£12,568,361	£12,527,246	£11,811,224	£11,471,071	£11,130,801
60% LAR - 40% CIR	25%	£12,783,161	£10,608,621	£10,582,384	£10,541,693	£9,829,583	£9,490,490	£9,151,351
60% LAR - 40% CIR	30%	£10,678,863	£8,616,148	£8,591,148	£8,550,368	£7,841,296	£7,503,135	£7,164,881
60% LAR - 40% CIR	35%	£8,575,186	£6,621,298	£6,597,179	£6,556,704	£5,848,397	£5,511,107	£5,173,801
60% LAR - 40% CIR	40%	£6,472,162	£4,626,131	£4,602,077	£4,561,604	£3,853,698	£3,516,408	£3,179,101
60% LAR - 40% CIR	45%	£4,369,718	£2,618,040	£2,594,008	£2,554,303	£1,846,599	£1,511,081	£1,175,561
60% LAR - 40% CIR	50%	£2,216,058	£510,821	£508,021	£506,681	£1,147,880	£1,147,880	£1,147,880
60% LAR - 40% CIR	55%	£52,169	£1,491,604	£1,494,874	£1,496,187	£2,008,611	£2,008,611	£2,008,611

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

		£57,186,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£28,935,777	£24,304,265	£24,279,701	£24,238,428	£23,516,184	£23,172,228	£22,828,272
60% LAR - 40% CIR	5%	£24,849,587	£22,331,751	£22,307,280	£22,266,172	£21,546,773	£21,203,000	£20,859,228
60% LAR - 40% CIR	10%	£22,758,769	£20,354,681	£20,330,296	£20,289,338	£19,572,587	£19,231,277	£18,889,967
60% LAR - 40% CIR	15%	£20,663,420	£18,373,069	£18,348,792	£18,307,973	£17,592,585	£17,253,020	£16,913,455
60% LAR - 40% CIR	20%	£18,563,580	£16,387,050	£16,362,815	£16,322,121	£15,610,017	£15,271,951	£14,933,886
60% LAR - 40% CIR	25%	£16,459,297	£14,396,577	£14,372,403	£14,331,827	£13,621,725	£13,285,582	£12,949,439
60% LAR - 40% CIR	30%	£14,350,596	£12,401,727	£12,377,608	£12,337,133	£11,628,625	£11,293,135	£10,957,646
60% LAR - 40% CIR	35%	£12,237,531	£10,402,542	£10,378,471	£10,338,096	£9,631,364	£9,294,830	£8,957,296
60% LAR - 40% CIR	40%	£10,120,147	£8,399,669	£8,375,608	£8,334,231	£7,628,388	£7,293,103	£6,957,818
60% LAR - 40% CIR	45%	£7,998,437	£6,391,349	£6,367,307	£6,327,112	£5,622,943	£5,289,825	£4,956,707
60% LAR - 40% CIR	50%	£5,872,598	£4,279,429	£4,255,454	£4,215,272	£3,512,077	£3,277,223	£3,042,369

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

		£49,425,000																			
Tenure		%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon												
60% LAR - 40% CIR	5%	£26,390,919	£26,099,036	£26,074,844	£26,033,971	£25,311,207	£25,067,371	£24,823,535	£24,579,700												
60% LAR - 40% CIR	5%	£27,244,710	£24,726,894	£24,702,423	£24,661,315	£24,568,543	£24,341,916	£24,115,346	£23,890,776												
60% LAR - 40% CIR	10%	£25,153,812	£22,749,824	£22,725,439	£22,684,481	£22,592,089	£22,367,730	£22,143,421	£21,919,112												
60% LAR - 40% CIR	15%	£23,058,572	£20,768,242	£20,743,935	£20,703,116	£20,601,071	£20,377,000	£20,152,929	£19,928,859												
60% LAR - 40% CIR	20%	£20,958,123	£18,782,150	£18,757,866	£18,717,294	£18,615,335	£18,391,559	£18,167,783	£17,944,007												
60% LAR - 40% CIR	25%	£18,846,649	£16,797,120	£16,772,556	£16,732,484	£16,630,867	£16,407,607	£16,184,348	£15,961,089												
60% LAR - 40% CIR	30%	£16,745,739	£14,796,870	£14,772,251	£14,732,276	£14,631,089	£14,407,969	£14,184,849	£13,961,729												
60% LAR - 40% CIR	35%	£14,642,674	£12,797,685	£12,773,614	£12,733,229	£12,632,268	£12,409,507	£12,186,747	£11,964,007												
60% LAR - 40% CIR	40%	£12,515,289	£10,794,211	£10,770,179	£10,729,874	£10,629,111	£10,406,531	£10,184,051	£9,961,571												
60% LAR - 40% CIR	45%	£10,393,620	£8,796,462	£8,772,493	£8,732,292	£8,631,650	£8,409,689	£8,187,729	£7,965,769												
60% LAR - 40% CIR	50%	£8,267,740	£6,774,572	£6,750,587	£6,710,415	£6,609,959	£6,387,220	£6,164,481	£5,941,741												

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

		£26,601,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£34,126,205	£29,530,186	£29,506,128	£29,462,851	£29,361,676	£29,142,262	£28,922,848
60% LAR - 40% CIR	5%	£30,756,266	£27,056,180	£27,033,108	£27,009,609	£26,773,402	£26,537,202	£26,301,002
60% LAR - 40% CIR	10%	£27,085,198	£25,581,110	£25,556,725	£25,513,767	£25,413,374	£25,190,015	£24,966,656
60% LAR - 40% CIR	15%	£25,889,804	£23,599,028	£23,575,220	£23,532,362	£23,432,367	£23,209,008	£22,985,649
60% LAR - 40% CIR	20%	£23,790,019	£21,613,479	£21,589,242	£21,546,550	£21,446,820	£21,223,461	£21,000,102
60% LAR - 40% CIR	25%	£21,690,226	£19,623,006	£19,602,832	£19,559,256	£19,459,812	£19,236,453	£19,013,094
60% LAR - 40% CIR	30%	£19,597,525	£17,628,155	£17,604,036	£17,561,361	£17,462,375	£17,239,016	£17,015,657
60% LAR - 40% CIR	35%	£17,463,590	£15,628,971	£15,604,899	£15,562,415	£15,463,054	£15,239,695	£15,016,336
60% LAR - 40% CIR	40%	£15,346,575	£13,625,497	£13,601,465	£13,559,180	£13,460,288	£13,236,929	£13,013,570
60% LAR - 40% CIR	45%	£13,224,015	£11,617,778	£11,593,778	£11,551,540	£11,452,944	£11,229,585	£11,006,226
60% LAR - 40% CIR	50%	£11,099,026	£9,605,867	£9,581,863	£9,541,730	£9,443,245	£9,219,886	£9,006,527

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone A - Higher Central Zone	
No Units				Base	
Site Area		0.14 Ha		Base	
Residual land values:		Tenure		LAR - CIR	

LB Camden
Local Plan Viability Testing 2025

Real 11 - 60 Flats		Value Area		Zone A - Zone 1 and Eastern Central Zone	
No Units	60	Sales value inflation		Base	
Site Area	0.14 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR - CIR	
Tenure	% AH	Base Build Costs, Access Pmt M4(2), Building Safety Levy, 2022 & Staircases, Whair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
60% LAR - 40% CIR	0%	£24,560,731	£21,728,789	£21,728,789	£20,786,636
60% LAR - 40% CIR	5%	£23,136,872	£20,247,910	£20,247,910	£19,291,962
60% LAR - 40% CIR	10%	£21,389,853	£18,731,479	£18,731,479	£17,778,647
60% LAR - 40% CIR	15%	£19,141,939	£17,209,051	£17,209,051	£16,259,246
60% LAR - 40% CIR	20%	£16,590,775	£15,062,184	£15,062,184	£14,132,391
60% LAR - 40% CIR	25%	£16,434,385	£14,148,427	£14,148,427	£13,205,416
60% LAR - 40% CIR	30%	£14,773,024	£12,611,330	£12,611,330	£11,669,701
60% LAR - 40% CIR	35%	£13,106,148	£11,067,083	£11,066,434	£10,142,429
60% LAR - 40% CIR	40%	£11,434,005	£9,519,366	£9,460,982	£8,617,656
60% LAR - 40% CIR	45%	£9,756,666	£7,965,099	£7,882,333	£7,029,438
60% LAR - 40% CIR	50%	£8,074,155	£6,406,709	£6,377,499	£5,471,835

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

£37,549,000

Tenure	% AH	Base Build Costs, Access Pmt M4(2), Building Safety Levy, 2022 & Staircases, Whair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
60% LAR - 40% CIR	0%	£18,914,161	£16,545,118	£16,545,118	£15,593,574
60% LAR - 40% CIR	5%	£9,450,351	£8,462,169	£8,382,272	£7,389,464
60% LAR - 40% CIR	10%	£7,801,081	£6,945,738	£6,866,133	£5,869,806
60% LAR - 40% CIR	15%	£5,955,798	£5,423,812	£5,354,105	£4,342,145
60% LAR - 40% CIR	20%	£4,405,013	£4,186,443	£4,187,245	£3,182,426
60% LAR - 40% CIR	25%	£2,949,544	£3,053,066	£3,044,469	£2,179,209
60% LAR - 40% CIR	30%	£2,077,753	£2,179,466	£2,169,952	£1,264,773
60% LAR - 40% CIR	35%	£2,079,595	£1,177,778	£1,174,305	£857,313
60% LAR - 40% CIR	40%	£2,451,361	£1,430,143	£1,404,749	£917,108
60% LAR - 40% CIR	45%	£1,111,368	£1,370,035	£1,348,424	£719,303
60% LAR - 40% CIR	50%			£1,301,044	£411,098

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

£37,186,000

Tenure	% AH	Base Build Costs, Access Pmt M4(2), Building Safety Levy, 2022 & Staircases, Whair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
60% LAR - 40% CIR	0%	£14,953,264	£12,174,562	£12,174,562	£10,913,295
60% LAR - 40% CIR	5%	£13,113,450	£10,808,162	£10,808,451	£9,549,430
60% LAR - 40% CIR	10%	£11,569,221	£9,136,236	£9,136,522	£7,872,271
60% LAR - 40% CIR	15%	£10,177,457	£7,847,867	£7,848,765	£6,584,274
60% LAR - 40% CIR	20%	£8,361,267	£6,076,109	£6,067,221	£5,132,099
60% LAR - 40% CIR	25%	£6,969,266	£4,136,119	£4,136,031	£3,186,384
60% LAR - 40% CIR	30%	£5,032,838	£2,694,646	£2,695,118	£1,645,107
60% LAR - 40% CIR	35%	£3,960,667	£1,449,548	£1,447,665	£820,328
60% LAR - 40% CIR	40%	£1,983,339	£1,000,224	£1,000,000	£416,840
60% LAR - 40% CIR	50%	£837	£1,986,496	£1,944,978	£1,956,496

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

£46,420,000

Tenure	% AH	Base Build Costs, Access Pmt M4(2), Building Safety Levy, 2022 & Staircases, Whair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
60% LAR - 40% CIR	0%	£18,544,376	£16,052,436	£16,052,507	£14,075,363
60% LAR - 40% CIR	5%	£17,320,319	£14,541,057	£14,541,743	£12,565,470
60% LAR - 40% CIR	10%	£15,680,470	£13,025,127	£13,025,416	£11,056,472
60% LAR - 40% CIR	15%	£14,036,386	£11,503,200	£11,474,857	£9,548,106
60% LAR - 40% CIR	20%	£12,384,442	£9,975,851	£9,946,303	£8,036,038
60% LAR - 40% CIR	25%	£10,728,074	£8,443,074	£8,366,728	£6,499,563
60% LAR - 40% CIR	30%	£9,066,671	£6,904,983	£6,875,597	£5,063,348
60% LAR - 40% CIR	35%	£7,399,793	£5,361,611	£5,332,263	£4,422,076
60% LAR - 40% CIR	40%	£5,727,662	£3,813,013	£3,783,733	£2,875,303
60% LAR - 40% CIR	45%	£4,060,304	£2,260,243	£2,230,004	£1,921,266
60% LAR - 40% CIR	50%	£2,387,802	£700,356	£671,146	£624,344

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

£28,661,000

Tenure	% AH	Base Build Costs, Access Pmt M4(2), Building Safety Levy, 2022 & Staircases, Whair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
60% LAR - 40% CIR	0%	£21,752,364	£18,860,432	£18,860,484	£17,471,229
60% LAR - 40% CIR	5%	£20,116,156	£17,209,051	£17,209,726	£15,809,637
60% LAR - 40% CIR	10%	£18,478,446	£15,623,103	£15,743,496	£14,424,444
60% LAR - 40% CIR	15%	£16,841,762	£14,081,177	£14,212,183	£12,987,120
60% LAR - 40% CIR	20%	£15,205,388	£12,537,808	£12,664,705	£11,414,015
60% LAR - 40% CIR	25%	£13,569,026	£11,261,090	£11,362,186	£9,880,476
60% LAR - 40% CIR	30%	£11,932,667	£9,102,059	£9,197,574	£8,350,401
60% LAR - 40% CIR	35%	£10,296,309	£7,159,847	£7,250,086	£6,820,148
60% LAR - 40% CIR	40%	£8,660,949	£5,610,989	£5,692,606	£5,294,079
60% LAR - 40% CIR	45%	£6,946,260	£4,067,219	£4,078,957	£4,121,062
60% LAR - 40% CIR	50%	£5,165,719	£2,486,332	£2,465,166	£2,585,002

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area		Zone A - Kings Cross Lower				
No Units	60	Sales value inflation		Base				
Site Area	0.14 (ha)	Build cost inflation		Base				
Residual land values:		Tenure		LAR - CR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
60% LAR - 40% CR	0%	£24,660,731	£21,758,789	£21,758,860	£21,878,078	£21,582,872	£20,768,636	
60% LAR - 40% CR	10%	£21,008,972	£20,747,910	£20,718,966	£20,768,033	£20,442,868	£19,917,582	
60% LAR - 40% CR	15%	£21,388,823	£18,731,439	£18,701,771	£18,851,872	£18,527,125	£17,778,647	
60% LAR - 40% CR	20%	£21,411,530	£17,900,580	£17,779,389	£17,750,450	£17,425,196	£16,920,346	
60% LAR - 40% CR	25%	£18,086,775	£15,682,184	£15,652,046	£15,603,081	£15,476,143	£14,735,516	
60% LAR - 40% CR	30%	£16,434,988	£14,148,427	£14,119,875	£14,070,538	£13,945,956	£13,205,416	
60% LAR - 40% CR	35%	£14,773,024	£12,611,336	£12,581,650	£12,532,630	£12,408,303	£11,768,778	
60% LAR - 40% CR	40%	£13,746,144	£11,067,863	£11,038,638	£10,989,438	£10,864,434	£10,124,429	
60% LAR - 40% CR	45%	£11,434,000	£9,519,366	£9,490,086	£9,440,382	£9,316,221	£8,581,656	
60% LAR - 40% CR	50%	£9,784,056	£7,866,596	£7,836,307	£7,887,333	£7,764,777	£7,020,438	
60% LAR - 40% CR	55%	£8,074,155	£6,406,709	£6,377,439	£6,328,545	£6,206,157	£5,471,835	
Residual Land values compared to benchmark land values		£37,649,000						
Higher Value Secondary Offices								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	0%	£9,240,831	£6,462,169	£6,432,305	£6,382,272	£6,287,084	£5,505,521	£5,089,454
60% LAR - 40% CR	10%	£10,608,102	£8,462,109	£8,432,326	£8,382,272	£8,287,084	£7,488,065	£7,097,100
60% LAR - 40% CR	15%	£6,955,798	£3,425,812	£3,384,136	£3,344,460	£3,220,145	£2,474,205	£2,087,783
60% LAR - 40% CR	20%	£4,362,033	£1,886,443	£1,860,815	£1,837,349	£1,693,452	£944,775	£556,865
60% LAR - 40% CR	25%	£2,644,844	£933,686	£934,233	£934,718	£,015,209	£289,036	£292,268
60% LAR - 40% CR	30%	£1,997,253	£1,144,846	£1,144,846	£1,144,846	£1,144,846	£21,104,846	£2,104,846
60% LAR - 40% CR	35%	£2,678,195	£2,717,778	£2,717,778	£2,717,778	£2,717,778	£2,717,778	£2,717,778
60% LAR - 40% CR	40%	£4,038,052	£4,038,052	£4,038,052	£4,038,052	£4,038,052	£4,038,052	£4,038,052
60% LAR - 40% CR	45%	£4,038,052	£4,038,052	£4,038,052	£4,038,052	£4,038,052	£4,038,052	£4,038,052
60% LAR - 40% CR	50%	£4,038,052	£4,038,052	£4,038,052	£4,038,052	£4,038,052	£4,038,052	£4,038,052
60% LAR - 40% CR	55%	£4,038,052	£4,038,052	£4,038,052	£4,038,052	£4,038,052	£4,038,052	£4,038,052
60% LAR - 40% CR	60%	£4,038,052	£4,038,052	£4,038,052	£4,038,052	£4,038,052	£4,038,052	£4,038,052
Residual Land values compared to benchmark land values		£87,186,000						
Medium Value Secondary Offices								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	0%	£16,847,313	£13,888,471	£13,858,565	£13,808,261	£13,673,459	£13,148,216	£12,308,267
60% LAR - 40% CR	10%	£14,363,222	£12,174,562	£12,144,778	£12,084,695	£11,988,488	£11,718,246	£10,800,387
60% LAR - 40% CR	15%	£11,313,905	£10,608,102	£10,608,493	£10,578,556	£10,473,309	£9,289,307	£8,772,217
60% LAR - 40% CR	20%	£11,688,217	£9,138,127	£9,138,262	£9,098,862	£8,933,303	£8,188,626	£7,772,217
60% LAR - 40% CR	25%	£10,217,467	£7,688,867	£7,693,339	£7,659,763	£7,488,109	£6,240,074	£5,824,074
60% LAR - 40% CR	30%	£8,361,287	£6,008,109	£6,012,997	£5,977,221	£5,778,632	£5,132,089	£4,720,136
60% LAR - 40% CR	35%	£6,089,796	£4,534,013	£4,538,633	£4,499,341	£4,338,945	£3,386,384	£3,180,440
60% LAR - 40% CR	40%	£4,534,013	£2,944,646	£2,948,118	£2,903,118	£2,703,117	£1,645,107	£1,445,107
60% LAR - 40% CR	45%	£3,360,087	£1,448,048	£1,448,709	£1,387,689	£1,364,344	£1,348,104	£1,316,104
60% LAR - 40% CR	50%	£1,683,087	£1,683,087	£1,683,087	£1,683,087	£1,683,087	£1,683,087	£1,683,087
60% LAR - 40% CR	55%	£837	£1,683,087	£1,683,087	£1,683,087	£1,683,087	£1,683,087	£1,683,087
60% LAR - 40% CR	60%	£837	£1,683,087	£1,683,087	£1,683,087	£1,683,087	£1,683,087	£1,683,087
Residual Land values compared to benchmark land values		£48,420,000						
Lower Value Secondary Offices / Community Space								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	0%	£16,084,376	£16,084,376	£16,084,376	£16,084,376	£16,084,376	£16,084,376	£16,084,376
60% LAR - 40% CR	10%	£17,502,210	£14,641,567	£14,611,743	£14,461,080	£14,365,453	£13,958,210	£13,127,862
60% LAR - 40% CR	15%	£16,084,376	£13,028,127	£12,995,418	£12,945,820	£12,850,772	£12,072,298	£11,686,472
60% LAR - 40% CR	20%	£14,641,567	£11,903,260	£11,871,386	£11,821,857	£11,726,824	£10,953,354	£10,179,142
60% LAR - 40% CR	25%	£10,768,422	£9,075,831	£9,045,305	£8,995,728	£8,772,790	£8,009,183	£7,618,038
60% LAR - 40% CR	30%	£10,768,422	£8,463,074	£8,432,692	£8,382,166	£8,287,084	£7,488,065	£7,097,100
60% LAR - 40% CR	35%	£9,086,671	£6,044,983	£6,015,357	£5,965,285	£5,703,010	£5,063,348	£4,652,426
60% LAR - 40% CR	40%	£7,299,703	£5,301,611	£5,263,383	£5,213,083	£5,100,962	£4,462,076	£4,127,072
60% LAR - 40% CR	45%	£5,727,052	£3,813,013	£3,781,733	£3,734,620	£3,611,869	£2,875,303	£2,468,100
60% LAR - 40% CR	50%	£4,050,304	£2,268,204	£2,236,204	£2,186,081	£2,059,424	£1,314,106	£914,106
60% LAR - 40% CR	55%	£2,367,862	£700,366	£671,146	£622,192	£499,804	£414,818	£434,474
60% LAR - 40% CR	60%							
Residual Land values compared to benchmark land values		£28,661,000						
Secondary Industrial/Storage/Distribution								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	0%	£16,084,376	£16,084,376	£16,084,376	£16,084,376	£16,084,376	£16,084,376	£16,084,376
60% LAR - 40% CR	10%	£18,118,195	£17,339,534	£17,309,720	£17,259,673	£17,143,429	£16,383,186	£15,995,829
60% LAR - 40% CR	15%	£16,843,103	£13,793,499	£13,763,499	£13,713,499	£13,541,499	£12,873,212	£12,484,448
60% LAR - 40% CR	20%	£13,823,102	£12,341,177	£12,311,177	£12,261,177	£12,149,177	£11,371,177	£10,977,177
60% LAR - 40% CR	25%	£12,144,102	£10,608,102	£10,608,102	£10,608,102	£10,608,102	£10,608,102	£10,608,102
60% LAR - 40% CR	30%	£11,884,647	£9,725,669	£9,725,669	£9,725,669	£9,725,669	£9,725,669	£9,725,669
60% LAR - 40% CR	35%	£11,884,647	£8,150,887	£8,150,887	£8,150,887	£8,150,887	£8,150,887	£8,150,887
60% LAR - 40% CR	40%	£9,526,628	£6,010,989	£6,010,989	£6,010,989	£6,010,989	£6,010,989	£6,010,989
60% LAR - 40% CR	45%	£8,846,380	£5,007,219	£5,007,219	£4,978,087	£4,898,401	£4,121,052	£3,712,541
60% LAR - 40% CR	50%	£5,160,778	£4,466,332	£4,466,332	£4,426,180	£4,360,781	£2,860,468	£2,556,862
60% LAR - 40% CR	55%	£4,466,332	£4,466,332	£4,466,332	£4,426,180	£4,360,781	£2,860,468	£2,556,862
60% LAR - 40% CR	60%	£4,466,332	£4,466,332	£4,466,332	£4,426,180	£4,360,781	£2,860,468	£2,556,862
60% LAR - 40% CR	65%	£4,466,332	£4,466,332	£4,466,332	£4,426,180	£4,360,781	£2,860,468	£2,556,862
60% LAR - 40% CR	70%	£4,466,332	£4,466,332	£4,466,332	£4,426,180	£4,360,781	£2,860,468	£2,556,862
60% LAR - 40% CR	75%	£4,466,332	£4,466,332	£4,466,332	£4,426,180	£4,360,781	£2,860,468	£2,556,862
60% LAR - 40% CR	80%	£4,466,332	£4,466,332	£4,466,332	£4,426,180	£4,360,781	£2,860,468	£2,556,862
60% LAR - 40% CR	85%	£4,466,332	£4,466,332	£4,466,332	£4,426,180	£4,360,781	£2,860,468	£2,556,862
60% LAR - 40% CR	90%	£4,466,332	£4,466,332	£4,466,332	£4,426,180	£4,360,781	£2,860,468	£2,556,862
60% LAR - 40% CR	95%	£4,466,332	£4,466,332	£4,466,332	£4,426,180	£4,360,781	£2,860,468	£2,556,862
60% LAR - 40% CR	100%	£4,466,332	£4,466,332	£4,466,332	£4,426,180	£4,360,781	£2,860,468	£2,556,862
Residual Land values compared to benchmark land values		£28,661,000						

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area		Zone A - Kings Cross Higher	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		Base	
Residual land values:		Tenure		LAR - CR	
				</	

LB Camden
Local Plan Viability Testing 2025

Roof 11 - 60 Flats		Value Area		Zone A - Lower Central Zone	
No. Units	60	Sales value inflation		Base	
Site Area	0.14 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR - CIR	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Renewable Offset Biodiversity	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
Tenure	% AH				
60% LAR 40% CIR	0%	£30,719,047	£75,755,688	£75,755,688	£75,755,688
60% LAR 40% CIR	10%	£29,686,362	£27,846,742	£27,816,938	£27,766,845
60% LAR 40% CIR	15%	£29,651,362	£26,930,372	£26,900,464	£26,850,765
60% LAR 40% CIR	20%	£29,616,362	£24,008,508	£23,978,584	£23,928,164
60% LAR 40% CIR	25%	£29,581,362	£22,081,200	£22,051,272	£22,002,097
60% LAR 40% CIR	30%	£22,531,148	£20,148,864	£20,118,932	£20,069,616
60% LAR 40% CIR	35%	£22,481,148	£18,210,476	£18,181,089	£18,131,779
60% LAR 40% CIR	40%	£18,389,833	£16,267,144	£16,237,636	£16,188,038
60% LAR 40% CIR	45%	£16,264,254	£14,318,627	£14,289,349	£14,240,244
60% LAR 40% CIR	50%	£14,227,841	£12,364,520	£12,335,480	£12,286,058
60% LAR 40% CIR	55%	£12,191,426	£10,406,093	£10,376,884	£10,327,929

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon									
60% LAR 40% CIR	0%	£16,981,607	£16,981,600	£16,981,600	£16,981,603	£16,980,896	£16,100,544	£16,100,544									
60% LAR 40% CIR	10%	£16,943,100	£14,061,050	£14,061,050	£14,061,103	£14,060,896	£13,154,653	£13,154,653									
60% LAR 40% CIR	15%	£16,904,599	£12,144,651	£12,144,651	£12,144,624	£12,144,624	£11,191,759	£11,191,759									
60% LAR 40% CIR	20%	£16,866,098	£10,222,786	£10,222,786	£10,163,163	£10,163,163	£9,275,159	£9,275,159									
60% LAR 40% CIR	25%	£16,827,597	£8,300,459	£8,300,459	£8,240,366	£8,240,366	£7,368,791	£7,368,791									
60% LAR 40% CIR	30%	£16,789,096	£6,378,763	£6,378,763	£6,318,875	£6,318,875	£5,418,753	£5,418,753									
60% LAR 40% CIR	35%	£16,750,595	£4,457,430	£4,457,430	£4,397,348	£4,397,348	£3,422,705	£3,422,705									
60% LAR 40% CIR	40%	£16,712,094	£2,535,885	£2,535,885	£2,475,895	£2,475,895	£1,461,859	£1,461,859									
60% LAR 40% CIR	45%	£16,673,593	£625,868	£625,868	£664,303	£664,303	£1,171,742	£1,171,742									
60% LAR 40% CIR	50%	£16,635,092	£1,450,821	£1,450,821	£1,409,361	£1,409,361	£2,162,254	£2,162,254									
60% LAR 40% CIR	55%	£16,596,591	£2,379,446	£2,379,446	£2,402,412	£2,402,412	£3,144,426	£3,144,426									

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

|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

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

		</																	

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

Scenario 1: 60% LAR, 40% CIR									
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR 40% CIR	0%	£29,443,832	£26,448,182	£26,448,182	£26,769,977	£26,744,266	£24,889,035	£24,470,009	
60% LAR 40% CIR	10%	£29,405,400	£24,527,983	£24,527,983	£24,831,466	£24,805,755	£22,963,816	£22,544,460	
60% LAR 40% CIR	15%	£29,366,968	£22,607,784	£22,607,784	£22,893,069	£22,867,358	£21,022,577	£20,603,341	
60% LAR 40% CIR	20%	£29,328,536	£20,687,585	£20,687,585	£20,954,672	£20,928,961	£19,181,396	£18,762,120	
60% LAR 40% CIR	25%	£29,290,104	£18,767,386	£18,767,386	£20,016,275	£19,990,564	£17,438,218	£17,018,942	
60% LAR 40% CIR	30%	£29,251,672	£16,847,187	£16,847,187	£19,077,878	£19,052,167	£15,895,040	£15,475,764	
60% LAR 40% CIR	35%	£29,213,240	£14,926,988	£14,926,988	£18,139,479	£18,113,768	£14,351,862	£13,932,488	
60% LAR 40% CIR	40%	£29,174,808	£13,006,789	£13,006,789	£17,201,080	£17,175,369	£12,808,684	£12,389,408	
60% LAR 40% CIR	45%	£29,136,376	£11,086,590	£11,086,590	£16,262,681	£16,236,970	£11,265,506	£10,846,232	
60% LAR 40% CIR	50%	£29,097,944	£9,166,391	£9,166,391	£15,324,282	£15,298,571	£10,722,328	£10,303,052	

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area		Zone A - Medium Central Zone	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		Base	
Residual land values:		Tenure		LAR - CR	

LB Camden
Local Plan Viability Testing 2025

Roof 11 - 60 Flats		Value Area		Zone A - Higher Central Zone	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		Base	
Residual land values:		Tenure		LAR - CIR	

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area		Zone A - Zone 1 and Eastern Central Zone				
No Units	75	Sales value inflation		Base				
Site Area	0.2 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR CIR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£20,829,232	£26,193,216	£25,093,255	£25,055,402	£24,848,269	£24,905,474	£23,381,699
60% LAR 40% CIR	5%	£28,784,305	£24,262,571	£23,186,969	£23,154,556	£22,967,196	£22,028,743	£21,597,045
60% LAR 40% CIR	10%	£26,733,369	£22,374,669	£21,297,976	£21,235,005	£21,079,672	£20,144,073	£19,624,296
60% LAR 40% CIR	15%	£24,675,271	£20,474,583	£19,401,535	£19,339,374	£19,183,969	£18,251,544	£17,733,529
60% LAR 40% CIR	20%	£22,615,893	£18,567,362	£17,497,656	£17,435,687	£17,280,765	£16,351,232	£15,834,654
60% LAR 40% CIR	25%	£20,559,433	£16,653,137	£15,586,413	£15,524,618	£15,370,132	£14,443,214	£13,926,260
60% LAR 40% CIR	30%	£18,461,257	£14,732,920	£13,667,880	£13,605,241	£13,452,145	£12,527,589	£12,010,944
60% LAR 40% CIR	35%	£16,378,436	£12,803,800	£11,742,131	£11,680,631	£11,526,880	£10,604,372	£10,091,867
60% LAR 40% CIR	40%	£14,295,037	£10,868,650	£9,806,241	£9,743,861	£9,589,410	£8,673,703	£8,162,198
60% LAR 40% CIR	45%	£12,187,128	£8,927,136	£7,869,244	£7,806,008	£7,654,511	£6,735,637	£6,224,986
60% LAR 40% CIR	50%	£10,082,778	£6,978,737	£5,922,332	£5,861,139	£5,708,155	£4,790,254	£4,278,051
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£3,511,480	£4,994,742	£3,914,086	£3,851,477	£3,694,368	£2,755,914	£2,234,216
60% LAR 40% CIR	5%	£7,460,510	£3,101,840	£2,025,139	£1,962,776	£1,806,643	£871,244	£351,267
60% LAR 40% CIR	10%	£5,402,742	£1,201,724	£96,445	£96,445	£96,445	£96,445	£96,445
60% LAR 40% CIR	15%	£3,338,084	£7,038,447	£1,779,174	£1,717,742	£1,656,284	£1,217,297	£1,156,058
60% LAR 40% CIR	20%	£1,134,162	£2,414,042	£1,140,622	£1,079,190	£1,017,758	£1,144,124	£1,082,692
60% LAR 40% CIR	25%	£911,772	£1,540,509	£3,658,599	£3,596,166	£3,533,804	£1,751,261	£1,689,829
60% LAR 40% CIR	30%	£2,299,703	£1,458,076	£1,458,076	£1,458,076	£1,458,076	£1,458,076	£1,458,076
60% LAR 40% CIR	35%	£4,340,762	£5,403,979	£3,453,538	£3,392,106	£3,330,674	£1,596,126	£1,534,694
60% LAR 40% CIR	40%	£1,343,051	£1,343,051	£1,343,051	£1,343,051	£1,343,051	£1,343,051	£1,343,051
60% LAR 40% CIR	50%	£5,186,021	£1,228,082	£1,300,867	£1,311,686	£1,322,505	£1,480,276	£1,488,768
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£97,196,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£19,541,921	£14,869,506	£13,781,545	£13,718,892	£13,651,559	£12,618,764	£12,094,988
60% LAR 40% CIR	5%	£12,697,589	£12,880,861	£11,803,108	£11,737,355	£11,671,588	£10,742,032	£10,218,256
60% LAR 40% CIR	10%	£11,087,959	£10,011,267	£9,948,884	£9,792,961	£9,637,038	£8,857,363	£8,332,586
60% LAR 40% CIR	15%	£13,389,361	£9,187,872	£8,114,825	£8,052,654	£7,990,483	£6,964,833	£6,440,819
60% LAR 40% CIR	20%	£12,324,182	£7,280,871	£6,210,845	£6,148,876	£6,086,907	£5,061,321	£4,536,735
60% LAR 40% CIR	25%	£9,292,722	£5,366,427	£4,296,702	£4,234,908	£4,173,114	£3,147,528	£2,622,942
60% LAR 40% CIR	30%	£7,174,546	£3,445,210	£2,371,168	£2,310,531	£2,249,894	£1,224,307	£1,199,724
60% LAR 40% CIR	35%	£5,089,726	£1,517,090	£455,421	£393,920	£332,419	£1,194,843	£1,169,843
60% LAR 40% CIR	40%	£2,209,495	£1,398,426	£1,398,426	£1,398,426	£1,398,426	£1,398,426	£1,398,426
60% LAR 40% CIR	45%	£3,001,417	£2,307,872	£2,311,437	£2,314,706	£2,317,975	£1,501,073	£1,497,124
60% LAR 40% CIR	50%	£1,298,839	£4,307,874	£5,364,238	£5,426,601	£5,488,964	£6,896,867	£7,310,690
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£40,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£22,395,905	£18,175,585	£17,085,954	£17,022,773	£16,959,633	£15,927,841	£15,405,997
60% LAR 40% CIR	5%	£20,806,677	£16,289,940	£15,209,277	£15,146,674	£15,084,165	£14,051,111	£13,529,414
60% LAR 40% CIR	10%	£18,755,708	£14,307,037	£13,226,466	£13,163,863	£13,101,260	£12,068,442	£11,546,684
60% LAR 40% CIR	15%	£16,697,940	£12,496,951	£11,413,904	£11,351,743	£11,289,582	£10,273,912	£9,752,886
60% LAR 40% CIR	20%	£14,633,261	£10,689,750	£9,606,025	£9,543,225	£9,480,425	£8,464,800	£7,944,274
60% LAR 40% CIR	25%	£12,561,801	£8,675,068	£7,600,761	£7,538,358	£7,475,955	£6,461,362	£5,940,836
60% LAR 40% CIR	30%	£10,483,625	£6,754,288	£5,680,248	£5,617,610	£5,554,972	£4,540,836	£4,020,283
60% LAR 40% CIR	35%	£8,398,805	£4,826,169	£3,754,500	£3,702,869	£3,649,238	£2,625,740	£2,104,236
60% LAR 40% CIR	40%	£6,307,405	£2,891,218	£1,831,610	£1,770,230	£1,708,850	£998,071	£1,484,567
60% LAR 40% CIR	45%	£4,209,495	£959,507	£64,044	£64,044	£64,044	£1,914,844	£1,899,844
60% LAR 40% CIR	50%	£2,105,146	£2,055,359	£2,116,586	£2,177,813	£2,239,040	£1,517,318	£1,517,318
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£20,601,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£26,387,224	£26,387,224	£26,387,224	£26,387,224	£26,387,224	£26,387,224	£26,387,224
60% LAR 40% CIR	5%	£24,716,522	£25,207,584	£25,207,584	£25,207,584	£25,207,584	£25,207,584	£25,207,584
60% LAR 40% CIR	10%	£22,067,412	£18,308,682	£17,231,991	£17,169,418	£17,106,845	£16,078,087	£15,568,309
60% LAR 40% CIR	15%	£20,009,344	£16,403,596	£15,326,548	£15,273,387	£15,219,226	£14,190,507	£13,687,242
60% LAR 40% CIR	20%	£18,544,906	£14,501,395	£13,421,699	£13,369,700	£13,317,701	£12,289,245	£11,788,837
60% LAR 40% CIR	25%	£16,473,446	£12,597,130	£11,500,498	£11,448,639	£11,396,780	£10,372,227	£9,869,270
60% LAR 40% CIR	30%	£14,385,270	£10,605,933	£9,501,863	£9,450,294	£9,398,725	£8,461,581	£7,947,628
60% LAR 40% CIR	35%	£12,310,450	£8,727,813	£7,626,145	£7,574,644	£7,523,143	£6,585,385	£6,072,881
60% LAR 40% CIR	40%	£10,218,050	£6,842,861	£5,743,254	£5,691,875	£5,639,496	£4,697,716	£4,596,212
60% LAR 40% CIR	45%	£8,121,141	£4,961,151	£3,863,297	£3,812,019	£3,760,741	£2,819,991	£2,718,999
60% LAR 40% CIR	50%	£6,016,761	£2,912,750	£1,815,346	£1,764,152	£1,712,958	£2,244,267	£2,143,074

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area		Zone A - Kings Cross Lower	
No Units		75		Sales value inflation	
Site Area		0.2 Ha		Build cost inflation	
Residual land values:		Tenure		Base	
				Base	
				LAR - CIR	

LB Camden
Local Plan Viability Testing 2025

Rest 12 - 75 Flats		Value Area		Zone A - Kings Cross Higher	
No Units	75	Sales value inflation		Base	
Site Area	0.2 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR, CIR	

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area		Zone A - Lower Central Zone	
No Units	75	Sales value inflation		Base	
Site Area	0.2 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR, CIR	
		Base Build Costs, Access Pmt M4(2) and Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	
Tenure	%AH				
60% LAR, 40% CIR	0%	£40,942,415	£36,151,679	£35,065,717	£35,003,864
60% LAR, 40% CIR	5%	£38,599,736	£33,785,110	£32,685,449	£32,620,844
60% LAR, 40% CIR	10%	£35,850,220	£31,373,286	£30,296,594	£30,234,221
60% LAR, 40% CIR	15%	£33,250,867	£28,973,276	£27,900,229	£27,862,863
60% LAR, 40% CIR	20%	£30,730,767	£26,566,152	£25,486,426	£25,434,457
60% LAR, 40% CIR	25%	£28,190,135	£24,151,984	£23,085,259	£23,023,464
60% LAR, 40% CIR	30%	£25,573,813	£21,730,844	£20,666,165	£20,604,894
60% LAR, 40% CIR	35%	£22,981,045	£19,302,801	£18,241,132	£18,179,631
60% LAR, 40% CIR	40%	£20,381,600	£16,867,527	£15,804,318	£15,742,587
60% LAR, 40% CIR	45%	£17,775,644	£14,426,262	£13,368,438	£13,307,160
60% LAR, 40% CIR	50%	£15,163,246	£11,977,968	£10,921,564	£10,860,370
Residual Land values compared to benchmark land values Higher Value Secondary Offices		£97,649,005			
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	
Tenure	%AH				
60% LAR, 40% CIR	0%	£19,980,566	£16,818,985	£16,769,768	£16,710,985
60% LAR, 40% CIR	5%	£18,126,559	£14,493,281	£13,412,620	£13,356,915
60% LAR, 40% CIR	10%	£16,277,381	£12,100,457	£11,023,765	£10,967,392
60% LAR, 40% CIR	15%	£14,601,038	£9,700,447	£8,627,400	£8,469,834
60% LAR, 40% CIR	20%	£11,457,638	£7,293,353	£6,223,597	£6,163,426
60% LAR, 40% CIR	25%	£9,730,767	£4,879,135	£3,807,207	£3,747,430
60% LAR, 40% CIR	30%	£8,201,084	£2,458,015	£1,383,975	£1,332,306
60% LAR, 40% CIR	35%	£6,844,989	£5,381,216	£4,301,692	£4,241,088
60% LAR, 40% CIR	40%	£1,108,971	£3,494,863	£2,484,510	£2,424,196
60% LAR, 40% CIR	45%	£1,497,184	£2,401,517	£1,404,301	£1,343,698
60% LAR, 40% CIR	50%	£4,105,861	£7,256,861	£5,301,265	£4,814,459
Residual Land values compared to benchmark land values Medium Value Secondary Offices		£57,186,000			
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	
Tenure	%AH				
60% LAR, 40% CIR	0%	£29,855,704	£24,864,968	£23,780,007	£23,717,154
60% LAR, 40% CIR	5%	£27,113,658	£22,479,389	£21,396,738	£21,336,134
60% LAR, 40% CIR	10%	£24,563,510	£20,086,575	£19,009,884	£18,947,511
60% LAR, 40% CIR	15%	£22,007,157	£17,686,565	£16,613,516	£16,551,306
60% LAR, 40% CIR	20%	£19,444,056	£15,279,441	£14,206,715	£14,147,746
60% LAR, 40% CIR	25%	£16,873,425	£12,865,212	£11,798,549	£11,736,754
60% LAR, 40% CIR	30%	£14,287,203	£10,444,133	£9,380,093	£9,318,454
60% LAR, 40% CIR	35%	£11,694,335	£8,016,090	£6,954,421	£6,892,921
60% LAR, 40% CIR	40%	£9,101,889	£5,581,216	£4,519,697	£4,457,223
60% LAR, 40% CIR	45%	£6,488,553	£3,139,542	£2,081,727	£2,020,440
60% LAR, 40% CIR	50%	£3,876,536	£981,257	£2,086,148	£2,026,340
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space		£46,425,000			
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	
Tenure	%AH				
60% LAR, 40% CIR	0%	£30,964,763	£26,174,047	£25,085,065	£25,026,231
60% LAR, 40% CIR	5%	£28,422,127	£23,788,478	£22,707,817	£22,648,213
60% LAR, 40% CIR	10%	£27,872,580	£23,395,654	£22,314,963	£22,256,500
60% LAR, 40% CIR	15%	£25,316,236	£20,995,644	£19,922,597	£19,860,435
60% LAR, 40% CIR	20%	£22,753,135	£18,589,520	£17,518,794	£17,456,825
60% LAR, 40% CIR	25%	£20,194,664	£16,174,362	£15,107,155	£15,045,847
60% LAR, 40% CIR	30%	£17,596,282	£13,753,212	£12,685,172	£12,627,533
60% LAR, 40% CIR	35%	£15,003,613	£11,325,169	£10,253,050	£10,202,000
60% LAR, 40% CIR	40%	£12,403,968	£8,890,295	£7,830,887	£7,789,307
60% LAR, 40% CIR	45%	£9,799,012	£6,448,861	£5,389,089	£5,350,520
60% LAR, 40% CIR	50%	£7,185,815	£4,000,336	£2,943,633	£2,880,738
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution		£26,601,000			
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	
Tenure	%AH				
60% LAR, 40% CIR	0%	£34,333,771	£32,985,982	£31,700,730	£31,637,817
60% LAR, 40% CIR	5%	£32,772,880	£29,700,123	£28,614,462	£28,550,857
60% LAR, 40% CIR	10%	£31,284,233	£27,307,269	£26,230,607	£26,169,234
60% LAR, 40% CIR	15%	£29,727,880	£24,907,499	£23,834,242	£23,772,080
60% LAR, 40% CIR	20%	£28,064,780	£22,500,165	£21,430,439	£21,368,470
60% LAR, 40% CIR	25%	£24,984,149	£20,095,097	£19,020,897	£18,957,272
60% LAR, 40% CIR	30%	£21,567,590	£17,684,857	£16,600,817	£16,538,178
60% LAR, 40% CIR	35%	£18,915,586	£15,280,614	£14,175,145	£14,113,044
60% LAR, 40% CIR	40%	£16,116,613	£12,801,040	£11,744,350	£11,680,962
60% LAR, 40% CIR	45%	£13,709,657	£10,360,305	£9,302,451	£9,241,173
60% LAR, 40% CIR	50%	£11,067,259	£7,811,861	£6,855,977	£6,796,383

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area		Zone A - Medium Central Zone				
No Units	75	Sales value inflation		Base				
Site Area	0.2 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR, CIR				
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£52,723,772	£47,761,496	£46,692,839	£46,630,931	£46,476,161	£45,547,534	£45,031,630
60% LAR - 40% CIR	5%	£49,982,047	£44,803,555	£43,739,134	£43,677,472	£43,523,314	£42,598,312	£42,084,117
60% LAR - 40% CIR	10%	£46,453,441	£41,836,467	£40,777,567	£40,716,522	£40,562,932	£39,641,075	£39,121,297
60% LAR - 40% CIR	15%	£43,308,020	£38,866,302	£37,809,362	£37,748,155	£37,595,086	£36,665,379	£36,147,365
60% LAR - 40% CIR	20%	£40,155,863	£35,887,131	£34,826,324	£34,765,355	£34,611,432	£33,681,689	£33,165,492
60% LAR - 40% CIR	25%	£36,967,404	£32,900,838	£31,853,914	£31,792,120	£31,637,633	£30,690,715	£30,175,761
60% LAR - 40% CIR	30%	£33,811,541	£29,896,254	£28,847,214	£28,785,679	£28,631,629	£27,671,250	£27,156,250
60% LAR - 40% CIR	35%	£30,659,533	£26,884,968	£25,825,300	£25,763,789	£25,609,048	£24,645,540	£24,131,036
60% LAR - 40% CIR	40%	£27,461,648	£23,869,567	£22,807,242	£22,745,662	£22,592,411	£21,617,704	£21,102,250
60% LAR - 40% CIR	45%	£24,285,576	£20,841,972	£19,784,119	£19,722,840	£19,569,645	£18,590,471	£18,139,500
60% LAR - 40% CIR	50%	£21,090,459	£17,810,404	£16,754,000	£16,692,807	£16,539,823	£15,561,920	£15,111,975
Residual Land values compared to benchmark land values Higher Value Secondary Offices								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£30,319,219	£25,530,726	£24,466,305	£24,404,643	£24,250,485	£23,325,544	£22,811,686
60% LAR - 40% CIR	10%	£27,180,612	£22,565,638	£21,505,128	£21,443,693	£21,290,103	£20,365,246	£19,848,466
60% LAR - 40% CIR	15%	£24,035,761	£19,550,473	£18,536,563	£18,474,306	£18,322,267	£17,397,450	£16,874,138
60% LAR - 40% CIR	20%	£20,893,024	£16,514,362	£15,555,495	£15,493,526	£15,338,603	£14,409,070	£13,892,963
60% LAR - 40% CIR	25%	£17,744,175	£13,527,839	£12,627,809	£12,567,106	£12,404,844	£11,477,896	£10,961,438
60% LAR - 40% CIR	30%	£14,588,713	£10,520,426	£9,595,385	£9,537,747	£9,343,650	£8,419,074	£7,905,421
60% LAR - 40% CIR	35%	£11,436,264	£7,517,139	£6,585,471	£6,528,219	£6,313,619	£5,389,202	£4,874,202
60% LAR - 40% CIR	40%	£8,288,217	£4,504,662	£3,534,413	£3,473,033	£3,315,569	£2,391,975	£1,874,371
60% LAR - 40% CIR	45%	£5,022,748	£1,569,143	£511,260	£450,011	£296,816	£-202,358	£-113,009
60% LAR - 40% CIR	50%	£1,817,630	£-1,469,426	£-2,116,864	£-2,163,664	£-2,210,606	£-3,300,408	£-4,404,544
Residual Land values compared to benchmark land values Medium Value Secondary Offices								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£41,437,061	£36,474,785	£35,406,129	£35,344,221	£35,189,450	£34,260,823	£33,744,900
60% LAR - 40% CIR	5%	£38,305,337	£33,316,844	£32,248,384	£32,186,476	£32,032,604	£31,111,663	£30,595,807
60% LAR - 40% CIR	10%	£35,186,731	£30,251,757	£29,181,246	£29,120,811	£28,977,222	£28,054,364	£27,534,587
60% LAR - 40% CIR	15%	£32,021,310	£27,179,589	£26,102,672	£26,041,444	£25,898,375	£25,076,668	£24,556,054
60% LAR - 40% CIR	20%	£28,869,161	£24,100,426	£23,024,814	£22,964,014	£22,811,644	£22,085,189	£21,561,782
60% LAR - 40% CIR	25%	£25,710,293	£21,018,928	£20,047,203	£20,085,409	£20,030,922	£19,404,005	£18,889,050
60% LAR - 40% CIR	30%	£22,544,631	£16,938,544	£15,965,044	£15,903,865	£15,743,769	£15,116,193	£14,591,438
60% LAR - 40% CIR	35%	£19,372,623	£13,858,258	£12,885,589	£12,824,088	£12,663,629	£12,035,829	£11,511,325
60% LAR - 40% CIR	40%	£16,200,386	£10,776,140	£9,803,437	£9,742,182	£9,581,902	£8,954,466	£8,430,202
60% LAR - 40% CIR	45%	£13,028,068	£7,695,262	£6,722,400	£6,661,129	£6,500,904	£5,873,761	£5,350,100
60% LAR - 40% CIR	50%	£9,853,749	£4,623,093	£3,650,290	£3,589,096	£3,428,113	£2,801,210	£2,276,289
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£44,746,150	£39,783,064	£38,715,205	£38,653,295	£38,498,529	£37,569,202	£37,053,995
60% LAR - 40% CIR	5%	£41,614,616	£36,652,923	£35,581,503	£35,519,840	£35,365,683	£34,436,742	£33,921,886
60% LAR - 40% CIR	10%	£38,475,810	£33,580,136	£32,509,325	£32,447,890	£32,294,300	£31,365,443	£30,851,166
60% LAR - 40% CIR	15%	£35,330,389	£30,488,671	£29,417,751	£29,356,523	£29,203,747	£28,274,686	£27,760,737
60% LAR - 40% CIR	20%	£32,178,221	£27,369,669	£26,298,853	£26,237,723	£26,085,861	£25,156,288	£24,641,861
60% LAR - 40% CIR	25%	£29,021,862	£24,250,007	£23,179,287	£23,118,046	£22,965,261	£22,035,409	£21,520,126
60% LAR - 40% CIR	30%	£25,863,910	£21,138,623	£20,067,583	£20,006,348	£19,853,948	£18,923,772	£18,408,618
60% LAR - 40% CIR	35%	£22,681,862	£18,027,337	£16,956,866	£16,895,167	£16,742,616	£15,812,668	£15,297,404
60% LAR - 40% CIR	40%	£19,503,414	£14,918,219	£13,848,611	£13,787,231	£13,634,780	£12,704,872	£12,189,568
60% LAR - 40% CIR	45%	£16,317,867	£11,804,341	£10,734,867	£10,673,208	£10,520,613	£9,590,740	£9,075,188
60% LAR - 40% CIR	50%	£13,112,828	£8,692,772	£7,623,369	£7,561,775	£7,409,192	£6,479,210	£5,963,289
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£45,026,061	£40,069,559	£39,002,853	£38,941,485	£38,788,174	£37,859,547	£37,345,447
60% LAR - 40% CIR	5%	£42,867,454	£37,922,480	£36,851,970	£36,790,635	£36,638,945	£35,710,088	£35,205,911
60% LAR - 40% CIR	10%	£39,742,034	£34,800,115	£33,743,365	£33,682,106	£33,530,099	£32,601,392	£32,097,378
60% LAR - 40% CIR	15%	£36,599,869	£31,671,144	£30,613,373	£30,552,368	£30,400,446	£29,471,912	£28,967,900
60% LAR - 40% CIR	20%	£33,451,017	£28,543,652	£27,485,927	£27,425,130	£27,263,846	£26,335,228	£25,831,214
60% LAR - 40% CIR	25%	£30,300,555	£25,416,267	£24,358,227	£24,297,679	£24,136,589	£23,207,916	£22,703,263
60% LAR - 40% CIR	30%	£27,150,546	£22,288,861	£21,230,313	£21,169,812	£21,009,261	£20,080,563	£19,575,889
60% LAR - 40% CIR	35%	£24,000,569	£19,160,864	£18,102,864	£18,042,816	£17,882,816	£16,953,117	£16,448,213
60% LAR - 40% CIR	40%	£20,850,591	£16,032,885	£15,074,885	£15,014,885	£14,854,885	£13,925,188	£13,420,283
60% LAR - 40% CIR	45%	£17,700,613	£12,904,907	£11,946,907	£11,886,907	£11,726,907	£10,797,210	£10,292,305
60% LAR - 40% CIR	50%	£14,550,635	£9,776,929	£8,818,929	£8,758,929	£8,598,929	£7,669,232	£7,164,327

Res 12 - 76 Flats		Value Area		Zone A - Higher Central Zone	
No Units	76	Sales value inflation		Base	
Site Area	0.2 Ha	Build cost inflation		Base	
Residual land values:		Tenure		L&R, CIR	
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offsets Payments
60% L&R 40% CIR	1%	£29,456,978	£34,386,051	£53,317,395	£53,100,715
60% L&R 40% CIR	5%	£31,987,662	£37,096,485	£57,002,462	£56,870,795
60% L&R 40% CIR	10%	£32,512,425	£40,800,587	£60,676,051	£60,603,483
60% L&R 40% CIR	15%	£49,003,384	£44,447,471	£43,440,253	£43,229,896
60% L&R 40% CIR	20%	£45,461,810	£41,180,714	£40,133,125	£39,819,484
60% L&R 40% CIR	25%	£42,046,157	£37,869,437	£36,817,474	£36,605,713
60% L&R 40% CIR	30%	£38,844,985	£34,845,031	£33,487,183	£33,282,428
60% L&R 40% CIR	35%	£35,005,656	£31,214,227	£30,155,986	£29,840,714
60% L&R 40% CIR	40%	£31,000,389	£27,805,026	£26,806,628	£26,501,768
60% L&R 40% CIR	45%	£27,998,889	£24,508,075	£23,450,221	£23,235,747
60% L&R 40% CIR	50%	£24,971,006	£21,143,726	£20,086,612	£19,872,544
				£19,654,747	£19,441,765
				£19,216,574	£19,002,922
				£18,977,644	£18,764,095
				£18,738,813	£18,525,264
				£18,500,031	£18,286,482
				£18,261,250	£18,047,700
				£18,022,468	£17,808,918
				£17,783,687	£17,570,136
				£17,544,905	£17,331,354
				£17,306,123	£17,092,572
				£17,067,341	£16,853,790
				£16,828,559	£16,615,008
				£16,589,777	£16,376,226
				£16,350,995	£16,137,444
				£16,112,213	£15,898,662
				£15,873,431	£15,659,880
				£15,634,649	£15,421,098
				£15,395,867	£15,182,316
				£15,157,085	£14,943,534
				£14,918,303	£14,704,752
				£14,679,521	£14,465,970
				£14,440,739	£14,227,188
				£14,201,957	£13,988,406
				£13,963,175	£13,749,624
				£13,724,393	£13,510,842
				£13,485,611	£13,272,060
				£13,246,829	£13,033,278
				£13,008,047	£12,794,496
				£12,769,265	£12,555,714
				£12,530,483	£12,316,932
				£12,291,701	£12,078,150
				£12,052,919	£11,839,368
				£11,814,137	£11,600,586
				£11,575,355	£11,361,804
				£11,336,573	£11,123,022
				£11,097,791	£10,884,240
				£10,859,009	£10,645,458
				£10,620,227	£10,406,676
				£10,381,445	£10,167,894
				£10,142,663	£9,929,112
				£9,903,881	£9,690,330
				£9,665,099	£9,451,548

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

[illegible]

Residual Land values compared to benchmark land values

Base Build Costs, Access Prt M(4)2 & Building Safety Levy		Base Build Costs, Access Prt M(4)2, Building Safety Levy & S106, CIL, Building Regs & 2022 Staircases		Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs & 2022 Staircases, Wchair Prt M(4)3 & BREEAM Excellent		Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs & 2022 Staircases, Wchair Prt M(4)3, BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs & 2022 Staircases, Wchair Prt M(4)3, BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs & 2022 Staircases, Wchair Prt M(4)3, BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs & 2022 Staircases, Wchair Prt M(4)3, BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
Tenure	% AH												
0%		£48,189,265	£43,099,340	£42,030,685	£41,998,776	£41,814,005	£40,885,379						
60% LAR: 40% CR	5%	£44,700,591	£39,810,171	£38,745,751	£38,694,088	£38,529,801	£37,604,990						
60% LAR: 40% CR	10%	£41,225,714	£36,513,856	£35,453,346	£35,403,346	£35,239,371	£34,314,561						
60% LAR: 40% CR	15%	£37,743,684	£33,210,443	£32,153,344	£32,092,316	£31,928,241	£31,003,425						
60% LAR: 40% CR	20%	£34,264,905	£29,900,063	£28,848,414	£28,785,377	£28,621,783	£27,717,220						
60% LAR: 40% CR	25%	£30,786,447	£26,586,726	£25,532,033	£25,469,003	£25,305,028	£24,400,235						
60% LAR: 40% CR	30%	£27,301,374	£23,268,521	£22,214,472	£22,149,718	£21,985,718	£21,088,577						
60% LAR: 40% CR	35%	£23,748,785	£19,952,516	£18,897,516	£18,829,256	£18,665,244	£17,771,492						
60% LAR: 40% CR	40%	£20,233,699	£16,639,529	£15,579,529	£15,510,917	£15,346,906	£14,454,378						
60% LAR: 40% CR	45%	£16,712,149	£13,321,394	£12,263,511	£12,193,223	£12,029,037	£11,129,864						
60% LAR: 40% CR	50%	£13,188,294	£9,999,514	£8,946,514	£8,876,014	£8,710,514	£7,811,298						

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

Tenure		%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cllr, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cllr, Building Regs 2022 & Staircases & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cllr, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cllr, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cllr, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cllr, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 40% CDR	0%		£91,478,344	£48,048,000	£48,430,764	£45,777,000	£45,123,084	£44,194,458	£43,276,504
60% LAR, 40% CDR	10%		£99,010,010	£51,119,250	£51,500,014	£48,189,160	£47,339,014	£46,409,170	£45,489,326
60% LAR, 40% CDR	10%		£44,534,763	£38,822,819	£39,203,593	£38,762,425	£38,547,400	£37,625,862	£36,704,324
60% LAR, 40% CDR	20%		£41,052,761	£36,562,822	£36,943,596	£36,182,222	£35,967,197	£35,045,659	£34,124,121
60% LAR, 40% CDR	20%		£37,563,984	£33,209,142	£33,589,916	£32,828,542	£32,613,517	£31,691,979	£30,770,441
60% LAR, 40% CDR	20%		£34,068,266	£29,851,805	£30,232,579	£29,471,205	£29,256,180	£28,334,642	£27,413,104
60% LAR, 40% CDR	30%		£30,568,453	£26,347,600	£26,728,374	£25,966,999	£25,751,974	£24,830,436	£23,908,898
60% LAR, 40% CDR	35%		£27,059,834	£23,286,295	£23,667,069	£22,905,694	£22,690,669	£21,769,131	£20,847,593
60% LAR, 40% CDR	40%		£23,549,215	£19,888,604	£20,269,378	£19,507,999	£19,292,974	£18,371,436	£17,450,898
60% LAR, 40% CDR	45%		£20,039,228	£16,830,290	£17,211,064	£16,449,685	£16,234,660	£15,313,122	£14,392,584
60% LAR, 40% CDR	50%		£16,528,607	£13,771,975	£14,152,749	£13,391,370	£13,176,345	£12,254,807	£11,334,269

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

Tenure		%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
0%	0%	0%	£55,399,999	£80,320,004	£49,251,408	£49,189,500	£49,034,729	£49,108,106	£47,590,199
60% LAR, 40% CDR	0%	0%	£47,181,685	£47,030,895	£47,069,675	£46,994,812	£46,840,041	£46,913,788	£44,311,885
60% LAR, 40% CDR	10%	10%	£48,448,458	£47,734,580	£47,674,070	£47,612,434	£47,548,034	£47,537,507	£45,024,542
60% LAR, 40% CDR	10%	10%	£44,864,407	£44,241,187	£44,307,268	£44,311,140	£44,309,971	£44,321,549	£41,799,025
60% LAR, 40% CDR	10%	10%	£41,615,909	£41,120,677	£41,160,677	£41,160,677	£41,160,677	£41,160,677	£39,425,744
60% LAR, 40% CDR	20%	20%	£37,889,170	£33,803,450	£32,752,757	£32,691,478	£32,630,727	£32,621,859	£31,109,005
60% LAR, 40% CDR	20%	20%	£34,673,098	£30,479,245	£29,433,116	£29,381,106	£29,324,743	£29,316,443	£28,425,971
60% LAR, 40% CDR	30%	30%	£30,999,479	£27,148,240	£26,089,079	£26,037,067	£25,974,727	£25,962,220	£24,839,410
60% LAR, 40% CDR	30%	30%	£27,654,382	£23,800,248	£22,740,041	£22,687,930	£22,625,689	£22,618,102	£21,705,885
60% LAR, 40% CDR	40%	40%	£23,932,872	£20,442,088	£19,384,235	£19,328,247	£19,266,761	£19,250,587	£18,779,936
60% LAR, 40% CDR	40%	40%	£20,587,622	£17,092,722	£16,034,869	£15,978,880	£15,916,394	£15,900,220	£15,429,585

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone A - Zone 1 and Eastern Central Zone				
No Units	135	Sales value inflation		Base				
Site Area	1.64 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR, CIR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments, Sustainability & Embodied Carbon	
0%	0%	£25,272,486	£42,800,174	£40,771,833	£40,654,261	£40,366,119	£38,565,811	
60% LAR - 40% CIR	5%	£27,674,710	£30,471,784	£27,451,279	£27,334,101	£27,041,156	£25,363,486	
60% LAR - 40% CIR	10%	£44,062,522	£35,120,583	£34,116,307	£33,999,538	£33,707,640	£31,569,255	
60% LAR - 40% CIR	15%	£40,427,710	£32,773,700	£30,767,024	£30,650,648	£30,359,709	£28,814,078	
60% LAR - 40% CIR	20%	£36,772,160	£29,440,205	£27,403,594	£27,297,567	£26,997,503	£25,257,088	
60% LAR - 40% CIR	25%	£33,104,193	£26,021,409	£24,026,144	£23,910,432	£23,621,150	£22,081,187	
60% LAR - 40% CIR	30%	£29,423,400	£22,622,263	£20,534,913	£20,519,380	£20,230,798	£18,499,354	
60% LAR - 40% CIR	35%	£25,725,935	£19,215,955	£17,229,734	£17,114,547	£16,826,580	£15,097,305	
60% LAR - 40% CIR	40%	£22,022,906	£15,793,619	£13,800,257	£13,683,329	£13,391,605	£11,640,367	
60% LAR - 40% CIR	45%	£18,304,444	£12,345,367	£10,330,654	£10,219,107	£9,927,758	£8,176,306	
60% LAR - 40% CIR	50%	£14,574,675	£8,864,875	£6,857,710	£6,741,311	£6,450,312	£4,704,334	
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£25,112,225	£28,625,321	£28,125,253	£25,755,225	£25,124,814	£25,305,305	£25,369,774
60% LAR - 40% CIR	5%	£27,341,909	£26,275,148	£27,388,434	£27,425,163	£27,607,501	£26,484,476	£26,421,428
60% LAR - 40% CIR	10%	£26,397,520	£26,833,030	£26,637,769	£26,754,583	£27,035,501	£25,760,863	£25,763,448
60% LAR - 40% CIR	15%	£26,463,867	£27,000,466	£26,661,139	£24,177,103	£24,460,231	£24,771,824	£24,771,824
60% LAR - 40% CIR	20%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
60% LAR - 40% CIR	25%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
60% LAR - 40% CIR	30%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
60% LAR - 40% CIR	35%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
60% LAR - 40% CIR	40%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
60% LAR - 40% CIR	45%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
60% LAR - 40% CIR	50%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
Residual Land values compared to benchmark land values		£57,186,000						
Medium Value Secondary Offices								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£5,112,225	£28,625,321	£29,125,253	£25,755,225	£25,124,814	£25,305,305	£25,369,774
60% LAR - 40% CIR	5%	£27,341,909	£26,275,148	£27,388,434	£27,425,163	£27,607,501	£26,484,476	£26,421,428
60% LAR - 40% CIR	10%	£26,397,520	£26,833,030	£26,637,769	£26,754,583	£27,035,501	£25,760,863	£25,763,448
60% LAR - 40% CIR	15%	£26,463,867	£27,000,466	£26,661,139	£24,177,103	£24,460,231	£24,771,824	£24,771,824
60% LAR - 40% CIR	20%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
60% LAR - 40% CIR	25%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
60% LAR - 40% CIR	30%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
60% LAR - 40% CIR	35%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
60% LAR - 40% CIR	40%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
60% LAR - 40% CIR	45%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
60% LAR - 40% CIR	50%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
Residual Land values compared to benchmark land values		£40,420,000						
Lower Value Secondary Offices / Community Space								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£5,112,225	£28,625,321	£29,125,253	£25,755,225	£25,124,814	£25,305,305	£25,369,774
60% LAR - 40% CIR	5%	£27,341,909	£26,275,148	£27,388,434	£27,425,163	£27,607,501	£26,484,476	£26,421,428
60% LAR - 40% CIR	10%	£26,397,520	£26,833,030	£26,637,769	£26,754,583	£27,035,501	£25,760,863	£25,763,448
60% LAR - 40% CIR	15%	£26,463,867	£27,000,466	£26,661,139	£24,177,103	£24,460,231	£24,771,824	£24,771,824
60% LAR - 40% CIR	20%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
60% LAR - 40% CIR	25%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
60% LAR - 40% CIR	30%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
60% LAR - 40% CIR	35%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
60% LAR - 40% CIR	40%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
60% LAR - 40% CIR	45%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
60% LAR - 40% CIR	50%	£26,389,338	£26,383,322	£27,379,586	£27,284,298	£27,783,581	£26,319,310	£26,463,543
Residual Land values compared to benchmark land values		£20,691,000						
Secondary Industrial/Storage/Distribution								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£25,880,142	£21,406,628	£18,374,487	£18,260,852	£18,886,773	£17,202,255	£16,222,013
60% LAR - 40% CIR	5%	£25,281,354	£18,076,438	£16,057,933	£15,940,755	£15,647,410	£13,880,140	£12,913,657
60% LAR - 40% CIR	10%	£19,033,864	£11,380,354	£9,373,877	£9,257,362	£8,965,363	£7,220,732	£6,256,546
60% LAR - 40% CIR	15%	£15,374,823	£8,010,918	£6,010,267	£5,894,221	£5,602,144	£3,853,322	£2,868,863
60% LAR - 40% CIR	20%	£11,710,840	£4,638,053	£2,632,788	£2,517,086	£2,227,804	£480,114	£297,109
60% LAR - 40% CIR	25%	£7,880,595	£1,261,619	£68,888	£67,466,649	£66,044,890	£48,650,860	£47,228,940
60% LAR - 40% CIR	30%	£4,330,585	£2,171,381	£4,151,612	£4,278,736	£4,396,766	£3,306,341	£2,380,581
60% LAR - 40% CIR	35%	£630,560	£1,000,721	£1,000,721	£1,000,721	£1,000,721	£1,000,721	£1,000,721
60% LAR - 40% CIR	40%	£1,164,464	£1,000,721	£1,111,728	£1,111,728	£1,111,728	£1,111,728	£1,111,728
60% LAR - 40% CIR	45%	£1,164,464	£1,000,721	£1,111,728	£1,111,728	£1,111,728	£1,111,728	£1,111,728
60% LAR - 40% CIR	50%	£1,164,464	£1,000,721	£1,111,728	£1,111,728	£1,111,728	£1,111,728	£1,111,728
Residual Land values compared to benchmark land values		£20,691,000						

LB Camden
Local Plan Viability Testing 2025

Reel 13 - 135 Flats	
---------------------	--

No Units	135
Site Area	5.88 Ha

Residual land values:

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	157,273.48	182,803.174	180,715.833	160,854.281	148,386.119	148,386.119	157,815.305
0% LAR - 40% CIR	5%	147,674.710	176,471.784	177,451.279	157,354.101	137,041.166	135,383.486	134,307.003
0% LAR - 40% CIR	10%	144,362.802	176,126.583	174,116.287	153,968.588	133,707.640	131,959.255	130,981.262
0% LAR - 40% CIR	15%	140,427.210	173,773.700	170,787.024	150,650.648	130,369.709	128,614.076	127,644.262
0% LAR - 40% CIR	20%	136,775.169	170,404.365	167,403.584	147,307.650	126,987.520	125,252.768	124,265.339
0% LAR - 40% CIR	25%	133,194.193	166,921.469	164,026.144	143,910.432	123,621.150	121,885.460	120,921.187
0% LAR - 40% CIR	30%	129,423.846	163,325.833	160,334.813	140,519.360	120,260.768	118,485.304	117,537.363
0% LAR - 40% CIR	35%	125,759.935	159,615.955	157,259.734	137,114.547	116,836.580	115,067.305	114,112.768
0% LAR - 40% CIR	40%	122,023.866	155,793.819	153,300.057	133,683.329	113,391.805	111,645.067	110,687.825
0% LAR - 40% CIR	45%	118,366.444	151,845.361	149,335.664	130,216.107	109,927.759	108,179.526	107,266.497
0% LAR - 40% CIR	50%	114,574.675	147,864.875	145,367.710	126,741.311	106,450.312	104,704.324	103,754.330

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	258,111.425	288,954.557	286,955.255	266,159.529	243,328.832	243,328.832	258,111.425
0% LAR - 40% CIR	5%	248,122.425	281,523.497	279,524.295	260,728.529	240,817.814	240,817.814	248,122.425
0% LAR - 40% CIR	10%	237,541.963	276,275.148	274,275.846	257,505.193	237,597.091	237,597.091	237,541.963
0% LAR - 40% CIR	15%	230,977.523	268,531.011	266,531.709	250,754.063	230,146.031	230,146.031	230,977.523
0% LAR - 40% CIR	20%	224,402.542	260,506.468	258,507.167	244,117.847	224,117.847	224,117.847	224,402.542
0% LAR - 40% CIR	25%	218,303.518	256,363.327	254,363.825	237,484.286	217,755.581	217,755.581	218,303.518
0% LAR - 40% CIR	30%	212,481.125	251,179.468	249,179.966	230,369.815	211,123.035	211,123.035	212,481.125
0% LAR - 40% CIR	35%	216,874.788	246,188.778	244,189.276	224,260.184	204,717.131	204,717.131	216,874.788
0% LAR - 40% CIR	40%	211,461.115	241,011.115	239,011.613	217,447.442	200,115.415	200,115.415	211,461.115
0% LAR - 40% CIR	45%	206,180.587	236,059.370	234,059.868	211,183.024	193,176.992	193,176.992	206,180.587
0% LAR - 40% CIR	50%	200,439.689	230,487.681	228,488.179	204,663.426	186,948.418	186,948.418	200,439.689

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	281,111.991	316,588.288	314,588.986	293,781.261	269,826.343	269,826.343	281,111.991
0% LAR - 40% CIR	5%	271,780.931	310,613.677	308,614.375	287,401.869	262,849.569	262,849.569	271,780.931
0% LAR - 40% CIR	10%	261,322.840	303,259.815	301,260.513	283,983.823	258,877.821	258,877.821	261,322.840
0% LAR - 40% CIR	15%	250,901.912	295,611.952	293,612.650	279,565.777	254,344.815	254,344.815	250,901.912
0% LAR - 40% CIR	20%	242,611.592	290,381.197	288,381.895	275,387.884	250,187.962	250,187.962	242,611.592
0% LAR - 40% CIR	25%	235,287.285	285,352.085	283,352.783	270,358.917	245,164.511	245,164.511	235,287.285
0% LAR - 40% CIR	30%	229,962.056	280,169.846	278,170.544	265,366.081	240,154.604	240,154.604	229,962.056
0% LAR - 40% CIR	35%	233,035.525	276,169.846	274,170.544	262,270.915	236,958.882	236,958.882	233,035.525
0% LAR - 40% CIR	40%	227,461.508	271,591.842	269,592.540	258,102.864	232,502.103	232,502.103	227,461.508
0% LAR - 40% CIR	45%	221,580.517	267,040.740	265,041.438	254,190.384	228,437.723	228,437.723	221,580.517
0% LAR - 40% CIR	50%	216,473.196	262,003.386	260,004.084	250,446.160	224,616.138	224,616.138	216,473.196

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	157,889.880	180,838.880	178,839.578	157,889.880	136,889.880	136,889.880	157,889.880
0% LAR - 40% CIR	5%	148,386.119	171,335.833	169,336.531	148,386.119	127,386.119	127,386.119	148,386.119
0% LAR - 40% CIR	10%	139,882.358	162,831.067	160,831.765	139,882.358	118,882.358	118,882.358	139,882.358
0% LAR - 40% CIR	15%	131,378.597	154,326.302	152,326.999	131,378.597	110,378.597	110,378.597	131,378.597
0% LAR - 40% CIR	20%	123,874.836	146,821.537	144,822.235	123,874.836	102,874.836	102,874.836	123,874.836
0% LAR - 40% CIR	25%	116,371.075	139,316.772	137,317.470	116,371.075	95,371.075	95,371.075	116,371.075
0% LAR - 40% CIR	30%	109,867.314	131,812.007	129,812.705	109,867.314	87,867.314	87,867.314	109,867.314
0% LAR - 40% CIR	35%	103,363.553	124,307.242	122,307.940	103,363.553	80,363.553	80,363.553	103,363.553
0% LAR - 40% CIR	40%	96,859.792	116,802.477	114,803.175	96,859.792	72,859.792	72,859.792	96,859.792
0% LAR - 40% CIR	45%	90,356.031	109,297.712	107,298.410	90,356.031	65,356.031	65,356.031	90,356.031
0% LAR - 40% CIR	50%	83,852.270	101,792.947	99,793.645	83,852.270	57,852.270	57,852.270	83,852.270

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	126,886.142	151,408.828	149,409.526	126,886.142	106,886.142	106,886.142	126,886.142
0% LAR - 40% CIR	5%	120,382.381	143,904.067	141,904.765	120,382.381	100,382.381	100,382.381	120,382.381
0% LAR - 40% CIR	10%	113,878.620	136,400.306	134,401.004	113,878.620	93,878.620	93,878.620	113,878.620
0% LAR - 40% CIR	15%	107,374.859	128,896.545	126,897.243	107,374.859	87,374.859	87,374.859	107,374.859
0% LAR - 40% CIR	20%	100,871.098	121,392.784	119,393.482	100,871.098	80,871.098	80,871.098	100,871.098
0% LAR - 40% CIR	25%	94,367.337	113,889.023	111,889.721	94,367.337	74,367.337	74,367.337	94,367.337
0% LAR - 40% CIR	30%	87,863.576	106,385.262	104,385.960	87,863.576	67,863.576	67,863.576	87,863.576
0% LAR - 40% CIR	35%	81,359.815	98,881.501	96,882.199	81,359.815	61,359.815	61,359.815	81,359.815
0% LAR - 40% CIR	40%	74,856.054	91,377.740	89,378.438	74,856.054	54,856.054	54,856.054	74,856.054
0% LAR - 40% CIR	45%	68,352.293	83,873.979	81,874.677	68,352.293	48,352.293	48,352.293	68,352.293
0% LAR - 40% CIR	50%	61,848.532	76,370.218	74,370.916	61,848.532	41,848.532	41,848.532	61,848.532

LB Camden
Local Plan Viability Testing 2025

Reel 13 - 135 Flats	
---------------------	--

No Units	135
Site Area	5.66 Ha

Residual land values:

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

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	136,202,518	131,898,035	148,070,753	160,253,387	148,298,009	147,424,921	148,511,245
60% LAR - 40% CIR	10%	135,202,518	127,625,730	145,905,226	145,768,047	145,446,102	143,737,432	142,760,948
60% LAR - 40% CIR	15%	132,141,009	124,138,884	142,125,298	142,208,338	141,710,642	139,962,265	138,962,265
60% LAR - 40% CIR	20%	140,987,909	140,337,757	138,331,080	138,214,705	137,953,786	136,178,135	135,208,339
60% LAR - 40% CIR	25%	143,981,346	136,523,377	134,822,706	134,408,019	134,116,612	132,320,211	131,420,322
60% LAR - 40% CIR	30%	139,882,041	132,695,277	130,700,313	130,584,600	130,286,318	128,558,637	127,585,355
60% LAR - 40% CIR	35%	135,753,854	128,854,446	126,844,638	126,748,603	126,460,031	124,728,320	123,765,588
60% LAR - 40% CIR	40%	131,608,208	125,000,235	123,014,013	122,898,536	122,610,858	120,883,052	119,923,160
60% LAR - 40% CIR	45%	127,450,604	121,132,583	119,150,379	119,035,404	118,747,967	117,023,343	116,065,220
60% LAR - 40% CIR	50%	123,296,367	117,262,713	115,273,271	115,158,415	114,871,466	113,148,778	112,191,549
60% LAR - 40% CIR	55%	119,142,424	113,399,824	111,387,030	111,240,631	110,948,633	109,203,643	108,233,650

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

£97,649,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	247,125,475	248,765,365	251,242,025	251,973,834	248,726,722	247,125,475	244,550,425
60% LAR - 40% CIR	5%	247,125,475	247,629,600	250,749,619	251,483,844	248,240,909	246,629,619	244,054,519
60% LAR - 40% CIR	10%	243,563,122	247,106,127	249,276,423	249,986,194	246,743,258	245,131,972	242,556,872
60% LAR - 40% CIR	15%	243,563,122	247,106,127	249,276,423	249,986,194	246,743,258	245,131,972	242,556,872
60% LAR - 40% CIR	20%	243,563,122	247,106,127	249,276,423	249,986,194	246,743,258	245,131,972	242,556,872
60% LAR - 40% CIR	25%	243,563,122	247,106,127	249,276,423	249,986,194	246,743,258	245,131,972	242,556,872
60% LAR - 40% CIR	30%	243,563,122	247,106,127	249,276,423	249,986,194	246,743,258	245,131,972	242,556,872
60% LAR - 40% CIR	35%	243,563,122	247,106,127	249,276,423	249,986,194	246,743,258	245,131,972	242,556,872
60% LAR - 40% CIR	40%	243,563,122	247,106,127	249,276,423	249,986,194	246,743,258	245,131,972	242,556,872
60% LAR - 40% CIR	45%	243,563,122	247,106,127	249,276,423	249,986,194	246,743,258	245,131,972	242,556,872
60% LAR - 40% CIR	50%	243,563,122	247,106,127	249,276,423	249,986,194	246,743,258	245,131,972	242,556,872

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

£57,186,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	156,423	27,686,366	29,714,756	29,822,371	210,136,462	211,889,948	212,871,213
60% LAR - 40% CIR	5%	156,423	27,686,366	29,714,756	29,822,371	210,136,462	211,889,948	212,871,213
60% LAR - 40% CIR	10%	27,343,853	21,349,877	21,720,344	21,739,853	217,688,818	218,428,209	220,393,188
60% LAR - 40% CIR	15%	27,343,853	21,349,877	21,720,344	21,739,853	217,688,818	218,428,209	220,393,188
60% LAR - 40% CIR	20%	27,343,853	21,349,877	21,720,344	21,739,853	217,688,818	218,428,209	220,393,188
60% LAR - 40% CIR	25%	27,343,853	21,349,877	21,720,344	21,739,853	217,688,818	218,428,209	220,393,188
60% LAR - 40% CIR	30%	27,343,853	21,349,877	21,720,344	21,739,853	217,688,818	218,428,209	220,393,188
60% LAR - 40% CIR	35%	27,343,853	21,349,877	21,720,344	21,739,853	217,688,818	218,428,209	220,393,188
60% LAR - 40% CIR	40%	27,343,853	21,349,877	21,720,344	21,739,853	217,688,818	218,428,209	220,393,188
60% LAR - 40% CIR	45%	27,343,853	21,349,877	21,720,344	21,739,853	217,688,818	218,428,209	220,393,188
60% LAR - 40% CIR	50%	27,343,853	21,349,877	21,720,344	21,739,853	217,688,818	218,428,209	220,393,188

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

£40,420,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	174,227,703	15,951,115	13,630,610	13,813,431	13,520,487	11,782,817	1786,333
60% LAR - 40% CIR	5%	174,227,703	15,951,115	13,630,610	13,813,431	13,520,487	11,782,817	1786,333
60% LAR - 40% CIR	10%	16,093,284	11,836,899	12,448,336	12,458,914	12,050,646	10,786,481	10,786,481
60% LAR - 40% CIR	15%	16,093,284	11,836,899	12,448,336	12,458,914	12,050,646	10,786,481	10,786,481
60% LAR - 40% CIR	20%	16,093,284	11,836,899	12,448,336	12,458,914	12,050,646	10,786,481	10,786,481
60% LAR - 40% CIR	25%	16,093,284	11,836,899	12,448,336	12,458,914	12,050,646	10,786,481	10,786,481
60% LAR - 40% CIR	30%	16,093,284	11,836,899	12,448,336	12,458,914	12,050,646	10,786,481	10,786,481
60% LAR - 40% CIR	35%	16,093,284	11,836,899	12,448,336	12,458,914	12,050,646	10,786,481	10,786,481
60% LAR - 40% CIR	40%	16,093,284	11,836,899	12,448,336	12,458,914	12,050,646	10,786,481	10,786,481
60% LAR - 40% CIR	45%	16,093,284	11,836,899	12,448,336	12,458,914	12,050,646	10,786,481	10,786,481
60% LAR - 40% CIR	50%	16,093,284	11,836,899	12,448,336	12,458,914	12,050,646	10,786,481	10,786,481

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

£20,601,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	136,856,569	130,505,717	128,277,277	128,759,744	127,865,665	126,101,177	125,120,965
60% LAR - 40% CIR	5%	134,809,972	126,532,384	124,511,879	124,994,700	124,101,798	122,344,086	121,362,802
60% LAR - 40% CIR	10%	130,746,362	122,468,038	120,447,582	120,930,396	120,037,494	118,279,782	117,298,498
60% LAR - 40% CIR	15%	126,682,752	118,403,692	116,382,734	116,865,558	115,972,656	114,214,944	113,233,660
60% LAR - 40% CIR	20%	122,619,142	114,339,346	112,362,378	112,845,192	111,952,290	110,194,578	109,213,294
60% LAR - 40% CIR	25%	118,555,532	110,275,000	108,346,922	108,829,736	107,936,834	106,179,122	105,197,838
60% LAR - 40% CIR	30%	114,491,922	106,210,654	104,312,574	104,795,388	103,902,486	102,144,774	101,163,490
60% LAR - 40% CIR	35%	110,428,312	102,146,308	100,244,216	100,727,030	99,834,128	98,076,416	97,095,132
60% LAR - 40% CIR	40%	106,364,702	98,081,962	96,136,062	96,618,876	95,725,974	93,968,262	92,986,978
60% LAR - 40% CIR	45%	102,301,092	94,017,616	92,191,716	92,674,530	91,781,628	90,023,916	89,042,632
60% LAR - 40% CIR	50%	98,237,482	90,000,000	88,264,216	88,747,030	87,854,128	86,096,416	85,115,132

LB Camden
Local Plan Viability Testing 2025

Reel 13 - 135 Flats		Value Area		Zone A - Medium Central Zone				
No Units		135		Sales value inflation				
Site Area		1.68 Ha		Build cost inflation				
Residual land values:				Base LAR - CIR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CIR	0%	180,177,347	281,122,526	279,124,469	279,028,804	278,748,343	277,932,995	276,045,434
60% LAR - 40% CIR	5%	184,927,877	276,553,135	273,932,995	273,837,276	273,556,977	272,749,529	270,862,068
60% LAR - 40% CIR	10%	179,090,387	268,880,339	268,097,311	268,002,380	267,720,795	266,904,733	265,017,342
60% LAR - 40% CIR	15%	173,501,126	265,424,987	264,641,549	264,546,618	264,265,233	263,449,285	261,561,894
60% LAR - 40% CIR	20%	167,916,482	260,154,447	259,368,844	259,263,913	258,982,528	258,166,580	256,279,189
60% LAR - 40% CIR	25%	162,321,115	254,871,607	254,088,330	253,983,400	253,702,015	252,886,067	250,998,676
60% LAR - 40% CIR	30%	156,726,742	249,576,616	248,793,338	248,688,407	248,407,022	247,591,074	245,703,683
60% LAR - 40% CIR	35%	151,132,369	244,281,685	243,498,407	243,393,476	243,112,091	242,296,143	240,408,752
60% LAR - 40% CIR	40%	145,538,000	238,986,754	238,203,476	238,098,545	237,817,160	237,001,212	235,113,821
60% LAR - 40% CIR	45%	139,943,626	233,691,823	232,908,545	232,803,614	232,522,229	231,706,281	229,818,890
60% LAR - 40% CIR	50%	134,349,252	228,396,892	227,613,614	227,508,683	227,227,298	226,411,350	224,523,959
Residual Land values compared to benchmark land values Higher Value Secondary Offices		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CIR	0%	214,777,351	232,261,766	227,271,728	227,271,728	227,271,728	227,271,728	227,271,728
60% LAR - 40% CIR	5%	210,282,121	227,766,536	222,776,498	222,776,498	222,776,498	222,776,498	222,776,498
60% LAR - 40% CIR	10%	205,786,891	223,271,306	217,781,268	217,781,268	217,781,268	217,781,268	217,781,268
60% LAR - 40% CIR	15%	201,291,661	218,776,076	213,286,038	213,286,038	213,286,038	213,286,038	213,286,038
60% LAR - 40% CIR	20%	196,796,431	214,280,846	208,790,800	208,790,800	208,790,800	208,790,800	208,790,800
60% LAR - 40% CIR	25%	192,301,201	209,785,616	204,295,570	204,295,570	204,295,570	204,295,570	204,295,570
60% LAR - 40% CIR	30%	187,805,971	205,290,386	199,805,322	199,805,322	199,805,322	199,805,322	199,805,322
60% LAR - 40% CIR	35%	183,310,741	200,795,156	195,310,058	195,310,058	195,310,058	195,310,058	195,310,058
60% LAR - 40% CIR	40%	178,815,511	196,300,926	190,814,820	190,814,820	190,814,820	190,814,820	190,814,820
60% LAR - 40% CIR	45%	174,320,281	191,805,696	186,319,590	186,319,590	186,319,590	186,319,590	186,319,590
60% LAR - 40% CIR	50%	169,825,051	187,310,466	181,824,362	181,824,362	181,824,362	181,824,362	181,824,362
Residual Land values compared to benchmark land values Medium Value Secondary Offices		£57,186,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CIR	0%	130,785,885	217,788,885	214,793,007	214,793,007	214,793,007	214,793,007	214,793,007
60% LAR - 40% CIR	5%	125,870,655	212,473,655	211,422,777	211,422,777	211,422,777	211,422,777	211,422,777
60% LAR - 40% CIR	10%	120,955,425	207,158,425	206,366,549	206,366,549	206,366,549	206,366,549	206,366,549
60% LAR - 40% CIR	15%	116,040,195	201,843,195	200,875,321	200,875,321	200,875,321	200,875,321	200,875,321
60% LAR - 40% CIR	20%	111,124,965	196,527,965	195,403,043	195,403,043	195,403,043	195,403,043	195,403,043
60% LAR - 40% CIR	25%	106,209,735	191,212,735	190,078,715	190,078,715	190,078,715	190,078,715	190,078,715
60% LAR - 40% CIR	30%	101,294,505	185,897,505	184,749,285	184,749,285	184,749,285	184,749,285	184,749,285
60% LAR - 40% CIR	35%	96,379,275	180,582,275	179,434,055	179,434,055	179,434,055	179,434,055	179,434,055
60% LAR - 40% CIR	40%	91,464,045	175,267,045	174,118,825	174,118,825	174,118,825	174,118,825	174,118,825
60% LAR - 40% CIR	45%	86,548,815	169,951,815	168,803,605	168,803,605	168,803,605	168,803,605	168,803,605
60% LAR - 40% CIR	50%	81,633,585	164,636,585	163,488,395	163,488,395	163,488,395	163,488,395	163,488,395
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space		£40,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CIR	0%	142,653,962	233,948,962	231,968,380	231,968,380	231,968,380	231,968,380	231,968,380
60% LAR - 40% CIR	5%	137,738,732	228,633,732	226,653,150	226,653,150	226,653,150	226,653,150	226,653,150
60% LAR - 40% CIR	10%	132,823,502	223,318,502	221,337,920	221,337,920	221,337,920	221,337,920	221,337,920
60% LAR - 40% CIR	15%	127,908,272	218,003,272	216,023,690	216,023,690	216,023,690	216,023,690	216,023,690
60% LAR - 40% CIR	20%	122,993,042	212,688,042	210,708,460	210,708,460	210,708,460	210,708,460	210,708,460
60% LAR - 40% CIR	25%	118,077,812	207,372,812	205,393,230	205,393,230	205,393,230	205,393,230	205,393,230
60% LAR - 40% CIR	30%	113,162,582	202,057,582	200,078,000	200,078,000	200,078,000	200,078,000	200,078,000
60% LAR - 40% CIR	35%	108,247,352	196,742,352	194,762,770	194,762,770	194,762,770	194,762,770	194,762,770
60% LAR - 40% CIR	40%	103,332,122	191,427,122	189,447,540	189,447,540	189,447,540	189,447,540	189,447,540
60% LAR - 40% CIR	45%	98,416,892	186,111,892	184,132,310	184,132,310	184,132,310	184,132,310	184,132,310
60% LAR - 40% CIR	50%	93,501,662	180,796,662	178,817,080	178,817,080	178,817,080	178,817,080	178,817,080
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution		£20,601,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CIR	0%	188,776,007	250,758,007	247,761,123	247,761,123	247,761,123	247,761,123	247,761,123
60% LAR - 40% CIR	5%	183,280,777	245,262,777	242,266,893	242,266,893	242,266,893	242,266,893	242,266,893
60% LAR - 40% CIR	10%	177,785,547	240,127,547	237,131,659	237,131,659	237,131,659	237,131,659	237,131,659
60% LAR - 40% CIR	15%	172,290,317	234,812,317	231,826,429	231,826,429	231,826,429	231,826,429	231,826,429
60% LAR - 40% CIR	20%	166,795,087	229,497,087	226,511,191	226,511,191	226,511,191	226,511,191	226,511,191
60% LAR - 40% CIR	25%	161,299,857	224,181,857	221,195,953	221,195,953	221,195,953	221,195,953	221,195,953
60% LAR - 40% CIR	30%	155,804,627	218,866,627	215,880,715	215,880,715	215,880,715	215,880,715	215,880,715
60% LAR - 40% CIR	35%	150,309,397	213,551,397	210,565,477	210,565,477	210,565,477	210,565,477	210,565,477
60% LAR - 40% CIR	40%	144,814,167	208,236,167	205,250,239	205,250,239	205,250,239	205,250,239	205,250,239
60% LAR - 40% CIR	45%	139,318,937	202,920,937	199,935,001	199,935,001	199,935,001	199,935,001	199,935,001
60% LAR - 40% CIR	50%	133,823,707	197,605,707	194,619,763	194,619,763	194,619,763	194,619,763	194,619,763

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone A - Higher Central Zone				
No Units	135	Sales value inflation		Base				
Site Area	1.63 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR - CIR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£102,320,919	£92,920,519	£80,951,662	£80,815,798	£80,526,136	£78,785,165	£77,822,627
60% LAR - 40% CIR	5%	£36,897,822	£37,111,469	£36,121,329	£36,005,912	£35,747,369	£34,286,115	£33,324,308
60% LAR - 40% CIR	10%	£38,842,612	£37,279,813	£37,266,785	£37,187,780	£36,886,269	£34,789,265	£33,720,038
60% LAR - 40% CIR	15%	£38,474,413	£37,434,681	£37,438,163	£37,343,536	£37,006,970	£34,337,574	£33,282,353
60% LAR - 40% CIR	20%	£37,483,348	£36,976,302	£36,803,588	£36,749,315	£36,203,648	£33,440,362	£32,350,035
60% LAR - 40% CIR	25%	£36,595,122	£36,074,302	£35,859,117	£35,745,419	£35,340,317	£32,536,712	£31,480,932
60% LAR - 40% CIR	30%	£35,874,207	£35,121,959	£34,965,389	£34,852,133	£34,588,454	£31,769,654	£30,616,469
60% LAR - 40% CIR	35%	£34,642,921	£34,011,374	£33,858,595	£33,745,348	£33,482,231	£30,940,237	£29,782,113
60% LAR - 40% CIR	40%	£33,369,361	£32,880,861	£32,713,366	£32,598,860	£32,371,970	£29,560,031	£28,353,388
60% LAR - 40% CIR	50%	£30,143,738	£28,123,900	£27,946,902	£27,832,262	£27,545,626	£25,005,878	£23,870,462
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£23,666,615	£10,250,262	£10,251,229	£10,251,229	£10,247,877	£10,243,173	£10,238,725
60% LAR - 40% CIR	5%	£13,545,845	£2,765,211	£2,765,211	£2,765,211	£2,765,211	£2,765,211	£2,765,211
60% LAR - 40% CIR	10%	£17,730,314	£2,350,000	£2,350,000	£2,350,000	£2,350,000	£2,350,000	£2,350,000
60% LAR - 40% CIR	15%	£22,811,341	£2,108,529	£2,108,529	£2,108,529	£2,108,529	£2,108,529	£2,108,529
60% LAR - 40% CIR	20%	£19,108,187	£1,970,228	£1,970,228	£1,970,228	£1,970,228	£1,970,228	£1,970,228
60% LAR - 40% CIR	25%	£18,311,405	£1,810,601	£1,810,601	£1,810,601	£1,810,601	£1,810,601	£1,810,601
60% LAR - 40% CIR	30%	£12,530,524	£1,448,277	£1,448,277	£1,448,277	£1,448,277	£1,448,277	£1,448,277
60% LAR - 40% CIR	35%	£18,311,405	£1,230,537	£1,230,537	£1,230,537	£1,230,537	£1,230,537	£1,230,537
60% LAR - 40% CIR	40%	£12,530,524	£1,116,544	£1,116,544	£1,116,544	£1,116,544	£1,116,544	£1,116,544
60% LAR - 40% CIR	45%	£11,289,889	£989,889	£989,889	£989,889	£989,889	£989,889	£989,889
60% LAR - 40% CIR	50%	£11,289,889	£989,889	£989,889	£989,889	£989,889	£989,889	£989,889
Residual Land values compared to benchmark land values		£37,186,000						
Medium Value Secondary Offices		£37,186,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£42,754,457	£33,444,058	£31,548,201	£31,430,336	£31,140,678	£29,402,764	£28,437,106
60% LAR - 40% CIR	5%	£36,612,360	£27,748,026	£24,758,867	£24,602,461	£24,311,768	£22,638,054	£21,668,054
60% LAR - 40% CIR	10%	£30,437,151	£21,894,351	£19,911,323	£19,796,316	£19,508,808	£17,783,743	£16,825,374
60% LAR - 40% CIR	15%	£24,286,952	£16,042,220	£14,068,202	£13,953,202	£13,661,256	£11,936,852	£10,978,852
60% LAR - 40% CIR	20%	£18,107,888	£10,190,740	£8,226,137	£8,105,854	£7,820,146	£6,105,901	£5,153,543
60% LAR - 40% CIR	25%	£11,874,387	£4,719,611	£2,765,014	£2,652,780	£2,562,855	£925,293	£825,293
60% LAR - 40% CIR	30%	£5,767,650	£1,565,750	£1,006,294	£986,959	£964,228	£329,894	£307,163
60% LAR - 40% CIR	35%	£1,712,236	£7,403,022	£3,013,022	£2,933,228	£2,814,968	£1,134,807	£1,134,807
60% LAR - 40% CIR	40%	£6,742,445	£13,174,088	£5,306,867	£5,146,113	£5,023,226	£1,923,226	£1,923,226
60% LAR - 40% CIR	45%	£11,888,911	£10,307,360	£5,217,716	£5,138,382	£5,073,436	£1,781,448	£1,781,448
60% LAR - 40% CIR	50%	£18,401,748	£8,401,361	£2,712,580	£2,621,210	£2,530,836	£426,336	£426,336
Residual Land values compared to benchmark land values		£40,420,000						
Lower Value Secondary Offices / Community Space		£40,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£54,224,236	£45,136,863	£43,146,714	£43,031,287	£42,742,794	£41,911,500	£40,949,602
60% LAR - 40% CIR	5%	£47,487,487	£39,305,107	£37,227,186	£37,109,644	£36,719,644	£35,146,589	£34,232,220
60% LAR - 40% CIR	10%	£41,696,798	£33,460,069	£31,483,548	£31,368,021	£31,082,355	£29,362,959	£28,407,738
60% LAR - 40% CIR	15%	£35,518,734	£27,601,349	£25,630,963	£25,516,730	£25,230,993	£23,516,747	£22,564,389
60% LAR - 40% CIR	20%	£29,334,829	£21,739,867	£19,764,609	£19,650,406	£19,366,701	£17,652,067	£16,700,311
60% LAR - 40% CIR	25%	£23,118,505	£15,845,097	£13,864,562	£13,750,683	£13,466,618	£11,751,148	£10,833,663
60% LAR - 40% CIR	30%	£16,892,847	£9,947,844	£7,965,014	£7,851,218	£7,567,076	£5,851,945	£4,941,055
60% LAR - 40% CIR	35%	£10,669,306	£4,036,758	£2,053,800	£1,936,733	£1,857,616	£34,229	£34,229
60% LAR - 40% CIR	40%	£4,036,758	£1,986,046	£986,046	£986,046	£986,046	£1,986,046	£1,986,046
60% LAR - 40% CIR	45%	£4,036,758	£1,986,046	£986,046	£986,046	£986,046	£1,986,046	£1,986,046
60% LAR - 40% CIR	50%	£4,036,758	£1,986,046	£986,046	£986,046	£986,046	£1,986,046	£1,986,046
Residual Land values compared to benchmark land values		£20,601,000						
Secondary Industrial/Storage/Distribution		£20,601,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£80,746,573	£71,536,715	£69,536,715	£69,422,442	£69,132,750	£67,384,871	£66,429,367
60% LAR - 40% CIR	5%	£74,804,476	£65,718,723	£63,727,583	£63,612,266	£63,324,023	£61,582,759	£60,630,962
60% LAR - 40% CIR	10%	£68,446,366	£59,360,607	£57,369,467	£57,254,144	£56,964,903	£55,223,640	£54,271,849
60% LAR - 40% CIR	15%	£62,261,067	£54,041,335	£52,044,817	£51,930,160	£51,643,624	£49,904,228	£48,952,007
60% LAR - 40% CIR	20%	£56,100,003	£48,162,855	£46,112,262	£46,007,889	£45,712,262	£44,000,016	£43,047,816
60% LAR - 40% CIR	25%	£49,906,198	£42,311,156	£40,345,878	£40,231,805	£39,946,971	£38,237,366	£37,285,586
60% LAR - 40% CIR	30%	£43,699,776	£36,426,366	£34,455,831	£34,341,313	£34,056,280	£32,346,417	£31,394,637
60% LAR - 40% CIR	35%	£37,480,860	£30,528,613	£28,572,243	£28,458,787	£28,174,148	£26,464,308	£25,512,114
60% LAR - 40% CIR	40%	£31,249,325	£24,618,097	£22,665,249	£22,551,269	£22,266,889	£20,556,703	£19,604,513
60% LAR - 40% CIR	45%	£25,018,445	£18,704,779	£16,750,409	£16,636,014	£16,351,624	£14,641,655	£13,689,465
60% LAR - 40% CIR	50%	£18,790,382	£12,790,064	£10,783,065	£10,668,906	£10,384,280	£8,674,332	£7,722,116

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Plots		Value Area		Zone A - Zone 1 and Eastern Central Zone			
No Units	160	Sales value inflation		Base			
Site Area	0.27 Ha	Build cost inflation		Base			
Residual land values:		Tenure		LAR / CIR			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR 40% CIR	0%	£37,120,861	£48,599,611	£47,188,526	£47,265,829	£46,734,091	£44,743,653
60% LAR 40% CIR	5%	£33,171,393	£44,969,702	£43,944,988	£43,132,702	£43,102,212	£41,199,272
60% LAR 40% CIR	10%	£29,207,458	£41,307,021	£39,916,073	£39,784,337	£39,454,966	£37,476,950
60% LAR 40% CIR	15%	£25,225,188	£37,638,704	£36,252,189	£36,120,873	£35,792,581	£33,822,821
60% LAR 40% CIR	20%	£21,238,715	£33,955,893	£32,573,385	£32,442,448	£32,115,109	£30,156,586
60% LAR 40% CIR	25%	£17,230,171	£30,258,697	£28,867,480	£28,734,893	£28,403,424	£26,414,811
60% LAR 40% CIR	30%	£13,209,689	£26,530,925	£25,134,230	£25,001,945	£24,671,249	£22,687,043
60% LAR 40% CIR	35%	£9,175,402	£22,780,124	£21,386,296	£21,254,244	£20,924,214	£18,944,032
60% LAR 40% CIR	40%	£5,127,441	£19,015,148	£17,623,700	£17,491,598	£17,162,462	£15,185,122
60% LAR 40% CIR	45%	£1,055,311	£15,846,703	£14,375,112	£14,243,910	£13,915,135	£11,938,135
60% LAR 40% CIR	50%	£16,950,295	£11,443,225	£10,055,406	£9,923,969	£9,595,376	£7,603,679
Residual Land values compared to benchmark land values		£97,649,000					
Higher Value Secondary Offices							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR 40% CIR	0%	£26,539,844	£18,329,156	£18,933,353	£18,901,157	£19,470,667	£14,487,729
60% LAR 40% CIR	5%	£22,575,913	£14,875,476	£15,284,527	£15,152,791	£15,823,450	£10,847,404
60% LAR 40% CIR	10%	£18,597,482	£11,007,156	£10,640,843	£10,499,338	£10,130,136	£7,191,274
60% LAR 40% CIR	15%	£14,605,170	£7,354,339	£6,941,840	£6,815,963	£6,445,940	£3,495,040
60% LAR 40% CIR	20%	£10,613,507	£3,648,628	£3,225,356	£3,103,478	£2,734,878	£0
60% LAR 40% CIR	25%	£6,578,143	£0	£0	£0	£0	£0
60% LAR 40% CIR	30%	£2,542,192	£0	£0	£0	£0	£0
60% LAR 40% CIR	35%	£1,584,196	£0	£0	£0	£0	£0
60% LAR 40% CIR	40%	£1,584,196	£0	£0	£0	£0	£0
60% LAR 40% CIR	45%	£1,584,196	£0	£0	£0	£0	£0
60% LAR 40% CIR	50%	£1,584,196	£0	£0	£0	£0	£0
Residual Land values compared to benchmark land values		£67,186,000					
Medium Value Secondary Offices							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR 40% CIR	0%	£41,524,875	£33,003,429	£31,892,344	£31,469,848	£31,137,909	£29,147,471
60% LAR 40% CIR	5%	£37,575,211	£29,364,520	£27,988,717	£27,568,030	£27,236,091	£25,245,653
60% LAR 40% CIR	10%	£33,611,276	£25,710,849	£24,318,861	£24,188,155	£23,856,814	£21,867,268
60% LAR 40% CIR	15%	£29,653,006	£22,042,522	£20,640,543	£20,510,867	£20,180,399	£18,190,643
60% LAR 40% CIR	20%	£25,694,533	£18,369,702	£16,977,203	£16,846,967	£16,516,927	£14,527,404
60% LAR 40% CIR	25%	£21,633,989	£14,682,515	£13,271,298	£13,141,711	£12,811,742	£10,822,429
60% LAR 40% CIR	30%	£17,613,507	£10,934,743	£9,530,048	£9,400,487	£9,070,907	£7,081,952
60% LAR 40% CIR	35%	£13,579,220	£7,183,942	£5,790,074	£5,659,062	£5,328,032	£3,339,851
60% LAR 40% CIR	40%	£9,533,299	£3,434,968	£2,041,948	£1,911,798	£1,581,429	£0
60% LAR 40% CIR	45%	£5,494,129	£0	£0	£0	£0	£0
60% LAR 40% CIR	50%	£1,584,196	£0	£0	£0	£0	£0
Residual Land values compared to benchmark land values		£40,420,000					
Lower Value Secondary Offices / Community Space							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR 40% CIR	0%	£48,397,224	£37,975,975	£36,174,895	£36,242,793	£35,710,454	£33,720,071
60% LAR 40% CIR	5%	£42,147,757	£33,937,066	£32,541,262	£32,409,066	£32,078,576	£30,089,635
60% LAR 40% CIR	10%	£36,131,857	£29,293,365	£28,062,436	£27,930,700	£27,600,315	£25,611,313
60% LAR 40% CIR	15%	£30,205,551	£25,611,068	£24,328,552	£24,200,237	£23,869,845	£21,880,785
60% LAR 40% CIR	20%	£24,233,073	£21,932,247	£20,649,244	£20,517,812	£20,187,423	£18,198,365
60% LAR 40% CIR	25%	£18,268,036	£18,268,036	£16,985,084	£16,853,652	£16,523,267	£14,534,209
60% LAR 40% CIR	30%	£12,285,052	£14,110,569	£12,827,289	£12,695,857	£12,365,468	£10,376,410
60% LAR 40% CIR	35%	£8,151,766	£10,756,487	£9,468,619	£9,337,187	£9,006,798	£7,017,740
60% LAR 40% CIR	40%	£4,103,804	£7,991,512	£6,699,084	£6,567,652	£6,237,263	£4,248,205
60% LAR 40% CIR	45%	£1,033,675	£4,212,500	£2,920,067	£2,787,635	£2,457,246	£0
60% LAR 40% CIR	50%	£5,926,659	£419,589	£0	£0	£0	£0
Residual Land values compared to benchmark land values		£20,601,000					
Secondary Industrial/Storage/Distribution							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR 40% CIR	0%	£51,502,406	£42,987,135	£42,987,071	£42,447,375	£41,115,636	£39,548,598
60% LAR 40% CIR	5%	£46,342,247	£39,068,567	£39,068,444	£38,527,819	£37,196,079	£35,621,248
60% LAR 40% CIR	10%	£41,589,004	£35,090,296	£35,090,211	£34,550,882	£33,219,145	£31,644,305
60% LAR 40% CIR	15%	£36,831,882	£31,111,025	£31,110,940	£30,571,611	£29,240,874	£27,666,034
60% LAR 40% CIR	20%	£32,074,551	£27,131,754	£27,131,679	£26,592,350	£25,261,613	£23,686,773
60% LAR 40% CIR	25%	£27,317,220	£23,152,483	£23,152,408	£22,613,079	£21,282,342	£19,707,502
60% LAR 40% CIR	30%	£22,559,889	£19,173,212	£19,173,137	£18,633,808	£17,303,071	£15,728,231
60% LAR 40% CIR	35%	£17,802,558	£15,193,941	£15,193,866	£14,654,537	£13,323,799	£11,748,959
60% LAR 40% CIR	40%	£13,045,227	£11,214,670	£11,214,595	£10,675,266	£9,344,528	£7,769,688
60% LAR 40% CIR	45%	£8,287,896	£7,235,400	£7,235,325	£6,696,000	£5,365,262	£3,790,422
60% LAR 40% CIR	50%	£3,529,565	£3,256,129	£3,256,054	£2,716,725	£1,385,987	£0

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area		Zone A - Kings Cross Lower				
No Units	190	Sales value inflation		Base				
Site Area	0.27 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR, CIR				
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH							
60% LAR - 40% CIR	0%	£37,120,861	£48,599,611	£47,198,526	£47,565,829	£46,734,091	£44,743,953	£44,964,813
60% LAR - 40% CIR	5%	£33,127,983	£44,860,702	£43,564,898	£43,932,702	£43,102,212	£41,119,272	£41,339,598
60% LAR - 40% CIR	10%	£49,207,458	£41,307,021	£39,916,073	£39,784,337	£39,454,996	£37,476,950	£37,686,511
60% LAR - 40% CIR	15%	£45,229,188	£37,638,704	£36,252,189	£36,120,873	£35,792,581	£33,822,621	£34,041,693
60% LAR - 40% CIR	20%	£41,238,715	£33,955,983	£32,573,385	£32,442,489	£32,115,109	£30,136,586	£30,356,143
60% LAR - 40% CIR	25%	£37,230,171	£30,258,897	£28,867,480	£28,734,893	£28,404,424	£26,414,811	£26,635,590
60% LAR - 40% CIR	30%	£33,269,689	£26,530,925	£25,091,230	£24,957,940	£24,627,340	£22,637,043	£22,857,511
60% LAR - 40% CIR	35%	£29,175,402	£22,780,124	£21,386,256	£21,254,244	£20,924,214	£18,944,932	£19,164,053
60% LAR - 40% CIR	40%	£25,147,441	£19,015,148	£17,623,700	£17,491,618	£17,162,462	£15,182,972	£15,402,964
60% LAR - 40% CIR	45%	£21,055,311	£15,246,136	£13,846,703	£13,715,112	£13,386,135	£11,412,273	£11,631,991
60% LAR - 40% CIR	50%	£16,950,295	£11,443,225	£10,055,406	£9,923,969	£9,595,376	£7,603,679	£7,826,083
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices		£97,649,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH							
60% LAR - 40% CIR	0%	£26,539,848	£16,320,156	£16,933,353	£17,188,960	£16,125,166	£14,789,517	£14,789,517
60% LAR - 40% CIR	5%	£22,575,813	£14,675,476	£13,284,527	£13,152,791	£12,623,450	£10,487,404	£10,487,404
60% LAR - 40% CIR	10%	£18,967,442	£11,907,198	£9,620,483	£9,496,359	£9,161,006	£7,191,476	£7,191,476
60% LAR - 40% CIR	15%	£14,605,170	£7,243,338	£5,941,840	£5,810,903	£5,483,593	£3,499,040	£3,499,040
60% LAR - 40% CIR	20%	£11,368,628	£3,627,152	£3,627,152	£3,503,453	£3,176,567	£1,191,964	£1,191,964
60% LAR - 40% CIR	25%	£8,578,143	£109,826	£1,497,313	£1,429,398	£1,199,292	£1,344,302	£1,344,302
60% LAR - 40% CIR	30%	£5,931,289	£3,907,402	£3,907,402	£3,782,391	£3,552,391	£1,997,313	£1,997,313
60% LAR - 40% CIR	35%	£3,554,105	£1,407,447	£2,407,447	£2,382,402	£2,152,402	£1,146,818	£1,146,818
60% LAR - 40% CIR	40%	£2,176,244	£119,409	£1,784,832	£1,759,433	£1,529,433	£1,119,273	£1,119,273
60% LAR - 40% CIR	45%	£1,354,113	£16,188,100	£16,076,139	£16,076,139	£16,076,139	£19,027,467	£19,027,467
Residual Land values compared to benchmark land values		£57,186,000						
Medium Value Secondary Offices		£57,186,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH							
60% LAR - 40% CIR	0%	£41,524,679	£33,003,429	£31,602,344	£31,489,848	£31,137,969	£29,147,471	£29,368,831
60% LAR - 40% CIR	5%	£37,575,211	£29,384,520	£27,988,717	£27,876,920	£27,525,039	£25,535,530	£25,756,890
60% LAR - 40% CIR	10%	£33,611,276	£25,710,840	£24,319,891	£24,188,155	£23,868,814	£21,862,768	£22,102,325
60% LAR - 40% CIR	15%	£29,653,006	£22,042,522	£20,659,007	£20,526,691	£20,186,388	£18,180,240	£18,425,511
60% LAR - 40% CIR	20%	£25,694,553	£18,369,702	£16,977,203	£16,845,267	£16,505,297	£14,500,454	£14,751,961
60% LAR - 40% CIR	25%	£21,683,989	£14,682,515	£13,271,298	£13,138,711	£12,807,242	£10,818,429	£11,039,408
60% LAR - 40% CIR	30%	£17,613,507	£10,934,743	£9,538,048	£9,405,767	£9,075,067	£7,080,862	£7,311,328
60% LAR - 40% CIR	35%	£13,579,220	£7,183,342	£5,790,074	£5,658,062	£5,328,032	£3,347,851	£3,567,871
60% LAR - 40% CIR	40%	£9,511,289	£3,418,669	£2,027,402	£1,895,728	£1,565,269	£1,146,818	£1,146,818
60% LAR - 40% CIR	45%	£5,459,129	£290,206	£1,744,471	£1,719,091	£1,489,091	£1,146,818	£1,146,818
60% LAR - 40% CIR	50%	£1,354,113	£4,182,987	£3,240,771	£3,215,372	£2,985,372	£1,146,818	£1,146,818
Residual Land values compared to benchmark land values		£49,425,000						
Lower Value Secondary Offices / Community Space		£49,425,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH							
60% LAR - 40% CIR	0%	£40,997,224	£37,075,975	£36,174,890	£36,042,181	£35,710,454	£33,720,917	£33,941,177
60% LAR - 40% CIR	5%	£42,147,757	£33,937,096	£32,541,262	£32,409,096	£32,078,576	£30,089,435	£30,315,962
60% LAR - 40% CIR	10%	£38,183,822	£30,283,185	£28,891,439	£28,759,730	£28,429,419	£26,440,313	£26,666,816
60% LAR - 40% CIR	15%	£34,205,551	£26,615,068	£25,219,552	£25,087,237	£24,756,945	£22,769,185	£23,018,057
60% LAR - 40% CIR	20%	£30,213,079	£22,942,247	£21,546,748	£21,414,812	£21,084,423	£19,100,250	£19,348,576
60% LAR - 40% CIR	25%	£26,228,052	£19,269,861	£17,871,544	£17,739,787	£17,409,519	£15,425,346	£15,673,954
60% LAR - 40% CIR	30%	£22,186,052	£15,597,289	£14,110,593	£13,978,313	£13,647,613	£11,663,407	£11,883,875
60% LAR - 40% CIR	35%	£18,151,766	£11,756,487	£10,362,619	£10,230,607	£9,900,578	£7,920,586	£8,140,416
60% LAR - 40% CIR	40%	£14,103,804	£7,961,512	£6,569,064	£6,437,282	£6,106,825	£4,126,991	£4,347,728
60% LAR - 40% CIR	45%	£10,011,675	£4,212,500	£2,823,007	£2,691,478	£2,360,480	£388,637	£403,554
60% LAR - 40% CIR	50%	£5,926,859	£419,589	£1,698,130	£1,666,463	£1,436,359	£318,987	£318,987
Residual Land values compared to benchmark land values		£26,601,000						
Secondary Industrial/Storage/Distribution		£26,601,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH							
60% LAR - 40% CIR	0%	£47,252,556	£42,981,157	£42,981,157	£42,981,157	£42,981,157	£42,981,157	£42,981,157
60% LAR - 40% CIR	5%	£43,269,024	£39,080,567	£39,080,567	£39,080,567	£39,080,567	£39,080,567	£39,080,567
60% LAR - 40% CIR	10%	£39,610,133	£35,200,249	£35,200,249	£35,200,249	£35,200,249	£35,200,249	£35,200,249
60% LAR - 40% CIR	15%	£35,811,217	£31,319,421	£31,319,421	£31,319,421	£31,319,421	£31,319,421	£31,319,421
60% LAR - 40% CIR	20%	£32,012,254	£27,438,593	£27,438,593	£27,438,593	£27,438,593	£27,438,593	£27,438,593
60% LAR - 40% CIR	25%	£28,213,291	£23,557,765	£23,557,765	£23,557,765	£23,557,765	£23,557,765	£23,557,765
60% LAR - 40% CIR	30%	£24,414,328	£19,676,937	£19,676,937	£19,676,937	£19,676,937	£19,676,937	£19,676,937
60% LAR - 40% CIR	35%	£20,615,365	£15,796,109	£15,796,801	£15,635,789	£15,305,760	£13,329,578	£13,548,580
60% LAR - 40% CIR	40%	£16,816,402	£11,915,281	£11,915,279	£11,805,495	£11,484,007	£9,501,722	£9,781,728
60% LAR - 40% CIR	45%	£13,017,439	£8,034,453	£8,034,453	£7,923,248	£7,607,880	£5,629,818	£5,850,136
60% LAR - 40% CIR	50%	£9,218,476	£4,153,625	£4,153,625	£4,042,413	£3,727,045	£1,745,000	£1,965,000

LB Camden
Local Plan Viability Testing 2025

Res 14 - 150 Flats		Value Area		Zone A - Kings Cross Higher													
No Units Site Area		Sales value inflation Build cost inflation		Base Base													
190 0.27 Ha				LAR, CIR													
Residual land values:																	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon					
Tenure		%AH															
60% LAR - 40% CIR		0%		£58,990,230		£58,311,186		£56,910,083		£56,777,387		£56,445,647		£54,435,210			
60% LAR - 40% CIR		5%		£54,289,581		£54,186,981		£52,790,878		£52,658,682		£52,328,192		£50,345,291			
60% LAR - 40% CIR		10%		£58,089,892		£50,047,423		£48,656,475		£48,524,738		£48,193,398		£46,219,352			
60% LAR - 40% CIR		15%		£53,818,153		£45,893,527		£44,507,013		£44,375,696		£44,047,405		£42,077,656			
60% LAR - 40% CIR		20%		£48,132,210		£41,725,129		£40,342,831		£40,211,699		£39,884,355		£37,920,311			
60% LAR - 40% CIR		25%		£44,632,199		£37,542,365		£36,163,469		£36,032,874		£35,708,386		£33,747,483			
60% LAR - 40% CIR		30%		£40,118,248		£33,345,369		£31,945,369		£31,816,841		£31,493,084		£29,540,752			
60% LAR - 40% CIR		35%		£35,590,492		£29,134,278		£27,757,843		£27,628,831		£27,295,801		£25,345,620			
60% LAR - 40% CIR		40%		£31,043,663		£24,898,613		£23,526,165		£23,397,386		£23,067,192		£21,117,462			
60% LAR - 40% CIR		45%		£26,494,094		£20,627,479		£19,258,046		£19,128,455		£18,797,477		£16,850,616			
60% LAR - 40% CIR		50%		£21,925,716		£16,344,446		£14,956,627		£14,826,190		£14,496,597		£12,525,041			
Residual Land values compared to benchmark land values								Higher Value Secondary Offices									
								£97,649,000									
Tenure		%AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR		0%		£55,915,749		£27,556,136		£26,159,332		£26,027,136		£25,695,351		£23,713,706		£23,934,033	
60% LAR - 40% CIR		5%		£51,458,246		£23,419,877		£22,024,930		£21,893,103		£21,561,852		£19,587,807		£19,807,387	
60% LAR - 40% CIR		10%		£46,986,667		£19,281,981		£17,878,487		£17,746,150		£17,414,869		£15,448,110		£15,664,972	
60% LAR - 40% CIR		15%		£42,500,695		£15,093,084		£13,711,080		£13,578,150		£13,245,899		£11,288,766		£11,506,963	
60% LAR - 40% CIR		20%		£38,012,663		£10,904,119		£9,531,819		£9,400,481		£9,068,328		£7,115,818		£7,333,176	
60% LAR - 40% CIR		25%		£33,489,703		£6,715,824		£5,338,110		£5,207,827		£4,875,096		£2,921,207		£3,137,675	
60% LAR - 40% CIR		30%		£28,967,867		£2,527,252		£1,150,290		£1,020,252		£984,258		£-100,986		£18,969,365	
60% LAR - 40% CIR		35%		£24,417,518		£-1,674,000		£-3,284,931		£-3,154,163		£-2,821,919		£-5,064,354		£-4,844,718	
60% LAR - 40% CIR		40%		£19,871,491		£-5,884,495		£-8,000,495		£-7,870,008		£-7,537,068		£-10,767,508		£-10,548,171	
60% LAR - 40% CIR		45%		£15,325,825		£-10,097,100		£-12,824,619		£-12,694,358		£-12,361,008		£-15,068,404		£-14,848,463	
Residual Land values compared to benchmark land values								Medium Value Secondary Offices									
								£57,186,000									
Tenure		%AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR		0%		£51,394,049		£42,714,986		£41,313,901		£41,181,205		£40,849,486		£38,859,028		£39,080,188	
60% LAR - 40% CIR		5%		£46,951,112		£38,599,500		£37,198,486		£37,066,590		£36,734,889		£34,749,389		£34,969,365	
60% LAR - 40% CIR		10%		£42,493,710		£34,451,241		£33,050,293		£32,918,556		£32,586,216		£30,602,170		£30,842,730	
60% LAR - 40% CIR		15%		£38,021,391		£30,297,545		£28,896,831		£28,765,114		£28,433,223		£26,449,474		£26,700,335	
60% LAR - 40% CIR		20%		£33,536,008		£26,149,847		£24,749,445		£24,618,513		£24,286,173		£22,302,130		£22,542,367	
60% LAR - 40% CIR		25%		£29,036,017		£21,946,183		£20,547,287		£20,416,692		£20,084,005		£18,101,281		£18,368,539	
60% LAR - 40% CIR		30%		£24,522,607		£17,749,188		£16,351,483		£16,220,191		£15,887,459		£13,904,071		£14,173,038	
60% LAR - 40% CIR		35%		£19,994,310		£13,538,096		£12,141,662		£12,010,619		£11,678,619		£9,700,439		£9,979,459	
60% LAR - 40% CIR		40%		£15,462,860		£9,330,431		£7,934,953		£7,804,277		£7,472,744		£5,494,010		£5,771,010	
60% LAR - 40% CIR		45%		£10,937,512		£5,123,267		£3,641,664		£3,510,273		£3,181,296		£1,299,434		£1,426,792	
60% LAR - 40% CIR		50%		£6,329,534		£948,294		£-268,698		£-139,998		£-108,998		£-3,021,147		£-2,809,078	
Residual Land values compared to benchmark land values								Lower Value Secondary Offices / Community Space									
								£49,425,000									
Tenure		%AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR		0%		£55,996,094		£47,287,532		£45,886,446		£45,753,731		£45,422,011		£43,431,213		£43,652,731	
60% LAR - 40% CIR		5%		£51,523,668		£43,163,465		£41,767,242		£41,634,045		£41,304,565		£39,321,615		£39,541,942	
60% LAR - 40% CIR		10%		£47,069,255		£39,033,786		£37,637,563		£37,504,102		£37,171,781		£35,189,718		£35,410,278	
60% LAR - 40% CIR		15%		£42,594,516		£34,899,890		£33,493,376		£33,359,208		£33,023,769		£31,044,020		£31,272,881	
60% LAR - 40% CIR		20%		£38,128,524		£30,761,493		£29,356,884		£29,223,052		£28,889,718		£26,909,675		£27,144,562	
60% LAR - 40% CIR		25%		£33,666,666		£26,618,728		£25,214,845		£25,081,513		£24,748,173		£22,768,620		£23,001,485	
60% LAR - 40% CIR		30%		£29,094,612		£22,421,733		£20,946,028		£20,812,736		£20,480,005		£18,502,116		£18,745,584	
60% LAR - 40% CIR		35%		£24,566,666		£18,110,641		£16,734,207		£16,600,184		£16,270,165		£14,291,984		£14,535,004	
60% LAR - 40% CIR		40%		£20,025,427		£13,872,877		£12,481,529		£12,349,746		£12,020,290		£10,043,555		£10,283,193	
60% LAR - 40% CIR		45%		£15,470,458		£9,663,843		£8,274,610		£8,142,870		£7,812,841		£5,835,610		£6,079,267	
60% LAR - 40% CIR		50%		£10,902,080		£5,320,869		£3,932,990		£3,801,554		£3,472,960		£1,501,405		£1,720,467	
Residual Land values compared to benchmark land values								Secondary Industrial/Storage/Distribution									
								£26,601,000									
Tenure		%AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR		0%		£57,177,716		£28,692,713		£27,291,628		£27,159,323		£26,827,743		£24,836,785		£25,057,475	
60% LAR - 40% CIR		5%		£52,703,840		£24,568,227		£23,174,421		£23,042,227		£22,710,747		£20,719,797		£20,941,124	
60% LAR - 40% CIR		10%		£48,221,437		£20,443,669		£19,049,050		£18,916,853		£18,584,943		£16,594,097		£16,815,063	
60% LAR - 40% CIR		15%		£43,749,698		£16,319,112		£14,924,568		£14,792,411		£14,460,860		£12,470,011		£12,691,063	
60% LAR - 40% CIR		20%		£43,313,796		£16,106,675		£14,724,176		£14,591,241		£14,258,900		£12,261,857		£12,500,084	
60% LAR - 40% CIR		25%		£39,613,344		£13,923,810		£12,529,914		£12,444,919		£12,112,812		£10,123,009		£10,344,665	
60% LAR - 40% CIR		30%		£34,499,794		£12,726,915		£11,331,210		£11,246,115		£10,914,018		£8,924,208		£9,145,766	
60% LAR - 40% CIR		35%		£29,372,038		£12,519,623		£11,126,389		£11,041,294		£10,710,197		£8,721,166		£8,941,785	
60% LAR - 40% CIR		40%		£24,430,669		£10,278,158		£8,886,710		£8,801,615		£8,470,518		£6,481,212		£6,698,374	
60% LAR - 40% CIR		45%		£20,875,640		£10,009,024		£8,618,591		£8,488,001		£8,158,023		£6,185,161		£6,404,479	
60% LAR - 40% CIR		50%		£16,307,262		£10,226,981		£8,338,172		£8,208,735		£7,879,142		£5,886,598		£6,105,448	

LB Camden
Local Plan Viability Testing 2025

Res1 14 - 150 Flats	
---------------------	--

No Units	160
Site Area	0.27 Ha

Residual land values:

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

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£78,808,444	£89,022,725	£95,621,841	£66,488,944	£68,157,204	£94,166,768	£94,387,929
60% LAR - 40% CIR	10%	£77,889,892	£83,412,961	£92,018,857	£61,984,681	£61,554,171	£89,571,231	£89,791,558
60% LAR - 40% CIR	15%	£66,567,287	£58,787,825	£57,366,876	£57,265,140	£56,935,799	£55,159,753	£55,179,313
60% LAR - 40% CIR	20%	£52,007,117	£34,148,351	£52,761,836	£52,630,520	£52,302,226	£50,332,480	£50,351,341
60% LAR - 40% CIR	25%	£37,607,707	£49,656,375	£48,111,876	£47,880,841	£47,653,800	£45,688,657	£45,697,784
60% LAR - 40% CIR	30%	£52,034,225	£44,826,033	£43,447,138	£43,316,542	£42,980,055	£41,031,131	£41,248,789
60% LAR - 40% CIR	35%	£47,608,807	£40,143,459	£39,757,754	£39,117,731	£38,357,347	£36,791,531	£36,791,531
60% LAR - 40% CIR	40%	£42,055,583	£35,446,791	£34,073,871	£33,943,843	£33,618,772	£31,668,352	£31,668,352
60% LAR - 40% CIR	45%	£36,870,685	£30,736,160	£29,368,024	£29,238,822	£28,913,518	£26,963,556	£27,188,256
60% LAR - 40% CIR	50%	£31,522,247	£26,011,704	£24,620,389	£24,497,758	£24,168,821	£22,194,958	£22,414,277
60% LAR - 40% CIR	55%	£26,860,401	£21,245,666	£19,857,847	£19,726,411	£19,397,818	£17,426,262	£17,645,323

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£56,253,810	£47,816,429	£51,028,459	£50,892,782	£50,561,022	£48,570,586	£48,791,745
60% LAR - 40% CIR	10%	£45,258,448	£36,781,115	£35,385,312	£35,253,116	£34,922,626	£32,939,685	£33,160,012
60% LAR - 40% CIR	15%	£40,325,741	£32,156,270	£30,765,331	£30,633,036	£30,304,254	£28,320,208	£28,541,759
60% LAR - 40% CIR	20%	£35,715,672	£27,116,805	£26,130,291	£26,008,814	£25,678,063	£23,700,434	£23,919,126
60% LAR - 40% CIR	25%	£30,398,161	£22,862,820	£21,480,331	£21,348,399	£21,022,055	£19,050,012	£19,270,239
60% LAR - 40% CIR	30%	£25,080,680	£18,194,447	£17,114,941	£16,984,156	£16,653,561	£14,681,544	£14,901,244
60% LAR - 40% CIR	35%	£20,385,282	£13,511,814	£12,136,209	£12,005,917	£11,680,186	£9,725,802	£9,942,855
60% LAR - 40% CIR	40%	£15,743,637	£8,734,246	£7,354,079	£7,224,277	£6,898,727	£4,946,807	£5,163,448
60% LAR - 40% CIR	45%	£10,339,140	£4,104,615	£2,724,079	£2,593,772	£2,270,772	£3,311,111	£3,527,268
60% LAR - 40% CIR	50%	£5,290,702	£-10,842	£-2,002,107	£2,133,748	£2,402,724	£1,430,387	£1,217,268
60% LAR - 40% CIR	55%	£229,855	£5,386,478	£6,373,686	£6,196,136	£2,633,207	£5,205,248	£6,422,022

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£81,212,262	£52,426,544	£51,028,459	£50,892,782	£50,561,022	£48,570,586	£48,791,745
60% LAR - 40% CIR	10%	£56,253,810	£47,816,429	£47,816,429	£46,688,479	£46,357,079	£44,375,349	£44,596,378
60% LAR - 40% CIR	15%	£51,361,105	£43,191,843	£41,800,694	£41,668,958	£41,339,617	£39,363,571	£39,583,132
60% LAR - 40% CIR	20%	£46,410,530	£38,552,169	£37,161,055	£37,029,338	£36,700,047	£34,726,258	£34,946,158
60% LAR - 40% CIR	25%	£41,611,565	£33,868,193	£32,476,891	£32,345,126	£32,014,484	£30,040,484	£30,260,315
60% LAR - 40% CIR	30%	£36,838,044	£29,229,821	£27,835,954	£27,704,309	£27,373,673	£25,404,949	£25,625,608
60% LAR - 40% CIR	35%	£32,043,625	£24,547,478	£23,153,071	£23,021,291	£22,690,549	£20,721,165	£20,941,315
60% LAR - 40% CIR	40%	£26,409,401	£19,859,609	£18,464,889	£18,332,861	£18,002,591	£16,032,170	£16,252,883
60% LAR - 40% CIR	45%	£21,714,653	£15,139,978	£13,745,442	£13,613,460	£13,283,475	£11,312,412	£11,532,112
60% LAR - 40% CIR	50%	£16,326,065	£10,415,522	£9,023,207	£8,891,819	£8,572,839	£6,598,776	£6,818,095
60% LAR - 40% CIR	55%	£11,264,219	£5,649,484	£4,261,686	£4,130,229	£3,801,636	£1,829,080	£2,049,142

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£65,784,857	£36,999,089	£35,598,002	£35,465,303	£35,133,038	£33,143,131	£33,363,295
60% LAR - 40% CIR	10%	£60,866,355	£32,389,025	£30,993,221	£30,861,025	£30,529,535	£28,547,094	£28,767,921
60% LAR - 40% CIR	15%	£55,953,661	£27,784,189	£26,384,154	£26,251,504	£25,919,163	£23,936,117	£24,156,677
60% LAR - 40% CIR	20%	£50,983,481	£23,174,714	£21,778,200	£21,645,883	£21,313,592	£19,330,843	£19,551,705
60% LAR - 40% CIR	25%	£46,054,070	£18,470,738	£17,074,260	£16,941,844	£16,609,351	£14,626,261	£14,846,148
60% LAR - 40% CIR	30%	£41,010,869	£13,762,397	£12,365,891	£12,233,726	£11,901,618	£9,918,607	£10,138,153
60% LAR - 40% CIR	35%	£36,003,171	£9,054,823	£7,658,316	£7,526,826	£7,194,335	£5,211,711	£5,431,711
60% LAR - 40% CIR	40%	£30,981,846	£4,342,154	£2,945,235	£2,813,207	£2,481,138	£4,504,716	£4,724,425
60% LAR - 40% CIR	45%	£25,947,049	£-1,372,524	£-1,941,889	£-1,810,185	£-1,478,692	£-1,502,020	£-1,284,857
60% LAR - 40% CIR	50%	£20,899,611	£-6,088,087	£-7,655,752	£-7,523,161	£-7,191,161	£-5,207,322	£-5,427,641
60% LAR - 40% CIR	55%	£15,836,764	£-10,222,030	£-12,834,211	£-12,702,774	£-12,370,192	£-10,386,625	£-10,607,687

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£66,271,537	£37,764,224	£37,003,186	£36,870,489	£36,538,759	£34,548,768	£34,769,155
60% LAR - 40% CIR	10%	£61,338,832	£33,169,170	£32,402,403	£32,269,202	£31,937,344	£29,947,299	£30,167,402
60% LAR - 40% CIR	15%	£56,388,663	£28,573,096	£27,812,362	£27,679,166	£27,347,205	£25,357,160	£25,577,263
60% LAR - 40% CIR	20%	£51,439,292	£23,975,920	£23,214,627	£23,081,431	£22,749,470	£20,759,425	£20,979,528
60% LAR - 40% CIR	25%	£46,410,530	£19,380,746	£18,619,453	£18,486,257	£18,154,296	£16,164,251	£16,384,354
60% LAR - 40% CIR	30%	£41,385,355	£14,785,571	£14,024,278	£13,891,082	£13,559,121	£11,569,076	£11,789,179
60% LAR - 40% CIR	35%	£36,350,171	£10,190,397	£9,429,004	£9,295,808	£8,963,847	£6,973,802	£7,193,905
60% LAR - 40% CIR	40%	£31,325,231	£5,595,222	£4,833,829	£4,700,633	£4,368,672	£2,378,627	£2,598,730
60% LAR - 40% CIR	45%	£26,290,046	£9,983,763	£9,222,370	£9,089,174	£8,757,213	£6,767,168	£6,987,271
60% LAR - 40% CIR	50%	£21,264,346	£15,372,212	£14,610,934	£14,477,738	£14,145,777	£12,155,732	£12,375,835

LB Camden
Local Plan Viability Testing 2025

Res 14 - 150 Flats		Value Area		Zone A - Medium Central Zone	
No Units Site Area		190 0.27 Ha		Base Base LAR, CIR	
Residual land values:					
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022	

LB Camden
Local Plan Viability Testing 2025

Res 14 - 150 Flats

No Units	160
Site Area	0.27 Ha

Residual land values:

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

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£112,772,076	£103,475,294	£102,099,264	£101,964,563	£101,937,809	£99,877,285	£99,895,122
60% LAR, 40% CIR	5%	£106,556,441	£97,109,446	£95,734,820	£95,604,710	£95,578,187	£93,520,648	£93,541,064
60% LAR, 40% CIR	10%	£99,524,556	£90,729,648	£89,355,605	£89,229,848	£89,203,109	£87,155,369	£87,175,369
60% LAR, 40% CIR	15%	£92,579,551	£84,335,134	£82,969,457	£82,840,114	£82,816,756	£80,768,611	£80,792,182
60% LAR, 40% CIR	20%	£86,820,565	£77,926,335	£76,564,614	£76,436,645	£76,413,225	£74,365,046	£74,393,046
60% LAR, 40% CIR	25%	£79,847,702	£71,503,386	£70,145,213	£70,016,580	£69,993,000	£67,943,913	£67,969,531
60% LAR, 40% CIR	30%	£72,911,119	£65,066,419	£63,708,085	£63,580,792	£63,558,082	£61,509,878	£61,538,078
60% LAR, 40% CIR	35%	£66,046,939	£58,692,868	£57,334,729	£57,206,721	£57,184,851	£55,136,230	£55,166,943
60% LAR, 40% CIR	40%	£59,647,261	£52,161,586	£50,803,050	£50,674,447	£50,651,744	£48,603,177	£48,634,052
60% LAR, 40% CIR	45%	£51,820,305	£45,596,678	£44,238,126	£44,098,513	£44,074,481	£42,026,283	£42,057,305
60% LAR, 40% CIR	50%	£44,954,246	£39,078,080	£37,711,119	£37,581,657	£37,558,003	£35,510,077	£35,541,846

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£191,403,559	£184,043,166	£183,067,178	£182,987,178	£182,967,178	£180,919,178	£180,949,178
60% LAR, 40% CIR	5%	£179,423,885	£170,476,201	£169,103,374	£168,973,165	£168,947,642	£166,894,502	£166,911,518
60% LAR, 40% CIR	10%	£172,663,011	£164,086,103	£162,728,060	£162,598,303	£162,573,911	£160,527,563	£160,543,624
60% LAR, 40% CIR	15%	£165,948,005	£157,170,088	£155,831,911	£155,695,111	£155,669,096	£153,623,096	£153,649,631
60% LAR, 40% CIR	20%	£159,189,010	£151,294,790	£149,953,069	£149,818,100	£149,792,446	£147,746,101	£147,772,101
60% LAR, 40% CIR	25%	£152,434,136	£144,871,840	£143,531,166	£143,396,036	£143,370,166	£141,324,028	£141,350,028
60% LAR, 40% CIR	30%	£145,679,523	£138,434,874	£137,092,539	£136,957,247	£136,931,516	£134,885,132	£134,911,286
60% LAR, 40% CIR	35%	£138,924,910	£131,991,122	£130,649,264	£130,514,132	£130,488,906	£128,442,586	£128,468,711
60% LAR, 40% CIR	40%	£132,170,745	£125,470,941	£124,129,004	£123,993,708	£123,968,398	£121,922,078	£121,948,503
60% LAR, 40% CIR	45%	£125,416,580	£118,951,733	£117,609,811	£117,474,908	£117,449,935	£115,403,738	£115,430,163
60% LAR, 40% CIR	50%	£118,662,415	£112,446,535	£111,075,673	£110,940,112	£110,915,457	£108,869,502	£108,895,317

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£97,175,884	£87,879,112	£86,499,083	£86,368,381	£86,341,627	£84,291,103	£84,320,940
60% LAR, 40% CIR	5%	£90,459,259	£81,513,364	£80,133,364	£80,002,638	£80,000,638	£77,950,886	£77,981,886
60% LAR, 40% CIR	10%	£83,728,374	£75,130,486	£73,763,423	£73,633,666	£73,609,275	£71,562,927	£71,593,187
60% LAR, 40% CIR	15%	£76,993,369	£68,738,088	£67,371,275	£67,241,523	£67,217,043	£65,170,810	£65,201,810
60% LAR, 40% CIR	20%	£70,258,362	£62,330,154	£60,963,433	£60,833,465	£60,809,075	£58,762,842	£58,793,842
60% LAR, 40% CIR	25%	£63,513,350	£55,907,204	£54,540,031	£54,410,398	£54,386,018	£52,339,785	£52,370,785
60% LAR, 40% CIR	30%	£56,768,337	£48,470,038	£47,103,861	£46,974,810	£46,950,426	£44,904,193	£44,935,193
60% LAR, 40% CIR	35%	£49,984,757	£42,006,486	£40,632,568	£40,503,539	£40,479,149	£38,432,916	£38,463,916
60% LAR, 40% CIR	40%	£43,211,169	£35,059,404	£33,685,486	£33,556,456	£33,532,066	£31,486,833	£31,517,833
60% LAR, 40% CIR	45%	£36,438,123	£28,000,496	£26,626,578	£26,500,532	£26,476,299	£24,430,066	£24,461,066
60% LAR, 40% CIR	50%	£29,665,064	£23,481,898	£22,114,937	£21,985,475	£21,961,821	£19,915,593	£19,946,593

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£101,748,236	£92,451,057	£91,071,026	£90,940,926	£90,914,173	£88,865,248	£88,891,487
60% LAR, 40% CIR	5%	£95,031,805	£86,086,110	£84,711,283	£84,581,074	£84,555,551	£82,506,626	£82,532,865
60% LAR, 40% CIR	10%	£88,300,520	£79,700,012	£78,325,961	£78,200,212	£78,174,821	£76,125,896	£76,151,896
60% LAR, 40% CIR	15%	£81,565,914	£73,311,497	£71,945,820	£71,816,478	£71,791,120	£69,742,195	£69,768,195
60% LAR, 40% CIR	20%	£74,796,319	£66,902,669	£65,537,978	£65,412,009	£65,386,589	£63,337,664	£63,363,664
60% LAR, 40% CIR	25%	£68,021,710	£60,476,720	£59,112,026	£58,986,944	£58,961,923	£56,913,000	£56,939,000
60% LAR, 40% CIR	30%	£61,251,482	£54,042,784	£52,678,048	£52,553,156	£52,528,425	£50,479,500	£50,505,500
60% LAR, 40% CIR	35%	£54,477,802	£47,569,031	£46,204,315	£46,079,115	£46,054,014	£44,005,090	£44,031,090
60% LAR, 40% CIR	40%	£47,693,654	£41,077,950	£39,713,419	£39,577,811	£39,553,107	£37,504,182	£37,530,182
60% LAR, 40% CIR	45%	£40,919,669	£34,573,042	£33,218,460	£33,083,877	£33,059,284	£31,010,359	£31,036,359
60% LAR, 40% CIR	50%	£34,145,684	£28,064,444	£26,709,482	£26,585,021	£26,560,366	£24,511,441	£24,537,441

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£107,153,521	£97,898,839	£96,518,810	£96,388,710	£96,363,689	£94,314,764	£94,340,764
60% LAR, 40% CIR	5%	£100,438,986	£91,191,262	£89,811,233	£89,681,133	£89,656,112	£87,607,187	£87,633,187
60% LAR, 40% CIR	10%	£93,724,301	£84,479,579	£83,099,550	£82,969,450	£82,944,429	£80,895,504	£80,921,504
60% LAR, 40% CIR	15%	£87,009,616	£77,764,857	£76,384,828	£76,254,728	£76,229,707	£74,180,782	£74,206,782
60% LAR, 40% CIR	20%	£80,294,931	£71,050,172	£69,670,143	£69,540,043	£69,515,022	£67,466,097	£67,492,097
60% LAR, 40% CIR	25%	£73,580,246	£64,335,487	£62,955,458	£62,825,358	£62,800,337	£60,751,412	£60,777,412
60% LAR, 40% CIR	30%	£66,865,561	£57,620,797	£56,240,768	£56,110,668	£56,085,647	£54,036,722	£54,062,722
60% LAR, 40% CIR	35%	£60,150,876	£50,906,108	£49,526,079	£49,395,979	£49,370,958	£47,322,033	£47,348,033
60% LAR, 40% CIR	40%	£53,436,191	£44,191,419	£42,811,390	£42,681,290	£42,656,269	£40,607,344	£40,633,344
60% LAR, 40% CIR	45%	£46,721,506	£37,476,734	£36,096,705	£35,966,605	£35,941,584	£33,892,659	£33,918,659
60% LAR, 40% CIR	50%	£40,006,821	£30,762,052	£29,382,023	£29,251,923	£29,226,902	£27,177,977	£27,203,977

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone A - Kings Cross Lower													
No Units Site Area		200 0.29 Ha		Sales value inflation Base Build cost inflation Base Base LAR - CIR													
Residual land values:																	
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR		0%		106,079,214		156,004,084		154,976,897		154,763,781		154,336,063		151,088,951		150,057,505	
60% LAR - 40% CIR		5%		103,071,596		132,350,931		150,340,852		150,106,223		149,742,149		146,986,595		145,443,151	
60% LAR - 40% CIR		10%		100,064,068		127,977,410		145,703,483		145,580,911		145,119,464		142,293,365		140,817,010	
60% LAR - 40% CIR		15%		102,967,582		143,033,094		141,096,893		140,912,846		140,482,736		137,692,011		136,158,280	
60% LAR - 40% CIR		20%		147,831,331		136,335,366		136,307,365		136,223,817		135,743,446		133,011,727		131,745,160	
60% LAR - 40% CIR		25%		142,845,347		133,624,406		131,687,112		131,514,010		131,066,252		128,308,765		126,783,846	
60% LAR - 40% CIR		30%		137,742,551		129,889,489		128,946,336		128,763,608		128,326,527		125,586,139		124,061,534	
60% LAR - 40% CIR		35%		132,659,576		124,154,785		122,215,173		122,032,796		121,576,857		118,830,015		117,297,028	
60% LAR - 40% CIR		40%		127,428,568		118,360,470		117,436,253		117,251,381		116,785,205		114,016,142		112,475,552	
60% LAR - 40% CIR		45%		122,238,371		114,540,165		114,540,165		114,412,125		113,950,534		111,180,981		109,646,341	
60% LAR - 40% CIR		50%		117,005,698		107,737,165		107,737,165		107,582,709		107,091,568		104,318,430		102,757,843	
Residual Land values compared to benchmark land values						£97,649,000											
Higher Value Secondary Offices																	
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR		0%		136,192,262		128,421,217		122,480,938		122,298,525		121,842,434		119,088,981		117,543,426	
60% LAR - 40% CIR		5%		130,154,114		119,777,696		117,863,789		117,681,137		117,219,680		114,469,500		112,912,206	
60% LAR - 40% CIR		10%		125,086,168		115,133,480		113,137,178		112,954,131		112,505,012		109,767,267		108,220,566	
60% LAR - 40% CIR		15%		120,031,616		110,430,642		107,507,681		107,324,763		106,875,232		104,137,011		102,590,440	
60% LAR - 40% CIR		20%		114,945,633		105,744,692		103,797,308		103,614,298		103,165,317		100,427,096		98,880,525	
60% LAR - 40% CIR		25%		109,851,367		100,975		99,687,387		99,504,377		99,055,396		96,317,175		94,770,604	
60% LAR - 40% CIR		30%		104,758,362		96,343,859		95,584,542		95,401,532		94,952,551		92,214,330		90,667,759	
60% LAR - 40% CIR		35%		99,665,357		91,643,941		91,481,624		91,298,614		90,849,633		88,111,412		86,564,841	
60% LAR - 40% CIR		40%		94,572,352		86,944,023		87,379,707		87,196,697		86,747,716		84,009,495		82,462,924	
60% LAR - 40% CIR		45%		89,479,347		82,244,105		83,275,790		83,092,780		82,643,799		79,905,578		78,359,007	
60% LAR - 40% CIR		50%		84,386,342		77,560,018		78,591,267		78,412,058		77,963,148		75,219,921		73,673,350	
Residual Land values compared to benchmark land values						£97,186,000											
Medium Value Secondary Offices																	
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR		0%		151,742,367		140,565,227		138,038,010		137,854,924		137,397,206		134,659,024		133,112,051	
60% LAR - 40% CIR		5%		146,733,139		135,562,014		133,031,795		132,848,709		132,391,000		129,652,818		128,105,845	
60% LAR - 40% CIR		10%		141,705,871		131,338,553		129,424,626		129,242,054		128,785,547		126,047,365		124,473,153	
60% LAR - 40% CIR		15%		136,695,602		127,114,597		125,884,837		125,702,005		125,244,508		122,506,326		120,932,114	
60% LAR - 40% CIR		20%		131,685,334		122,900,499		122,068,508		121,886,940		121,429,089		118,690,907		117,116,715	
60% LAR - 40% CIR		25%		126,675,066		118,686,449		117,854,517		117,672,949		117,215,098		114,476,916		112,902,724	
60% LAR - 40% CIR		30%		121,664,798		114,476,916		113,644,584		113,462,016		113,004,165		110,265,983		108,691,791	
60% LAR - 40% CIR		35%		116,654,530		110,265,983		109,434,044		109,251,476		108,793,519		106,055,337		104,481,145	
60% LAR - 40% CIR		40%		111,644,262		106,055,337		105,221,507		105,038,939		104,580,982		101,842,800		100,268,608	
60% LAR - 40% CIR		45%		106,633,994		101,842,800		101,009,539		100,826,971		100,369,014		97,630,832		96,056,640	
60% LAR - 40% CIR		50%		101,623,726		97,630,832		96,796,270		96,613,702		96,155,745		93,417,563		91,843,371	
Residual Land values compared to benchmark land values						£97,186,000											
Lower Value Secondary Offices / Community Space																	
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR		0%		151,742,367		140,565,227		138,038,010		137,854,924		137,397,206		134,659,024		133,112,051	
60% LAR - 40% CIR		5%		146,733,139		135,562,014		133,031,795		132,848,709		132,391,000		129,652,818		128,105,845	
60% LAR - 40% CIR		10%		141,705,871		131,338,553		129,424,626		129,242,054		128,785,547		126,047,365		124,473,153	
60% LAR - 40% CIR		15%		136,695,602		127,114,597		125,884,837		125,702,005		125,244,508		122,506,326		120,932,114	
60% LAR - 40% CIR		20%		131,685,334		122,900,499		122,068,508		121,886,940		121,429,089		118,690,907		117,116,715	
60% LAR - 40% CIR		25%		126,675,066		118,686,449		117,854,517		117,672,949		117,215,098		114,476,916		112,902,724	
60% LAR - 40% CIR		30%		121,664,798		114,476,916		113,644,584		113,462,016		113,004,165		110,265,983		108,691,791	
60% LAR - 40% CIR		35%		116,654,530		110,265,983		109,434,044		109,251,476		108,793,519		106,055,337		104,481,145	
60% LAR - 40% CIR		40%		111,644,262		106,055,337		105,221,507		105,038,939		104,580,982		101,842,800		100,268,608	
60% LAR - 40% CIR		45%		106,633,994		101,842,800		101,009,539		100,826,971		100,369,014		97,630,832		96,056,640	
60% LAR - 40% CIR		50%		101,623,726		97,630,832		96,796,270		96,613,702		96,155,745		93,417,563		91,843,371	
Residual Land values compared to benchmark land values						£97,186,000											
Secondary Industrial/Storage/Distribution																	
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR		0%		150,210,24		140,565,227		138,038,010		137,854,924		137,397,206		134,659,024		133,112,051	
60% LAR - 40% CIR		5%		145,202,168		135,562,014		133,031,795		132,848,709		132,391,000		129,652,818		128,105,845	
60% LAR - 40% CIR		10%		140,194,114		130,567,960		128,039,743		127,856,657		127,398,949		124,659,767		123,112,794	
60% LAR - 40% CIR		15%		135,186,068		125,563,906		123,035,689		122,852,603		122,394,895		119,655,713		118,108,740	
60% LAR - 40% CIR		20%		130,178,022		120,559,852		118,031,635		117,848,549		117,390,841		114,651,659		113,104,686	
60% LAR - 40% CIR		25%		125,169,976		115,551,798		113,023,581		112,840,495		112,382,787		109,643,605		108,094,632	
60% LAR - 40% CIR		30%		120,161,930		110,543,750		108,015,533		107,832,447		107,374,739		104,635,557		103,086,584	
60% LAR - 40% CIR		35%		115,153,884		105,535,702		103,007,485		102,824,399		102,366,691		99,627,509		98,078,536	
60% LAR - 40% CIR		40%		110,145,838		100,527,656		98,000,439		97,817,353		97,359,645		94,620,463		93,071,490	
60% LAR - 40% CIR		45%		105,137,792		95,519,614		93,000,222		92,817,136		92,359,428		89,620,246		88,071,273	
60% LAR - 40% CIR		50%		100,129,746		90,511,566		88,000,030		87,816,944		87,359,236		84,620,054		83,071,081	
Residual Land values compared to benchmark land values						£97,186,000											
Secondary Industrial/Storage/Distribution																	
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR		0%		150,210,24		140,565,227		138,038,010		137,854,924		137,397,206		134,659,024		133,112,051	
60% LAR - 40% CIR		5%		145,202,168		135,562,014		133									

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone A - Kings Cross Higher	
No Units	200	Sales value inflation		Base	
Site Area	0.23 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR - CIR	

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone A - Lower Central Zone				
No Units	200	Sales value inflation	Base					
Site Area	0.29 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR - CIR					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£33,154,592	£81,695,056	£79,767,859	£79,564,751	£78,127,035	£78,100,711	£74,805,000
60% LAR - 40% CIR	5%	£36,916,430	£76,862,355	£73,532,075	£73,749,646	£73,263,571	£73,557,123	£69,036,875
60% LAR - 40% CIR	10%	£30,658,618	£68,989,384	£68,075,357	£67,883,530	£67,438,595	£67,711,535	£63,186,269
60% LAR - 40% CIR	15%	£14,381,327	£52,107,020	£50,197,866	£50,018,584	£49,563,380	£49,844,156	£45,333,475
60% LAR - 40% CIR	20%	£16,084,295	£58,202,736	£56,290,781	£56,118,861	£55,677,016	£55,958,176	£51,448,507
60% LAR - 40% CIR	25%	£21,740,715	£52,279,612	£50,381,283	£50,203,632	£49,760,054	£49,744,785	£45,541,858
60% LAR - 40% CIR	30%	£15,573,719	£46,336,011	£44,442,845	£44,262,586	£43,819,272	£43,702,730	£39,580,055
60% LAR - 40% CIR	35%	£48,991,753	£40,374,539	£38,480,550	£38,298,175	£37,842,236	£37,842,236	£33,588,759
60% LAR - 40% CIR	40%	£42,588,811	£34,374,666	£32,436,046	£32,275,954	£31,850,723	£31,850,723	£27,571,899
60% LAR - 40% CIR	45%	£36,167,125	£28,320,138	£26,415,553	£26,243,661	£25,799,636	£25,799,636	£21,535,691
60% LAR - 40% CIR	50%	£25,724,844	£22,265,558	£20,353,254	£20,171,571	£19,717,361	£19,717,361	£15,445,974
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£193,516,716	£47,592,040	£44,002,361	£43,840,932	£43,383,666	£43,383,666	£40,137,061
60% LAR - 40% CIR	5%	£202,180,185	£46,562,640	£43,645,859	£43,463,420	£43,011,156	£43,011,156	£39,768,018
60% LAR - 40% CIR	10%	£146,481,812	£36,206,305	£34,288,151	£34,116,839	£33,663,666	£33,664,442	£29,433,761
60% LAR - 40% CIR	15%	£40,186,010	£35,303,022	£33,303,022	£33,119,277	£32,747,265	£32,747,265	£28,544,862
60% LAR - 40% CIR	20%	£33,841,001	£34,379,888	£22,481,569	£22,501,218	£21,893,340	£21,843,071	£17,642,144
60% LAR - 40% CIR	25%	£27,426,954	£16,437,837	£16,437,837	£16,437,837	£15,742,840	£15,742,840	£11,740,340
60% LAR - 40% CIR	30%	£21,592,038	£12,474,624	£10,380,536	£10,380,531	£9,947,521	£9,947,521	£5,987,785
60% LAR - 40% CIR	40%	£14,586,987	£16,416,962	£4,433,310	£4,433,310	£3,950,823	£3,950,823	£1,186,823
60% LAR - 40% CIR	45%	£8,367,410	£430,024	£1,484,161	£1,484,161	£1,230,678	£1,230,678	£1,044,113
60% LAR - 40% CIR	50%	£1,825,130	£3,639,167	£7,646,460	£7,748,146	£8,160,354	£8,160,354	£12,453,786
Residual Land values compared to benchmark land values		£37,186,000						
Medium Value Secondary Offices								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£76,815,735	£26,556,199	£23,428,981	£23,245,884	£22,788,178	£22,788,178	£20,516,102
60% LAR - 40% CIR	5%	£76,577,273	£26,514,897	£23,603,318	£23,603,318	£23,045,714	£23,045,714	£20,688,018
60% LAR - 40% CIR	10%	£56,319,761	£33,650,427	£31,736,500	£31,554,672	£31,100,102	£31,100,102	£28,857,442
60% LAR - 40% CIR	15%	£26,342,470	£47,787,362	£44,787,362	£44,677,707	£44,245,245	£44,245,245	£40,984,810
60% LAR - 40% CIR	20%	£51,745,867	£41,863,979	£39,960,524	£39,780,134	£39,328,161	£39,328,161	£36,109,740
60% LAR - 40% CIR	25%	£36,547,489	£36,547,489	£34,424,266	£34,262,005	£33,822,005	£33,822,005	£30,593,007
60% LAR - 40% CIR	30%	£36,036,501	£29,967,964	£28,103,688	£27,923,731	£27,473,814	£27,473,814	£23,241,238
60% LAR - 40% CIR	35%	£32,652,666	£24,035,662	£22,141,693	£21,959,318	£21,767,740	£21,767,740	£17,247,942
60% LAR - 40% CIR	40%	£26,246,564	£16,035,868	£16,035,868	£16,035,868	£15,447,865	£15,447,865	£11,233,042
60% LAR - 40% CIR	45%	£19,623,267	£11,560,061	£10,076,066	£9,884,834	£9,440,179	£9,440,179	£5,106,734
60% LAR - 40% CIR	50%	£11,365,967	£5,805,700	£4,014,397	£4,014,397	£3,370,820	£3,370,820	£1,066,498
Residual Land values compared to benchmark land values		£40,420,000						
Lower Value Secondary Offices / Community Space								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£76,815,735	£65,556,199	£63,428,981	£63,245,884	£62,788,178	£62,788,178	£59,516,102
60% LAR - 40% CIR	5%	£69,119,547	£59,440,713	£56,344,366	£56,162,937	£55,706,861	£55,706,861	£51,447,720
60% LAR - 40% CIR	10%	£62,832,795	£52,567,448	£50,649,284	£50,468,013	£50,011,938	£50,011,938	£45,764,904
60% LAR - 40% CIR	15%	£56,536,153	£46,654,165	£44,751,210	£44,570,420	£44,114,446	£44,114,446	£39,900,026
60% LAR - 40% CIR	20%	£50,192,144	£40,731,641	£38,827,112	£38,645,361	£38,189,483	£38,189,483	£33,961,381
60% LAR - 40% CIR	25%	£43,827,267	£34,788,249	£32,883,983	£32,714,017	£32,258,100	£32,258,100	£28,031,524
60% LAR - 40% CIR	30%	£37,443,181	£28,825,867	£26,921,979	£26,749,654	£26,293,664	£26,293,664	£22,039,229
60% LAR - 40% CIR	35%	£31,043,340	£22,926,095	£21,029,475	£20,857,383	£20,372,151	£20,372,151	£16,023,327
60% LAR - 40% CIR	40%	£24,613,563	£16,781,167	£14,885,982	£14,688,120	£14,230,465	£14,230,465	£10,881,820
60% LAR - 40% CIR	50%	£18,176,273	£10,716,986	£8,804,683	£8,622,969	£8,168,789	£8,168,789	£3,897,402
Residual Land values compared to benchmark land values		£40,420,000						
Lower Value Secondary Offices / Community Space								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£75,367,899	£64,303,763	£62,383,504	£62,201,075	£61,744,999	£61,744,999	£57,488,304
60% LAR - 40% CIR	5%	£69,119,547	£59,440,713	£56,344,366	£56,162,937	£55,706,861	£55,706,861	£51,447,720
60% LAR - 40% CIR	10%	£62,832,795	£52,567,448	£50,649,284	£50,468,013	£50,011,938	£50,011,938	£45,764,904
60% LAR - 40% CIR	15%	£56,536,153	£46,654,165	£44,751,210	£44,570,420	£44,114,446	£44,114,446	£39,900,026
60% LAR - 40% CIR	20%	£50,192,144	£40,731,641	£38,827,112	£38,645,361	£38,189,483	£38,189,483	£33,961,381
60% LAR - 40% CIR	25%	£43,827,267	£34,788,249	£32,883,983	£32,714,017	£32,258,100	£32,258,100	£28,031,524
60% LAR - 40% CIR	30%	£37,443,181	£28,825,867	£26,921,979	£26,749,654	£26,293,664	£26,293,664	£22,039,229
60% LAR - 40% CIR	35%	£31,043,340	£22,926,095	£21,029,475	£20,857,383	£20,372,151	£20,372,151	£16,023,327
60% LAR - 40% CIR	40%	£24,613,563	£16,781,167	£14,885,982	£14,688,120	£14,230,465	£14,230,465	£10,881,820
60% LAR - 40% CIR	50%	£18,176,273	£10,716,986	£8,804,683	£8,622,969	£8,168,789	£8,168,789	£3,897,402
Residual Land values compared to benchmark land values		£20,601,000						
Secondary Industrial/Storage/Distribution								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£87,266,716	£75,909,056	£73,881,859	£73,878,746	£73,241,035	£73,241,035	£68,960,000
60% LAR - 40% CIR	5%	£91,030,420	£89,966,265	£88,046,075	£87,863,646	£87,407,571	£87,407,571	£83,150,875
60% LAR - 40% CIR	10%	£74,772,618	£64,103,884	£62,189,367	£62,007,530	£61,549,269	£61,549,269	£57,313,269
60% LAR - 40% CIR	15%	£68,495,307	£58,220,020	£56,311,866	£56,130,584	£55,677,380	£55,677,380	£51,447,475
60% LAR - 40% CIR	20%	£62,198,724	£52,316,126	£50,413,311	£50,232,661	£49,781,016	£49,781,016	£45,542,501
60% LAR - 40% CIR	25%	£55,854,715	£46,393,612	£44,485,283	£44,314,632	£43,864,054	£43,864,054	£39,655,858
60% LAR - 40% CIR	30%	£49,489,719	£40,460,821	£38,552,492	£38,381,841	£37,931,263	£37,931,263	£33,694,052
60% LAR - 40% CIR	35%	£43,126,763	£34,488,539	£32,584,560	£32,412,175	£31,962,236	£31,962,236	£27,709,759
60% LAR - 40% CIR	40%	£36,762,811	£28,518,669	£26,612,048	£26,440,673	£25,990,244	£25,990,244	£21,688,899
60% LAR - 40% CIR	45%	£30,381,125	£22,443,138	£20,539,079	£20,367,691	£19,916,036	£19,916,036	£15,645,397
60% LAR - 40% CIR	50%	£23,838,844	£16,379,958	£14,467,264	£14,285,571	£13,831,361	£13,831,361	£9,595,874

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats	
---------------------	--

No Units	200
Site Area	9.29 Ha

Residual land values:

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

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£102,342,195	£110,480,336	£108,350,366	£108,372,241	£107,981,413	£107,116,348	£103,713,597
60% LAR - 40% CIR	5%	£114,644,517	£103,185,520	£101,304,101	£101,124,413	£100,076,163	£97,975,870	£96,482,470
60% LAR - 40% CIR	10%	£108,327,332	£95,801,137	£94,024,376	£93,852,819	£92,468,141	£90,741,793	£89,255,020
60% LAR - 40% CIR	15%	£99,180,668	£88,624,864	£86,745,387	£86,566,830	£84,126,438	£81,428,535	£80,197,856
60% LAR - 40% CIR	20%	£91,434,892	£81,309,873	£79,433,517	£79,257,225	£76,205,266	£73,146,011	£71,960,017
60% LAR - 40% CIR	25%	£83,659,575	£73,971,712	£72,073,384	£71,893,033	£71,442,154	£68,736,885	£67,233,958
60% LAR - 40% CIR	30%	£75,885,487	£66,382,761	£64,468,615	£64,288,548	£64,068,032	£61,755,133	£60,858,472
60% LAR - 40% CIR	35%	£68,092,367	£59,174,369	£57,263,586	£57,103,561	£56,654,874	£53,960,360	£52,463,362
60% LAR - 40% CIR	40%	£60,271,074	£51,746,622	£49,836,807	£49,676,451	£49,221,062	£46,546,725	£45,046,083
60% LAR - 40% CIR	45%	£52,333,362	£44,269,147	£42,359,349	£42,200,361	£41,747,978	£39,100,448	£37,950,438
60% LAR - 40% CIR	50%	£44,423,264	£36,833,908	£34,900,344	£34,746,705	£34,314,456	£31,589,259	£30,075,207

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£97,649,000	£97,649,000	£97,649,000	£97,649,000	£97,649,000	£97,649,000	£97,649,000
60% LAR - 40% CIR	5%	£84,442,137	£82,551,125	£80,472,517	£80,292,517	£78,213,698	£77,318,671	£75,813,871
60% LAR - 40% CIR	10%	£76,744,363	£75,255,349	£73,454,341	£73,274,341	£71,295,518	£70,390,491	£68,885,691
60% LAR - 40% CIR	15%	£70,527,618	£68,500,423	£66,125,381	£65,945,381	£63,570,543	£62,665,516	£61,160,716
60% LAR - 40% CIR	20%	£71,260,654	£69,725,149	£67,045,075	£66,865,075	£64,220,724	£63,315,697	£61,810,897
60% LAR - 40% CIR	25%	£63,534,877	£61,410,189	£58,133,803	£57,953,803	£55,167,243	£54,262,216	£52,757,416
60% LAR - 40% CIR	30%	£55,789,860	£53,671,367	£50,193,609	£49,993,609	£47,126,439	£46,221,412	£44,716,612
60% LAR - 40% CIR	35%	£47,846,775	£45,728,801	£42,045,861	£41,845,861	£39,120,717	£38,215,690	£36,710,890
60% LAR - 40% CIR	40%	£40,121,362	£37,974,645	£34,193,381	£33,993,381	£31,268,237	£30,363,210	£28,858,410
60% LAR - 40% CIR	45%	£32,333,362	£30,184,668	£26,400,033	£26,200,033	£23,474,889	£22,569,862	£21,065,062
60% LAR - 40% CIR	50%	£24,423,264	£22,234,193	£18,450,344	£18,250,344	£15,525,456	£14,620,429	£13,115,629

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000
60% LAR - 40% CIR	5%	£70,003,194	£64,111,382	£62,313,384	£62,133,384	£59,562,555	£58,677,527	£57,172,527
60% LAR - 40% CIR	10%	£68,355,660	£62,462,844	£60,664,844	£60,484,844	£57,913,335	£57,028,307	£55,523,307
60% LAR - 40% CIR	15%	£60,588,475	£57,681,280	£55,883,280	£55,703,280	£52,932,084	£52,047,056	£50,542,056
60% LAR - 40% CIR	20%	£52,821,290	£49,914,095	£48,116,095	£47,936,095	£44,965,289	£44,080,261	£42,575,261
60% LAR - 40% CIR	25%	£45,054,105	£42,146,910	£40,348,910	£40,168,910	£37,198,104	£36,313,076	£34,808,076
60% LAR - 40% CIR	30%	£37,286,920	£34,379,725	£32,581,725	£32,401,725	£29,431,218	£28,546,190	£27,041,190
60% LAR - 40% CIR	35%	£29,519,735	£26,612,540	£24,814,540	£24,634,540	£21,564,032	£20,679,004	£19,174,004
60% LAR - 40% CIR	40%	£21,752,550	£18,845,355	£17,047,355	£16,867,355	£13,816,847	£12,931,819	£11,426,819
60% LAR - 40% CIR	45%	£13,985,365	£11,078,170	£9,280,170	£9,100,170	£6,050,662	£5,165,634	£3,660,634
60% LAR - 40% CIR	50%	£6,218,180	£3,310,985	£1,512,985	£1,332,985	£0,282,474	£0,397,446	£0,902,446

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£40,420,000	£40,420,000	£40,420,000	£40,420,000	£40,420,000	£40,420,000	£40,420,000
60% LAR - 40% CIR	5%	£53,246,546	£47,354,734	£45,556,734	£45,376,734	£42,805,905	£41,920,877	£40,415,877
60% LAR - 40% CIR	10%	£51,599,361	£45,707,549	£43,909,549	£43,729,549	£41,154,720	£40,269,692	£38,764,692
60% LAR - 40% CIR	15%	£43,832,176	£37,940,364	£36,142,364	£35,962,364	£33,391,535	£32,506,507	£31,001,507
60% LAR - 40% CIR	20%	£36,065,000	£30,173,179	£28,375,179	£28,195,179	£25,624,350	£24,739,322	£23,234,322
60% LAR - 40% CIR	25%	£28,297,825	£22,406,004	£20,608,004	£20,428,004	£17,857,175	£16,972,147	£15,467,147
60% LAR - 40% CIR	30%	£20,530,650	£14,638,829	£12,840,829	£12,660,829	£10,090,000	£9,204,972	£7,699,972
60% LAR - 40% CIR	35%	£12,763,475	£6,871,654	£5,073,654	£4,893,654	£2,322,825	£1,437,797	£0,932,797
60% LAR - 40% CIR	40%	£4,996,300	£1,104,479	£0,306,479	£0,126,479	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CIR	45%	£0,229,125	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CIR	50%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£20,601,000	£20,601,000	£20,601,000	£20,601,000	£20,601,000	£20,601,000	£20,601,000
60% LAR - 40% CIR	5%	£24,426,552	£20,601,000	£19,803,000	£19,623,000	£18,052,413	£17,167,385	£15,662,385
60% LAR - 40% CIR	10%	£20,601,000	£18,776,000	£17,978,000	£17,798,000	£16,227,413	£15,342,385	£13,837,385
60% LAR - 40% CIR	15%	£16,776,000	£14,951,000	£14,153,000	£13,973,000	£12,402,413	£11,517,385	£10,012,385
60% LAR - 40% CIR	20%	£12,951,000	£11,126,000	£10,328,000	£10,148,000	£8,577,826	£7,692,798	£6,187,798
60% LAR - 40% CIR	25%	£9,126,000	£7,301,000	£6,503,000	£6,323,000	£4,752,239	£3,867,211	£2,362,211
60% LAR - 40% CIR	30%	£5,301,000	£3,476,000	£2,678,000	£2,498,000	£0,901,652	£0,016,624	£0,000,000
60% LAR - 40% CIR	35%	£1,476,000	£0,651,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CIR	40%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CIR	45%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CIR	50%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Plots		Value Area		Zone A - Zone 1 and Eastern Central Zone	
No Units	575	Sales value inflation		Base	
Site Area	2.88 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR, CIR	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S10	

LB Camden
Local Plan Viability Testing 2025

Res 16 - 575 Flats

No Units	575
Site Area	2.88 Ha

Residual land values:

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

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£201,648,678	£172,303,956	£167,900,856	£187,483,656	£188,440,659	£165,182,671	£158,708,011
60% LAR - 40% CIR	5%	£188,960,587	£159,185,302	£155,382,495	£164,986,922	£163,938,962	£147,894,909	£144,232,045
60% LAR - 40% CIR	10%	£174,424,691	£147,201,244	£142,814,568	£142,400,553	£141,365,517	£135,155,301	£131,705,180
60% LAR - 40% CIR	15%	£160,742,946	£134,569,494	£130,197,647	£129,785,036	£128,753,510	£122,584,353	£118,125,933
60% LAR - 40% CIR	20%	£147,215,509	£121,489,520	£117,532,185	£117,100,885	£116,062,828	£109,922,573	£106,484,620
60% LAR - 40% CIR	25%	£133,242,235	£109,164,794	£104,818,665	£104,408,492	£103,383,060	£97,230,484	£93,812,355
60% LAR - 40% CIR	30%	£119,424,182	£96,392,783	£92,569,960	£92,158,632	£91,136,580	£84,976,371	£81,533,025
60% LAR - 40% CIR	35%	£105,561,804	£83,574,958	£79,246,723	£78,834,447	£77,803,754	£71,619,803	£68,183,963
60% LAR - 40% CIR	40%	£91,653,178	£70,865,967	£66,528,774	£66,116,430	£65,085,692	£58,913,540	£55,486,944
60% LAR - 40% CIR	45%	£77,656,474	£57,711,145	£53,368,241	£52,947,454	£51,920,487	£45,758,888	£42,312,405
60% LAR - 40% CIR	50%	£63,579,222	£44,691,675	£40,344,607	£39,930,657	£38,894,097	£32,674,734	£29,215,534

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£372,880,784	£319,665,573	£315,398,410	£328,735,953	£329,681,886	£306,812,813	£298,638,839
60% LAR - 40% CIR	10%	£356,316,184	£303,139,011	£297,826,307	£310,240,322	£311,187,348	£288,375,348	£280,203,686
60% LAR - 40% CIR	15%	£339,897,428	£286,721,361	£281,412,226	£293,858,688	£294,805,684	£271,489,496	£263,317,842
60% LAR - 40% CIR	20%	£323,729,598	£270,550,303	£265,239,609	£278,620,590	£279,567,586	£256,251,308	£248,079,654
60% LAR - 40% CIR	25%	£307,561,768	£254,379,245	£249,168,915	£262,451,491	£263,398,487	£240,085,130	£231,913,476
60% LAR - 40% CIR	30%	£291,393,938	£238,208,187	£233,000,306	£246,282,392	£247,229,388	£224,071,882	£215,900,228
60% LAR - 40% CIR	35%	£275,226,108	£222,037,129	£216,829,426	£230,113,293	£231,060,289	£208,058,974	£200,087,220
60% LAR - 40% CIR	40%	£259,058,278	£205,866,071	£200,658,524	£213,944,194	£214,891,190	£192,056,066	£184,084,312
60% LAR - 40% CIR	45%	£242,890,448	£189,694,913	£184,487,466	£207,775,095	£208,722,091	£176,024,942	£168,053,188
60% LAR - 40% CIR	50%	£226,722,618	£173,523,755	£168,316,308	£191,605,996	£192,552,992	£160,013,793	£152,042,039

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£372,880,784	£319,665,573	£315,398,410	£328,735,953	£329,681,886	£306,812,813	£298,638,839
60% LAR - 40% CIR	10%	£356,316,184	£303,139,011	£297,826,307	£310,240,322	£311,187,348	£288,375,348	£280,203,686
60% LAR - 40% CIR	15%	£339,897,428	£286,721,361	£281,412,226	£293,858,688	£294,805,684	£271,489,496	£263,317,842
60% LAR - 40% CIR	20%	£323,729,598	£270,550,303	£265,239,609	£278,620,590	£279,567,586	£256,251,308	£248,079,654
60% LAR - 40% CIR	25%	£307,561,768	£254,379,245	£249,168,915	£262,451,491	£263,398,487	£240,085,130	£231,913,476
60% LAR - 40% CIR	30%	£291,393,938	£238,208,187	£233,000,306	£246,282,392	£247,229,388	£224,071,882	£215,900,228
60% LAR - 40% CIR	35%	£275,226,108	£222,037,129	£216,829,426	£230,113,293	£231,060,289	£208,058,974	£200,087,220
60% LAR - 40% CIR	40%	£259,058,278	£205,866,071	£200,658,524	£213,944,194	£214,891,190	£192,056,066	£184,084,312
60% LAR - 40% CIR	45%	£242,890,448	£189,694,913	£184,487,466	£207,775,095	£208,722,091	£176,024,942	£168,053,188
60% LAR - 40% CIR	50%	£226,722,618	£173,523,755	£168,316,308	£191,605,996	£192,552,992	£160,013,793	£152,042,039

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£372,880,784	£319,665,573	£315,398,410	£328,735,953	£329,681,886	£306,812,813	£298,638,839
60% LAR - 40% CIR	10%	£356,316,184	£303,139,011	£297,826,307	£310,240,322	£311,187,348	£288,375,348	£280,203,686
60% LAR - 40% CIR	15%	£339,897,428	£286,721,361	£281,412,226	£293,858,688	£294,805,684	£271,489,496	£263,317,842
60% LAR - 40% CIR	20%	£323,729,598	£270,550,303	£265,239,609	£278,620,590	£279,567,586	£256,251,308	£248,079,654
60% LAR - 40% CIR	25%	£307,561,768	£254,379,245	£249,168,915	£262,451,491	£263,398,487	£240,085,130	£231,913,476
60% LAR - 40% CIR	30%	£291,393,938	£238,208,187	£233,000,306	£246,282,392	£247,229,388	£224,071,882	£215,900,228
60% LAR - 40% CIR	35%	£275,226,108	£222,037,129	£216,829,426	£230,113,293	£231,060,289	£208,058,974	£200,087,220
60% LAR - 40% CIR	40%	£259,058,278	£205,866,071	£200,658,524	£213,944,194	£214,891,190	£192,056,066	£184,084,312
60% LAR - 40% CIR	45%	£242,890,448	£189,694,913	£184,487,466	£207,775,095	£208,722,091	£176,024,942	£168,053,188
60% LAR - 40% CIR	50%	£226,722,618	£173,523,755	£168,316,308	£191,605,996	£192,552,992	£160,013,793	£152,042,039

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£372,880,784	£319,665,573	£315,398,410	£328,735,953	£329,681,886	£306,812,813	£298,638,839
60% LAR - 40% CIR	10%	£356,316,184	£303,139,011	£297,826,307	£310,240,322	£311,187,348	£288,375,348	£280,203,686
60% LAR - 40% CIR	15%	£339,897,428	£286,721,361	£281,412,226	£293,858,688	£294,805,684	£271,489,496	£263,317,842
60% LAR - 40% CIR	20%	£323,729,598	£270,550,303	£265,239,609	£278,620,590	£279,567,586	£256,251,308	£248,079,654
60% LAR - 40% CIR	25%	£307,561,768	£254,379,245	£249,168,915	£262,451,491	£263,398,487	£240,085,130	£231,913,476
60% LAR - 40% CIR	30%	£291,393,938	£238,208,187	£233,000,306	£246,282,392	£247,229,388	£224,071,882	£215,900,228
60% LAR - 40% CIR	35%	£275,226,108	£222,037,129	£216,829,426	£230,113,293	£231,060,289	£208,058,974	£200,087,220
60% LAR - 40% CIR	40%	£259,058,278	£205,866,071	£200,658,524	£213,944,194	£214,891,190	£192,056,066	£184,084,312
60% LAR - 40% CIR	45%	£242,890,448	£189,694,913	£184,487,466	£207,775,095	£208,722,091	£176,024,942	£168,053,188
60% LAR - 40% CIR	50%	£226,722,618	£173,523,755	£168,316,308	£191,605,996	£192,552,992	£160,013,793	£152,042,039

LB Camden
Local Plan Viability Testing 2025

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

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone A - Lower Central Zone	
No Units	575	Sales value inflation		Base	
Site Area	2.88 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR - CIR	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
60% LAR - 40% CIR	5%	£259,823,235	£238,534,593	£234,154,190	£233,740,760
60% LAR - 40% CIR	10%	£234,537,995	£213,969,294	£213,969,294	£213,969,294
60% LAR - 40% CIR	15%	£217,626,197	£190,958,150	£186,626,805	£186,216,523
60% LAR - 40% CIR	20%	£200,860,816	£175,005,123	£170,686,167	£170,276,553
60% LAR - 40% CIR	25%	£183,722,399	£159,005,765	£154,689,805	£154,280,438
60% LAR - 40% CIR	30%	£166,232,399	£142,980,541	£138,665,671	£138,257,534
60% LAR - 40% CIR	35%	£149,311,080	£128,845,552	£124,519,975	£124,111,754
60% LAR - 40% CIR	40%	£132,039,091	£108,336,975	£104,016,070	£103,608,345
60% LAR - 40% CIR	45%	£114,723,491	£94,417,324	£90,107,235	£89,700,489
60% LAR - 40% CIR	50%	£97,364,739	£78,136,367	£73,832,156	£73,425,973
Residual Land values compared to benchmark land values		Higher Value Secondary Offices			
		£97,649,000			
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	% AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
60% LAR - 40% CIR	5%	£28,823,750	£28,617,525	£28,389,811	£28,370,399
60% LAR - 40% CIR	10%	£24,862,880	£24,454,632	£24,107,590	£24,097,590
60% LAR - 40% CIR	15%	£21,414,614	£20,912,122	£20,411,070	£20,404,109
60% LAR - 40% CIR	20%	£19,893,393	£19,319,730	£18,804,708	£18,802,322
60% LAR - 40% CIR	25%	£18,060,816	£17,419,416	£16,911,916	£16,909,416
60% LAR - 40% CIR	30%	£16,203,814	£15,779,334	£15,281,204	£15,280,341
60% LAR - 40% CIR	35%	£14,329,491	£13,809,541	£13,301,070	£13,300,218
60% LAR - 40% CIR	40%	£12,410,784	£11,907,000	£11,404,208	£11,403,350
60% LAR - 40% CIR	45%	£10,517,354	£10,033,551	£9,549,644	£9,548,786
60% LAR - 40% CIR	50%	£8,616,136	£8,154,058	£7,689,719	£7,688,862
Residual Land values compared to benchmark land values		Medium Value Secondary Offices			
		£57,186,000			
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	% AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
60% LAR - 40% CIR	5%	£19,413,485	£19,124,843	£18,744,440	£18,733,930
60% LAR - 40% CIR	10%	£17,454,075	£16,913,850	£16,411,544	£16,400,759
60% LAR - 40% CIR	15%	£15,528,245	£14,854,832	£14,310,580	£14,300,166
60% LAR - 40% CIR	20%	£13,651,447	£13,046,430	£12,476,055	£12,465,773
60% LAR - 40% CIR	25%	£11,812,049	£11,166,275	£10,596,845	£10,586,400
60% LAR - 40% CIR	30%	£10,019,075	£9,403,385	£8,770,845	£8,760,312
60% LAR - 40% CIR	35%	£8,219,491	£7,641,541	£7,059,775	£7,049,242
60% LAR - 40% CIR	40%	£6,410,784	£5,907,000	£5,391,070	£5,380,537
60% LAR - 40% CIR	45%	£4,610,784	£4,190,541	£3,759,070	£3,748,537
60% LAR - 40% CIR	50%	£2,810,784	£2,400,541	£1,979,070	£1,968,537
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space			
		£48,425,000			
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	% AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
60% LAR - 40% CIR	5%	£19,215,736	£19,237,093	£19,440,696	£19,253,390
60% LAR - 40% CIR	10%	£16,896,325	£16,615,850	£16,152,794	£16,174,096
60% LAR - 40% CIR	15%	£14,730,495	£14,569,850	£14,309,840	£14,330,596
60% LAR - 40% CIR	20%	£12,718,697	£12,570,610	£12,310,305	£12,331,061
60% LAR - 40% CIR	25%	£10,853,316	£10,707,623	£10,447,867	£10,468,623
60% LAR - 40% CIR	30%	£9,019,889	£8,866,481	£8,611,465	£8,632,221
60% LAR - 40% CIR	35%	£7,210,501	£7,053,041	£6,795,171	£6,815,927
60% LAR - 40% CIR	40%	£5,403,580	£5,238,022	£4,972,475	£4,993,231
60% LAR - 40% CIR	45%	£3,610,551	£3,438,825	£3,267,899	£3,288,655
60% LAR - 40% CIR	50%	£1,810,551	£1,638,825	£1,467,899	£1,488,655
Residual Land values compared to benchmark land values		Residential/Industrial/Storage/Distribution			
		£26,601,000			
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	% AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
60% LAR - 40% CIR	5%	£259,823,235	£238,534,593	£234,154,190	£233,740,760
60% LAR - 40% CIR	10%	£234,537,995	£213,969,294	£213,969,294	£213,969,294
60% LAR - 40% CIR	15%	£217,626,197	£190,958,150	£186,626,805	£186,216,523
60% LAR - 40% CIR	20%	£200,860,816	£175,005,123	£170,686,167	£170,276,553
60% LAR - 40% CIR	25%	£183,722,399	£159,005,765	£154,689,805	£154,280,438
60% LAR - 40% CIR	30%	£166,232,399	£142,980,541	£138,665,671	£138,257,534
60% LAR - 40% CIR	35%	£149,311,080	£128,845,552	£124,519,975	£124,111,754
60% LAR - 40% CIR	40%	£132,039,091	£108,336,975	£104,016,070	£103,608,345
60% LAR - 40% CIR	45%	£114,723,491	£94,417,324	£90,107,235	£89,700,489
60% LAR - 40% CIR	50%	£97,364,739	£78,136,367	£73,832,156	£73,425,973
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution			
		£20,601,000			
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	% AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
60% LAR - 40% CIR	5%	£259,823,235	£238,534,593	£234,154,190	£233,740,760
60% LAR - 40% CIR	10%	£234,537,995	£213,969,294	£213,969,294	£213,969,294
60% LAR - 40% CIR	15%	£217,626,197	£190,958,150	£186,626,805	£186,216,523
60% LAR - 40% CIR	20%	£200,860,816	£175,005,123	£170,686,167	£170,276,553
60% LAR - 40% CIR	25%	£183,722,399	£159,005,765	£154,689,805	£154,280,438
60% LAR - 40% CIR	30%	£166,232,399	£142,980,541	£138,665,671	£138,257,534
60% LAR - 40% CIR	35%	£149,311,080	£128,845,552	£124,519,975	£124,111,754
60% LAR - 40% CIR	40%	£132,039,091	£108,336,975	£104,016,070	£103,608,345
60% LAR - 40% CIR	45%	£114,723,491	£94,417,324	£90,107,235	£89,700,489
60% LAR - 40% CIR	50%	£97,364,739	£78,136,367	£73,832,156	£73,425,973
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution			
		£20,601,000			

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone A - Medium Central Zone				
No Units	575	Sales value inflation		Base				
Site Area	2.88 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR, CIR				
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£347,681,617	£315,766,452	£311,422,077	£311,099,836	£309,976,262	£303,774,818	£300,329,571
60% LAR - 40% CIR	5%	£350,449,286	£298,125,852	£291,765,817	£291,264,128	£290,324,655	£284,147,803	£280,713,344
60% LAR - 40% CIR	10%	£305,370,539	£276,406,550	£277,059,509	£271,649,235	£270,623,550	£264,466,445	£261,050,497
60% LAR - 40% CIR	15%	£284,445,622	£256,636,865	£252,304,519	£251,865,636	£250,673,431	£244,740,195	£241,332,841
60% LAR - 40% CIR	20%	£263,475,590	£236,820,384	£232,520,426	£232,050,814	£231,074,778	£224,960,571	£221,565,788
60% LAR - 40% CIR	25%	£242,460,295	£216,957,572	£212,650,712	£212,244,245	£211,228,077	£205,131,072	£201,743,648
60% LAR - 40% CIR	30%	£221,438,984	£197,048,894	£192,742,851	£192,347,411	£191,333,809	£185,252,203	£181,870,531
60% LAR - 40% CIR	35%	£200,396,329	£177,084,618	£172,788,322	£172,403,790	£171,392,457	£165,324,459	£161,950,350
60% LAR - 40% CIR	40%	£179,146,563	£157,055,803	£152,761,466	£152,376,941	£151,364,602	£145,348,347	£141,968,616
60% LAR - 40% CIR	45%	£157,912,076	£137,052,521	£132,761,176	£132,376,105	£131,370,427	£125,398,277	£121,998,727
60% LAR - 40% CIR	50%	£136,627,088	£116,964,835	£112,664,741	£112,258,557	£111,243,098	£105,350,343	£101,955,478
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
						£97,645,000		
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£161,881,761	£155,552,522	£150,968,102	£150,726,937	£149,689,366	£143,533,943	£140,929,211
60% LAR - 40% CIR	5%	£45,508,413	£16,386,007	£11,025,402	£10,813,253	£10,583,780	£3,406,945	£24,891
60% LAR - 40% CIR	10%	£10,359,722	£11,304,070	£11,044,568	£10,934,166	£10,823,764	£10,217,240	£10,000,000
60% LAR - 40% CIR	15%	£13,734,947	£24,104,010	£24,454,356	£24,845,216	£24,967,444	£19,000,096	£24,494,024
60% LAR - 40% CIR	20%	£17,263,265	£14,530,431	£14,219,417	£14,099,068	£13,977,891	£10,780,304	£16,177,891
60% LAR - 40% CIR	25%	£16,861,869	£13,431,031	£13,098,166	£12,968,164	£12,836,713	£9,612,138	£14,691,498
60% LAR - 40% CIR	30%	£15,341,345	£13,091,981	£12,789,024	£12,653,494	£12,527,065	£10,488,673	£16,871,345
60% LAR - 40% CIR	35%	£14,056,312	£11,845,072	£11,618,096	£11,494,096	£11,370,116	£11,148,416	£17,418,058
60% LAR - 40% CIR	40%	£12,056,312	£10,265,072	£10,025,370	£9,892,370	£9,758,370	£11,362,528	£16,178,058
60% LAR - 40% CIR	45%	£12,232,769	£14,688,554	£14,958,098	£14,832,770	£14,707,448	£11,542,538	£16,832,148
60% LAR - 40% CIR	50%	£14,113,197	£16,776,066	£16,876,134	£16,842,318	£16,847,777	£12,596,532	£17,878,397
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
						£97,185,000		
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£182,671,867	£151,356,702	£147,012,327	£146,800,098	£145,566,512	£139,365,068	£136,919,821
60% LAR - 40% CIR	5%	£181,639,538	£131,716,132	£127,266,167	£126,844,378	£125,414,805	£119,738,070	£116,398,494
60% LAR - 40% CIR	10%	£140,960,789	£111,596,800	£107,649,759	£107,236,485	£106,213,800	£100,059,695	£96,640,747
60% LAR - 40% CIR	15%	£120,536,072	£92,227,115	£87,667,769	£87,456,696	£86,463,681	£80,330,445	£76,923,091
60% LAR - 40% CIR	20%	£99,965,869	£72,410,534	£68,441,676	£68,264,064	£66,965,029	£60,760,821	£57,164,038
60% LAR - 40% CIR	25%	£78,050,545	£52,547,822	£48,240,962	£47,834,495	£46,818,327	£40,721,322	£37,334,098
60% LAR - 40% CIR	30%	£64,060,144	£32,636,144	£28,343,101	£27,937,661	£26,824,069	£20,842,452	£17,463,711
60% LAR - 40% CIR	35%	£35,886,579	£12,685,066	£9,398,572	£7,964,040	£6,992,707	£9,709	£2,459,400
60% LAR - 40% CIR	40%	£11,745,613	£1,183,867	£1,183,867	£1,183,867	£1,183,867	£24,144,142	£24,144,142
60% LAR - 40% CIR	45%	£4,497,874	£37,430,426	£1,603,674	£1,603,674	£1,603,674	£13,111,473	£14,501,023
60% LAR - 40% CIR	50%	£27,582,667	£37,434,818	£24,346,806	£24,161,768	£23,989,467	£16,864,092	£16,864,092
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
						£49,420,000		
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£230,874,717	£199,558,592	£195,214,577	£194,852,336	£193,766,762	£187,567,316	£184,122,077
60% LAR - 40% CIR	5%	£210,041,786	£179,918,362	£172,558,417	£175,146,626	£174,117,155	£167,840,320	£164,509,744
60% LAR - 40% CIR	10%	£186,163,030	£160,199,050	£155,852,099	£156,441,735	£154,416,060	£148,211,945	£144,842,967
60% LAR - 40% CIR	15%	£168,238,322	£140,429,385	£136,097,019	£135,688,136	£134,665,931	£128,532,695	£125,125,341
60% LAR - 40% CIR	20%	£147,268,090	£120,612,694	£116,269,598	£115,886,314	£114,867,279	£108,753,071	£105,366,268
60% LAR - 40% CIR	25%	£105,152,690	£100,760,072	£96,441,512	£96,036,379	£95,000,979	£88,887,072	£85,536,468
60% LAR - 40% CIR	30%	£84,068,609	£80,867,116	£76,545,351	£76,136,911	£75,126,309	£69,044,702	£65,666,031
60% LAR - 40% CIR	35%	£62,941,063	£40,888,303	£36,610,105	£36,196,260	£35,186,260	£29,146,998	£25,745,850
60% LAR - 40% CIR	40%	£41,745,676	£20,844,821	£16,579,826	£16,160,826	£15,150,826	£29,140,847	£25,776,316
60% LAR - 40% CIR	45%	£20,419,588	£757,335	£3,242,768	£3,448,443	£4,984,452	£3,490,777	£3,490,777
60% LAR - 40% CIR	50%						£11,997,167	£16,443,655
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
						£20,601,000		
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£267,253,475	£256,598,577	£252,196,202	£251,745,263	£250,748,387	£248,546,945	£247,101,696
60% LAR - 40% CIR	5%	£267,251,475	£256,598,577	£252,196,202	£251,745,263	£250,748,387	£248,546,945	£247,101,696
60% LAR - 40% CIR	10%	£246,142,694	£217,178,675	£212,831,634	£212,427,960	£211,395,675	£205,241,570	£202,822,622
60% LAR - 40% CIR	15%	£225,217,847	£197,408,960	£193,070,644	£192,667,781	£191,645,066	£185,512,303	£183,104,966
60% LAR - 40% CIR	20%	£204,247,715	£177,592,509	£173,273,553	£172,865,539	£171,848,904	£165,732,696	£163,335,913
60% LAR - 40% CIR	25%	£183,242,420	£157,229,697	£152,928,837	£152,524,817	£151,508,370	£145,400,202	£143,013,973
60% LAR - 40% CIR	30%	£162,172,515	£137,621,019	£133,324,976	£132,924,976	£131,909,934	£125,824,327	£123,446,656
60% LAR - 40% CIR	35%	£141,068,244	£117,696,941	£113,380,447	£112,975,015	£111,958,584	£105,866,584	£103,472,875
60% LAR - 40% CIR	40%	£119,920,688	£97,867,828	£93,560,750	£93,156,866	£92,176,627	£86,120,472	£83,755,941
60% LAR - 40% CIR	45%	£98,684,261	£77,824,446	£73,553,301	£73,150,230	£72,142,552	£66,070,402	£63,699,852
60% LAR - 40% CIR	50%	£77,365,213	£57,736,960	£53,466,866	£53,063,682	£52,045,223	£46,022,468	£43,651,653

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone A - Higher Central Zone			
No Units	575	Sales value inflation		Base			
Site Area	2.88 Ha	Build cost inflation		Base			
Residual land values:		Tenure		LAR - CIR			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£391,890,692	£359,770,462	£355,426,087	£355,018,058	£353,980,885	£347,840,545
60% LAR - 40% CIR	5%	£385,742,410	£353,928,952	£353,260,630	£353,184,118	£352,230,230	£346,091,913
60% LAR - 40% CIR	10%	£345,617,707	£316,041,586	£311,730,297	£311,323,398	£310,308,150	£304,202,660
60% LAR - 40% CIR	15%	£322,457,036	£294,106,607	£289,809,894	£289,404,374	£288,380,676	£282,270,889
60% LAR - 40% CIR	20%	£289,750,850	£272,125,477	£267,824,433	£267,416,820	£266,387,785	£260,283,577
60% LAR - 40% CIR	25%	£275,999,602	£250,072,890	£245,768,031	£245,359,563	£244,343,396	£238,248,381
60% LAR - 40% CIR	30%	£262,703,144	£237,868,534	£233,560,481	£233,152,019	£232,135,851	£226,041,843
60% LAR - 40% CIR	35%	£259,363,728	£235,794,759	£231,508,286	£231,103,732	£230,082,369	£224,024,402
60% LAR - 40% CIR	40%	£255,588,058	£233,588,058	£229,300,858	£228,894,145	£227,868,156	£221,840,801
60% LAR - 40% CIR	45%	£182,533,036	£161,336,888	£157,095,743	£156,682,671	£155,654,594	£149,608,593
60% LAR - 40% CIR	50%	£159,062,716	£139,041,714	£134,776,393	£134,373,879	£133,367,695	£127,329,889
Residual Land values compared to benchmark land values Higher Value Secondary Offices							
£97,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR - 40% CIR	5%	£111,999,917	£107,088,273	£107,088,273	£107,088,273	£107,088,273	£107,088,273
60% LAR - 40% CIR	5%	£87,981,535	£57,188,817	£52,861,645	£52,453,343	£51,432,238	£45,306,204
60% LAR - 40% CIR	10%	£84,876,832	£36,300,711	£30,989,422	£30,582,523	£29,562,276	£23,481,785
60% LAR - 40% CIR	15%	£41,718,161	£13,365,725	£9,009,019	£8,601,496	£7,580,014	£1,430,014
60% LAR - 40% CIR	20%	£1,559,875	£8,913,859	£12,819,442	£14,343,995	£20,457,298	£23,824,589
60% LAR - 40% CIR	25%	£134,841,102	£107,115,467	£104,416,685	£104,004,654	£102,988,026	£96,874,027
60% LAR - 40% CIR	30%	£28,131,131	£12,784,351	£37,083,304	£37,495,534	£58,499,236	£34,581,242
60% LAR - 40% CIR	35%	£14,549,111	£10,117,144	£10,117,144	£10,117,144	£10,117,144	£10,117,144
60% LAR - 40% CIR	40%	£174,500,267	£307,152,617	£101,413,016	£101,834,765	£109,844,119	£1,085,000,274
60% LAR - 40% CIR	45%	£268,367,833	£119,403,587	£123,075,132	£124,078,242	£125,083,861	£111,131,445
60% LAR - 40% CIR	50%	£107,678,158	£141,658,161	£146,968,482	£146,366,868	£147,073,285	£156,786,448
Residual Land values compared to benchmark land values Medium Value Secondary Offices							
£57,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR - 40% CIR	5%	£227,380,942	£195,360,712	£191,016,337	£190,898,308	£189,981,235	£183,430,755
60% LAR - 40% CIR	5%	£204,332,680	£173,519,842	£169,182,730	£168,304,368	£167,387,329	£158,233,637
60% LAR - 40% CIR	10%	£181,267,597	£151,631,836	£147,320,547	£146,913,648	£145,886,400	£139,782,610
60% LAR - 40% CIR	15%	£158,347,580	£129,596,857	£125,400,144	£124,984,654	£123,960,626	£117,861,139
60% LAR - 40% CIR	20%	£134,841,102	£107,115,467	£104,416,685	£104,004,654	£102,988,026	£96,874,027
60% LAR - 40% CIR	25%	£111,589,852	£85,863,140	£81,356,281	£80,949,813	£79,933,646	£73,836,641
60% LAR - 40% CIR	30%	£88,263,884	£63,546,774	£59,250,721	£58,845,291	£57,831,689	£51,730,083
60% LAR - 40% CIR	35%	£84,953,978	£41,385,009	£37,088,515	£36,683,382	£35,662,649	£29,614,652
60% LAR - 40% CIR	40%	£41,012,269	£19,129,389	£14,013,039	£13,608,026	£12,450,867	£7,430,861
60% LAR - 40% CIR	45%	£18,143,259	£3,072,862	£7,444,007	£7,747,079	£8,754,706	£14,800,630
60% LAR - 40% CIR	50%	£28,287,898	£29,388,039	£24,833,367	£24,636,817	£24,642,169	£31,079,491
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space							
£40,420,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR - 40% CIR	5%	£275,393,136	£245,192,362	£239,218,587	£238,808,535	£237,783,485	£231,633,545
60% LAR - 40% CIR	5%	£252,524,910	£221,722,192	£217,399,020	£216,896,618	£215,965,613	£209,819,579
60% LAR - 40% CIR	10%	£229,410,207	£199,834,086	£195,522,727	£195,113,888	£194,088,650	£187,956,163
60% LAR - 40% CIR	15%	£206,249,536	£177,899,107	£173,602,384	£173,196,874	£172,183,076	£166,063,389
60% LAR - 40% CIR	20%	£183,543,350	£155,817,717	£151,616,933	£151,209,380	£150,186,285	£144,076,077
60% LAR - 40% CIR	25%	£169,792,102	£133,865,360	£129,568,531	£129,160,693	£128,138,698	£122,028,691
60% LAR - 40% CIR	30%	£136,496,244	£111,748,024	£107,047,813	£106,643,591	£105,623,333	£99,513,662
60% LAR - 40% CIR	35%	£113,156,228	£89,567,259	£85,300,765	£84,896,232	£83,864,869	£77,756,862
60% LAR - 40% CIR	40%	£89,772,508	£67,380,558	£63,102,359	£62,698,615	£61,689,258	£55,633,101
60% LAR - 40% CIR	45%	£66,345,036	£45,129,389	£40,858,243	£40,455,171	£39,447,694	£33,407,430
60% LAR - 40% CIR	50%	£42,855,216	£22,834,214	£18,568,893	£18,166,379	£17,160,095	£11,122,389
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution							
£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR - 40% CIR	5%	£332,372,817	£290,448,589	£286,218,272	£285,788,136	£284,763,110	£278,612,810
60% LAR - 40% CIR	5%	£309,524,535	£276,701,817	£272,374,645	£271,946,433	£270,921,408	£264,771,204
60% LAR - 40% CIR	10%	£286,389,832	£256,813,711	£252,502,422	£252,075,223	£251,050,223	£244,924,785
60% LAR - 40% CIR	15%	£263,255,161	£234,878,726	£230,567,019	£230,139,499	£229,114,499	£222,989,014
60% LAR - 40% CIR	20%	£240,122,375	£212,897,342	£208,586,558	£208,158,845	£207,133,845	£201,008,370
60% LAR - 40% CIR	25%	£216,771,727	£190,845,015	£186,534,186	£186,106,889	£185,081,889	£178,956,416
60% LAR - 40% CIR	30%	£193,475,369	£168,728,649	£164,420,606	£163,993,196	£162,968,196	£156,842,658
60% LAR - 40% CIR	35%	£170,180,853	£146,586,884	£142,280,390	£141,852,857	£140,828,224	£134,702,527
60% LAR - 40% CIR	40%	£146,782,133	£124,360,183	£120,051,884	£119,624,112	£118,599,881	£112,474,286
60% LAR - 40% CIR	45%	£123,325,161	£102,108,013	£97,837,868	£97,410,396	£96,385,119	£90,260,055
60% LAR - 40% CIR	50%	£98,844,841	£79,813,839	£75,544,518	£75,116,004	£74,090,720	£68,002,014
Residual Land values compared to benchmark land values Base Industrial/Storage/Distribution							
£20,601,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR - 40% CIR	5%	£332,372,817	£290,448,589	£286,218,272	£285,788,136	£284,763,110	£278,612,810
60% LAR - 40% CIR	5%	£309,524,535	£276,701,817	£272,374,645	£271,946,433	£270,921,408	£264,771,204
60% LAR - 40% CIR	10%	£286,389,832	£256,813,711	£252,502,422	£252,075,223	£251,050,223	£244,924,785
60% LAR - 40% CIR	15%	£263,255,161	£234,878,726	£230,567,019	£230,139,499	£229,114,499	£222,989,014
60% LAR - 40% CIR	20%	£240,122,375	£212,897,342	£208,586,558	£208,158,845	£207,133,845	£201,008,370
60% LAR - 40% CIR	25%	£216,771,727	£190,845,015	£186,534,186	£186,106,889	£185,081,889	£178,956,416
60% LAR - 40% CIR	30%	£193,475,369	£168,728,649	£164,420,606	£163,993,196	£162,968,196	£156,842,658
60% LAR - 40% CIR	35%	£170,180,853	£146,586,884	£142,280,390	£141,852,857	£140,828,224	£134,702,527
60% LAR - 40% CIR	40%	£146,782,133	£124,360,183	£120,051,884	£119,624,112	£118,599,881	£112,474,286
60% LAR - 40% CIR	45%	£123,325,161	£102,108,013	£97,837,868	£97,410,396	£96,385,119	£90,260,055
60% LAR - 40% CIR	50%	£98,844,841	£79,813,839	£75,544,518	£75,116,004	£74,090,720	£68,002,014

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone B - £900 psf				
No Units	4	Sales value inflation		Base				
Site Area	0.045 Ha	Build cost inflation		Base				
Residual land values:		Tenure		PL				
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
Tenure	% AH	£1,041,724	£730,769	£727,298	£724,212	£695,924	£629,064	£623,920
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices		£97,649,000						
		Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
Tenure	% AH	£1,392,491	£1,065,436	£1,066,807	£1,069,989	£1,098,281	£1,765,041	£1,716,286
Residual Land values compared to benchmark land values		£87,186,000						
Medium Value Secondary Offices		£87,186,000						
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	£1,392,491	£1,065,436	£1,066,807	£1,069,989	£1,098,281	£1,765,041	£1,716,286
Residual Land values compared to benchmark land values		£49,429,000						
Lower Value Secondary Offices / Community Space		£49,429,000						
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	£1,777,176	£1,086,131	£1,091,832	£1,094,086	£1,122,976	£1,989,836	£1,984,886
Residual Land values compared to benchmark land values		£29,691,000						
Secondary Industrial/Storage/Distribution		£29,691,000						
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	£1,114,176	£1,086,131	£1,091,832	£1,094,086	£1,122,976	£1,989,836	£1,984,886

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone B - £1,000 psf			
No Units		4		Sales value inflation		Base	
Site Area		0.045 Ha		Build cost inflation		Base	
Residual land values:		Tenure		PL			
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
Tenure		% AH		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
PL		8%		£1,295,037		£980,032	
				£976,561		£973,475	
				£945,188		£975,326	
						£873,183	
Residual Land values compared to benchmark land values						£97,649,000	
Higher Value Secondary Offices							
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Tenure		% AH		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
PL		8%		£1,599,165		£1,414,575	
				£1,417,644		£1,430,736	
				£1,448,917		£1,435,876	
						£1,521,026	
Residual Land values compared to benchmark land values						£57,186,000	
Medium Value Secondary Offices							
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
Tenure		% AH		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
PL		8%		£1,599,165		£1,414,575	
				£1,417,644		£1,430,736	
				£1,448,917		£1,435,876	
						£1,521,026	
Residual Land values compared to benchmark land values						£46,420,000	
Lower Value Secondary Offices / Community Space							
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
Tenure		% AH		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
PL		8%		£1,599,165		£1,414,575	
				£1,417,644		£1,430,736	
				£1,448,917		£1,435,876	
						£1,521,026	
Residual Land values compared to benchmark land values						£20,891,000	
Secondary Industrial/Storage/Distribution							
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
Tenure		% AH		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
PL		8%		£1,599,165		£1,414,575	
				£1,417,644		£1,430,736	
				£1,448,917		£1,435,876	
						£1,521,026	

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone B - £1,000 psf	
No Units	4	Sales value inflation		Base	
Site Area	0.045 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PIL	

LB Camden
Local Plan Viability Testing 2025

Res1 1 - 4 Houses		Value Area		Zone B - £1,100 pcf	
No Units	4	Sales value inflation		Base	
Site Area	0.045 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone B - £1,150 pcf	
No Units	4	Sales value inflation		Base	
Site Area	0.045 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PIL	

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone B - £1,200 pcf	
No Units	4	Sales value inflation		Base	
Site Area	0.045 Ha	Build cost inflation		Base	
Residual land values:		Tenure		P/L	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset	

Residential		Value Area		Zone B - £1,280 paf	
No Units	4	Sales value inflation		Base	
Site Area	0.649 Ha	Build cost inflation		Base	
		Tenure		PL	
Residual land values:					
Tenure	% AH				
PfL	8%	£1,928,320	£1,603,188	£1,599,717	£1,596,432
Residual Land values compared to benchmark land values		£97,648,000			
Higher Value Secondary Offices					
Tenure	% AH				
PfL	8%	£2,389,985	£2,301,917	£2,184,458	£2,197,875
Residual Land values compared to benchmark land values		£57,186,000			
Medium Value Secondary Offices					
Tenure	% AH				
PfL	8%				
Residual Land values compared to benchmark land values		£40,420,000			
Lower Value Secondary Offices / Community Space					
Tenure	% AH				
PfL	8%	£109,420	£216,712	£219,161	£222,438
Residual Land values compared to benchmark land values		£20,601,000			
Secondary Industrial/Storage/Distribution					
Tenure	% AH				
PfL	8%				

[illegible]

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats			Value Area		Zone B - £900 psf			
No Units			6		Sales value inflation		Base	
Site Area			0.03 Ha		Build cost inflation		Base	
					Tenure		PL	
Residual land values:								
					</			

LB Camden
Local Plan Viability Testing 2025

Res1 2 - 6 Flats		Value Area		Zone B - £950 psf	
No Units	6	Sales value inflation		Base	
Site Area	0.03 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH				
PL	10%	£775,897	£325,076	£322,693	£318,021
Residual Land values compared to benchmark land values				£306,416	
Higher Value Secondary Offices				£239,781	
				£198,096	
Residual Land values compared to benchmark land values					
Higher Value Secondary Offices					
£97,645,000					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
Tenure	% AH				
PL	10%	£740,861	£249,292	£244,135	£246,777
Residual Land values compared to benchmark land values				£235,361	
Medium Value Secondary Offices				£22,880,017	
				£2,418,708	
Residual Land values compared to benchmark land values					
Medium Value Secondary Offices					
£57,195,000					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
Tenure	% AH				
PL	10%	£190,054	£249,895	£243,299	£247,941
Residual Land values compared to benchmark land values				£255,546	
Lower Value Secondary Offices / Community Space				£225,169	
				£267,695	
Residual Land values compared to benchmark land values					
Lower Value Secondary Offices / Community Space					
£46,425,000					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
Tenure	% AH				
PL	10%	£167,637	£249,895	£243,299	£247,941
Residual Land values compared to benchmark land values				£255,546	
Secondary Industrial/Storage/Distribution				£225,169	
				£267,695	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
Tenure	% AH				
PL	10%	£167,637	£249,895	£243,299	£247,941

LB Camden
Local Plan Viability Testing 2025

Res1 2 - 6 Flats		Value Area		Zone B - £1,000 psf				
No Units	6	Sales value inflation		Base				
Site Area	0.03 Ha	Build cost inflation		Base				
Residual land values:		Tenure		PL				
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£910,542	£457,567	£455,154	£450,512	£438,906	£369,272	£330,587
Residual Land values compared to benchmark land values Higher Value Secondary Offices						£97,645,000		
						Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£1,806,266	£2,308,691	£2,361,844	£2,366,296	£2,377,892	£2,447,626	£2,496,211
Residual Land values compared to benchmark land values Medium Value Secondary Offices						£97,195,000		
						Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£1,806,266	£1,162,626	£1,169,442	£1,170,455	£1,177,855	£1,168,665	£1,165,974
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space						£46,425,000		
						Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£255,426	£708,304	£710,696	£715,455	£727,855	£706,665	£695,974
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution						£20,691,000		
						Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£116,262	£1,162,626	£1,169,442	£1,170,455	£1,177,855	£1,168,665	£1,165,974

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone B - £1,050 psf	
No Units	6	Sales value inflation		Base	
Site Area	0.03 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone B - £1,100 pcf				
No Units	6	Sales value inflation		Base				
Site Area	0.03 Ha	Build cost inflation		Base				
Residual land values:		Tenure		PL				
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PL	10%	£1,179,830	£722,550	£720,136	£715,494	£703,888	£534,255	£595,569
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices								
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PL	10%	£1,636,368	£2,084,448	£2,068,882	£2,161,304	£2,112,810	£2,187,641	£2,221,228
Residual Land values compared to benchmark land values		£97,186,000						
Medium Value Secondary Offices								
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PL	10%	£13,868	£449,412	£445,652	£450,467	£442,074	£451,767	£450,681
Residual Land values compared to benchmark land values		£20,691,000						
Secondary Industrial/Storage/Distribution								
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PL	10%	£66,519	£181,264	£175,817	£151,236	£168,624	£36,964	£1,569

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone B - £1,150 pcf				
No Units	6	Sales value inflation		Base				
Site Area	0.03 Ha	Build cost inflation		Base				
		Tenure		PL				
Residual land values:								
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£1,314,474	£855,041	£852,627	£847,985	£836,380	£769,746	£728,061
Residual Land values compared to benchmark land values						£97,649,000		
Higher Value Secondary Offices								
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£1,600,324	£1,961,707	£1,964,171	£1,966,814	£1,960,418	£2,980,002	£2,986,797
Residual Land values compared to benchmark land values						£97,169,000		
Medium Value Secondary Offices								
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£1,600,324	£1,961,707	£1,964,171	£1,966,814	£1,960,418	£2,980,002	£2,986,797
Residual Land values compared to benchmark land values						£46,420,000		
Lower Value Secondary Offices / Community Space								
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£148,512	£310,601	£311,334	£317,876	£325,655	£369,216	£437,601
Residual Land values compared to benchmark land values						£20,601,000		
Secondary Industrial/Storage/Distribution								
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£169,214	£260,781	£266,366	£263,758	£242,109	£172,446	£133,861

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone B - £1,200 pcf				
No Units	6	Sales value inflation		Base				
Site Area	0.03 Ha	Build cost inflation		Base				
Residual land values:		Tenure		PL				
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£1,449,118	£987,532	£985,118	£985,476	£988,871	£989,236	£990,352
Residual Land values compared to benchmark land values								
Higher Value Secondary Offices						£97,648,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£1,367,860	£1,828,267	£1,811,880	£1,836,352	£1,847,867	£1,817,582	£1,838,367
Residual Land values compared to benchmark land values								
Medium Value Secondary Offices						£57,186,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£1,367,860	£1,828,267	£1,811,880	£1,836,352	£1,847,867	£1,817,582	£1,838,367
Residual Land values compared to benchmark land values								
Lower Value Secondary Offices / Community Space						£40,420,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£283,156	£178,430	£180,864	£186,485	£187,091	£268,725	£395,470
Residual Land values compared to benchmark land values								
Secondary Industrial/Storage/Distribution						£20,601,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£283,156	£178,430	£180,864	£186,485	£187,091	£268,725	£395,470

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone B - £1,250 pcf		
No Units	6	Sales value inflation		Base		
Site Area	0.03 Ha	Build cost inflation		Base		
		Tenure		PL		
Residual land values:						
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£1,583,763	£1,120,093	£1,117,810	£1,112,967	£1,101,362
Residual Land values compared to benchmark land values				£97,649,000		
Higher Value Secondary Offices						
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£1,233,806	£1,096,770	£1,095,106	£1,706,834	£1,716,447
Residual Land values compared to benchmark land values				£97,186,000		
Medium Value Secondary Offices						
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£66,283	£1,096,770	£1,095,106	£1,706,834	£1,716,447
Residual Land values compared to benchmark land values				£46,420,000		
Lower Value Secondary Offices / Community Space						
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£417,801	£45,038	£44,352	£30,686	£54,800
Residual Land values compared to benchmark land values				£20,801,000		
Secondary Industrial/Storage/Distribution						
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£688,503	£50,704	£50,350	£108,707	£507,102

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone B - £1,300 pcf	
No Units	6	Sales value inflation		Base	
Site Area	0.03 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
PL	10%	£1,718,406	£1,252,514	£1,250,101	£1,245,459
Residual Land values compared to benchmark land values				£1,233,852	
Higher Value Secondary Offices				£1,164,219	
				£1,125,534	
				£97,649,000	

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats			Value Area		Zone B - £900 psf			
No Units			9		Sales value inflation		Base	
Site Area			0.028 Ha		Build cost inflation		Base	
					Tenure		PL	
Residual land values:								
					</			

Res1 3 - 9 Flats				Value Area		Zone B - E300 psl			
No Units	8			Sales value inflation		Base			
Site Area	0.029 Ha			Build cost inflation		Base			
				Tenure		PL			
Residual land values:									
Tenure	% AH								
PLC	14%	E115,146	E16,709	E313,087	E305,124	E288,715	E184,265	E126,237	
Residual Land values compared to benchmark land values Higher Value Secondary Offices									
Tenure	% AH								
PLC	14%	E1,506,091	E2,124,816	E3,128,138	E2,102,301	E2,102,810	E2,256,865	E2,314,868	
Residual Land values compared to benchmark land values Medium Value Secondary Offices									
Tenure	% AH								
PLC	14%	E104,646	E85,701	E89,415	E104,316	E721,785	E305,235	E483,463	
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space									
Tenure	% AH								
PLC	14%	E104,646	E85,701	E89,415	E104,316	E721,785	E305,235	E483,463	
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution									
Tenure	% AH								
PLC	14%	E104,646	E85,701	E89,415	E104,316	E721,785	E305,235	E483,463	

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone B - £1,050 psf											
No Units		9		Sales value inflation		Base									
Site Area		0.029 Ha		Build cost inflation		Base									
				Tenure		PIL									
Residual land values:															
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon			
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
PIL		14%		£1,519,079		£714,182		£170,561		£703,598		£686,189		£581,739	
Residual Land values compared to benchmark land values								£97,649,000							
Higher Value Secondary Offices															
				Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Tenure		% AH		£268,146		£1,727,661		£1,710,564		£1,737,827		£1,755,838		£1,809,498	
PIL		14%													
Residual Land values compared to benchmark land values								£57,186,000							
Medium Value Secondary Offices															
				Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Tenure		% AH		£169,425		£1,728,318		£1,699,930		£1,736,902		£1,754,311		£1,808,761	
PIL		14%													
Residual Land values compared to benchmark land values								£46,420,000							
Lower Value Secondary Offices / Community Space															
				Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Tenure		% AH		£508,579		£258,318		£259,930		£256,902		£124,311		£228,761	
PIL		14%													
Residual Land values compared to benchmark land values								£20,891,000							
Secondary Industrial/Storage/Distribution															
				Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Tenure		% AH		£1,064,034		£186,182		£185,936		£186,953		£131,164		£88,714	
PIL		14%													

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone B - £1,100 pcf				
No Units	9	Sales value inflation		Base				
Site Area	0.025 Ha	Build cost inflation		Base				
Residual land values:		Tenure		PL				
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH							
PL	14%	£1,721,045	£912,919	£909,297	£902,333	£884,926	£780,474	£722,447
Residual Land values compared to benchmark land values Higher Value Secondary Offices						£97,649,000		
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH							
PL	14%	£726,186	£1,508,406	£1,511,924	£1,506,867	£1,506,298	£1,880,951	£1,718,778
Residual Land values compared to benchmark land values Medium Value Secondary Offices						£97,186,000		
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH							
PL	14%	£251,385	£1,414,814	£1,414,814	£1,414,814	£1,414,814	£1,414,814	£1,414,814
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space						£46,420,000		
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH							
PL	14%	£710,545	£597,551	£591,593	£595,957	£125,874	£236,608	£288,051
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution						£20,891,000		
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH							
PL	14%	£1,098,020	£387,884	£384,272	£387,938	£388,961	£285,446	£287,422

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone B - £1,150 pcf	
No Units	9	Sales value inflation		Base	
Site Area	0.028 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
PL	14%	£1,929,011	£1,111,696	£1,108,033	£1,101,070
Residual Land values compared to benchmark land values		£97,649,000			
Higher Value Secondary Offices					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
PL	14%	£118,214	£1,328,688	£1,315,192	£1,346,194
Residual Land values compared to benchmark land values		£97,186,000			
Medium Value Secondary Offices					
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
PL	14%	£125,187	£1,111,198	£1,108,033	£1,101,070
Residual Land values compared to benchmark land values		£46,420,000			
Lower Value Secondary Offices / Community Space					
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
PL	14%	£912,511	£101,198	£97,533	£90,670
Residual Land values compared to benchmark land values		£20,891,000			
Secondary Industrial/Storage/Distribution					
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
PL	14%	£1,487,984	£586,631	£583,016	£586,045

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone B - £1,200 pcf	
No Units	9	Sales value inflation		Base	
Site Area	0.028 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
FIL	14%	£2,124,977	£1,310,393	£1,306,770	£1,299,807
Residual Land values compared to benchmark land values Higher Value Secondary Offices		£97,649,000			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
FIL	14%	£156,246	£1,130,897	£1,114,405	£1,141,416
Residual Land values compared to benchmark land values Medium Value Secondary Offices		£97,194,000			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
FIL	14%	£185,327	£1,124,405	£1,114,405	£1,141,416
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space		£46,420,000			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
FIL	14%	£1,114,477	£299,893	£299,270	£289,307
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution		£20,891,000			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
FIL	14%	£1,689,992	£791,396	£791,142	£764,762

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone B - £1,250 pcf				
No Units	9	Sales value inflation		Base				
Site Area	0.028 Ha	Build cost inflation		Base				
		Tenure		PL				
Residual land values:								
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH							
PL	14%	£2,326,943	£1,909,129	£1,505,507	£1,498,544	£1,481,135	£1,376,685	£1,319,657
Residual Land values compared to benchmark land values						£97,649,000		
Higher Value Secondary Offices								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	14%	£114,280	£93,066	£69,718	£64,881	£60,096	£54,640	£112,868
Residual Land values compared to benchmark land values						£97,649,000		
Medium Value Secondary Offices								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	14%	£397,235	£19,475	£75,857	£68,894	£51,485	£42,241	£1,008,868
Residual Land values compared to benchmark land values						£97,649,000		
Lower Value Secondary Offices / Community Space								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	14%	£1,319,443	£498,629	£495,007	£488,544	£470,635	£389,185	£368,157
Residual Land values compared to benchmark land values						£26,891,000		
Secondary Industrial/Storage/Distribution								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	14%	£1,181,914	£384,114	£380,462	£383,176	£368,119	£301,640	£283,152

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone B - £1,300 pcf				
No Units	9	Sales value inflation		Base				
Site Area	0.028 Ha	Build cost inflation		Base				
Residual land values:		Tenure		PL				
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	14%	£2,528,909	£1,707,896	£1,704,244	£1,697,280	£1,679,872	£1,675,421	£1,617,384
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices		£97,649,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	14%	£87,664	£733,369	£736,981	£743,645	£761,358	£866,848	£929,691
Residual Land values compared to benchmark land values		£97,186,000						
Medium Value Secondary Offices		£97,186,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	14%	£1,089,599	£279,216	£274,584	£287,138	£295,222	£345,971	£397,744
Residual Land values compared to benchmark land values		£46,429,000						
Lower Value Secondary Offices / Community Space		£46,429,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	14%	£1,519,409	£697,369	£693,744	£686,780	£669,372	£594,521	£506,894
Residual Land values compared to benchmark land values		£26,891,000						
Secondary Industrial/Storage/Distribution		£26,891,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	14%	£2,013,984	£1,762,841	£1,768,216	£1,762,268	£1,184,847	£1,069,396	£1,052,368

LB Camden
Local Plan Viability Testing 2025

Resi 4-10 Flats		Value Area		Zone B - £900 psd				
No Units Site Area 16 0.02 Ha		Sales value inflation Build cost inflation		Base Base				
Residual land values:		Tenure		LAR : CR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	1982,811	1986,892	1986,892	1986,892	1986,892	1986,892	1986,892
60% LAR - 40% CR	5%	1989,506	1993,587	1993,587	1993,587	1993,587	1993,587	1993,587
60% LAR - 40% CR	10%	1996,201	1999,282	1999,282	1999,282	1999,282	1999,282	1999,282
60% LAR - 40% CR	15%	2002,896	2005,977	2005,977	2005,977	2005,977	2005,977	2005,977
60% LAR - 40% CR	16%	2004,076	2007,157	2007,157	2007,157	2007,157	2007,157	2007,157
60% LAR - 40% CR	20%	2006,976	2010,057	2010,057	2010,057	2010,057	2010,057	2010,057
60% LAR - 40% CR	25%	2009,876	2012,957	2012,957	2012,957	2012,957	2012,957	2012,957
60% LAR - 40% CR	30%	2012,776	2015,857	2015,857	2015,857	2015,857	2015,857	2015,857
60% LAR - 40% CR	35%	2015,676	2018,757	2018,757	2018,757	2018,757	2018,757	2018,757
60% LAR - 40% CR	40%	2018,576	2021,657	2021,657	2021,657	2021,657	2021,657	2021,657
60% LAR - 40% CR	45%	2021,476	2024,557	2024,557	2024,557	2024,557	2024,557	2024,557
60% LAR - 40% CR	50%	2024,376	2027,457	2027,457	2027,457	2027,457	2027,457	2027,457
Residual Land values compared to benchmark land values		£97,648,000						
Higher Value Secondary Offices		£97,648,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	2178,354	2182,435	2182,435	2182,435	2182,435	2182,435	2182,435
60% LAR - 40% CR	5%	2185,050	2189,131	2189,131	2189,131	2189,131	2189,131	2189,131
60% LAR - 40% CR	10%	2191,745	2195,827	2195,827	2195,827	2195,827	2195,827	2195,827
60% LAR - 40% CR	15%	2198,441	2202,523	2202,523	2202,523	2202,523	2202,523	2202,523
60% LAR - 40% CR	16%	2199,621	2203,703	2203,703	2203,703	2203,703	2203,703	2203,703
60% LAR - 40% CR	20%	2202,521	2206,603	2206,603	2206,603	2206,603	2206,603	2206,603
60% LAR - 40% CR	25%	2205,421	2209,503	2209,503	2209,503	2209,503	2209,503	2209,503
60% LAR - 40% CR	30%	2208,321	2212,403	2212,403	2212,403	2212,403	2212,403	2212,403
60% LAR - 40% CR	35%	2211,221	2215,303	2215,303	2215,303	2215,303	2215,303	2215,303
60% LAR - 40% CR	40%	2214,121	2218,203	2218,203	2218,203	2218,203	2218,203	2218,203
60% LAR - 40% CR	45%	2217,021	2221,103	2221,103	2221,103	2221,103	2221,103	2221,103
60% LAR - 40% CR	50%	2219,921	2224,003	2224,003	2224,003	2224,003	2224,003	2224,003
Residual Land values compared to benchmark land values		£97,186,000						
Medium Value Secondary Offices		£97,186,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	2178,354	2182,435	2182,435	2182,435	2182,435	2182,435	2182,435
60% LAR - 40% CR	5%	2185,050	2189,131	2189,131	2189,131	2189,131	2189,131	2189,131
60% LAR - 40% CR	10%	2191,745	2195,827	2195,827	2195,827	2195,827	2195,827	2195,827
60% LAR - 40% CR	15%	2198,441	2202,523	2202,523	2202,523	2202,523	2202,523	2202,523
60% LAR - 40% CR	16%	2199,621	2203,703	2203,703	2203,703	2203,703	2203,703	2203,703
60% LAR - 40% CR	20%	2202,521	2206,603	2206,603	2206,603	2206,603	2206,603	2206,603
60% LAR - 40% CR	25%	2205,421	2209,503	2209,503	2209,503	2209,503	2209,503	2209,503
60% LAR - 40% CR	30%	2208,321	2212,403	2212,403	2212,403	2212,403	2212,403	2212,403
60% LAR - 40% CR	35%	2211,221	2215,303	2215,303	2215,303	2215,303	2215,303	2215,303
60% LAR - 40% CR	40%	2214,121	2218,203	2218,203	2218,203	2218,203	2218,203	2218,203
60% LAR - 40% CR	45%	2217,021	2221,103	2221,103	2221,103	2221,103	2221,103	2221,103
60% LAR - 40% CR	50%	2219,921	2224,003	2224,003	2224,003	2224,003	2224,003	2224,003
Residual Land values compared to benchmark land values		£40,425,000						
Lower Value Secondary Offices / Community Space		£40,425,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	1992,267	1996,348	1996,348	1996,348	1996,348	1996,348	1996,348
60% LAR - 40% CR	5%	1998,963	2003,044	2003,044	2003,044	2003,044	2003,044	2003,044
60% LAR - 40% CR	10%	2005,658	2009,740	2009,740	2009,740	2009,740	2009,740	2009,740
60% LAR - 40% CR	15%	2012,354	2016,436	2016,436	2016,436	2016,436	2016,436	2016,436
60% LAR - 40% CR	16%	2013,534	2017,616	2017,616	2017,616	2017,616	2017,616	2017,616
60% LAR - 40% CR	20%	2016,434	2020,516	2020,516	2020,516	2020,516	2020,516	2020,516
60% LAR - 40% CR	25%	2019,334	2023,416	2023,416	2023,416	2023,416	2023,416	2023,416
60% LAR - 40% CR	30%	2022,234	2026,316	2026,316	2026,316	2026,316	2026,316	2026,316
60% LAR - 40% CR	35%	2025,134	2029,216	2029,216	2029,216	2029,216	2029,216	2029,216
60% LAR - 40% CR	40%	2028,034	2032,116	2032,116	2032,116	2032,116	2032,116	2032,116
60% LAR - 40% CR	45%	2030,934	2035,016	2035,016	2035,016	2035,016	2035,016	2035,016
60% LAR - 40% CR	50%	2033,834	2037,916	2037,916	2037,916	2037,916	2037,916	2037,916
Residual Land values compared to benchmark land values		£20,691,000						
Secondary Industrial/Storage/Distribution		£20,691,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	1489,248	1493,329	1493,329	1493,329	1493,329	1493,329	1493,329
60% LAR - 40% CR	5%	1495,944	1499,025	1499,025	1499,025	1499,025	1499,025	1499,025
60% LAR - 40% CR	10%	1502,640	1504,721	1504,721	1504,721	1504,721	1504,721	1504,721
60% LAR - 40% CR	15%	1509,336	1507,417	1507,417	1507,417	1507,417	1507,417	1507,417
60% LAR - 40% CR	16%	1510,516	1508,597	1508,597	1508,597	1508,597	1508,597	1508,597
60% LAR - 40% CR	20%	1513,416	1511,497	1511,497	1511,497	1511,497	1511,497	1511,497
60% LAR - 40% CR	25%	1516,316	1514,397	1514,397	1514,397	1514,397	1514,397	1514,397
60% LAR - 40% CR	30%	1519,216	1517,297	1517,297	1517,297	1517,297	1517,297	1517,297
60% LAR - 40% CR	35%	1522,116	1520,197	1520,197	1520,197	1520,197	1520,197	1520,197
60% LAR - 40% CR	40%	1525,016	1523,097	1523,097	1523,097	1523,097	1523,097	1523,097
60% LAR - 40% CR	45%	1527,916	1525,997	1525,997	1525,997	1525,997	1525,997	1525,997
60% LAR - 40% CR	50%	1530,816	1528,897	1528,897	1528,897	1528,897	1528,897	1528,897
Residual Land values compared to benchmark land values		£20,691,000						

LB Camden
Local Plan Viability Testing 2025

Resi 4 - 10 Flats		Value Area		Zone B - £1,000 psf				
No Units	10	Sales value inflation		Base				
Site Area	0.02 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR : CR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	0%	£1,420,824	£1,006,402	£1,002,315	£993,944	£972,019	£947,446	£927,714
60% LAR - 40% CR	5%	£1,290,184	£888,011	£883,841	£875,462	£853,537	£828,964	£809,232
60% LAR - 40% CR	10%	£1,153,532	£789,714	£784,438	£776,059	£754,134	£729,561	£710,829
60% LAR - 40% CR	15%	£1,015,975	£648,518	£644,474	£636,095	£614,170	£589,597	£570,865
60% LAR - 40% CR	16%	£986,586	£624,372	£620,336	£611,957	£589,482	£564,909	£546,177
60% LAR - 40% CR	20%	£877,512	£527,450	£523,399	£515,020	£492,545	£468,072	£448,340
60% LAR - 40% CR	25%	£738,180	£405,464	£401,441	£393,062	£370,587	£346,114	£326,382
60% LAR - 40% CR	30%	£597,860	£289,622	£285,608	£277,229	£254,754	£230,281	£210,549
60% LAR - 40% CR	35%	£456,967	£168,914	£164,910	£156,531	£134,056	£109,583	£89,851
60% LAR - 40% CR	40%	£314,913	£24,350	£20,362	£11,983	£1,604	£1,724	£2,951
60% LAR - 40% CR	45%	£172,103	£497,933	£492,239	£483,860	£461,385	£436,912	£412,439
60% LAR - 40% CR	50%	£28,447	£248,117	£243,420	£235,041	£212,566	£188,093	£163,620
Residual Land values compared to benchmark land values Higher Value Secondary Offices								
£97,648,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	0%	£285,553	£109,532	£107,121	£104,546	£102,416	£100,166	£97,772
60% LAR - 40% CR	5%	£244,432	£94,432	£92,021	£89,446	£87,316	£85,066	£82,672
60% LAR - 40% CR	10%	£193,304	£1,056,722	£1,015,773	£1,019,083	£1,039,803	£1,060,508	£1,081,213
60% LAR - 40% CR	15%	£159,861	£1,159,813	£1,130,062	£1,139,243	£1,169,093	£1,198,203	£1,226,213
60% LAR - 40% CR	16%	£147,847	£1,161,848	£1,131,964	£1,140,344	£1,169,454	£1,198,564	£1,226,574
60% LAR - 40% CR	20%	£107,314	£1,348,005	£1,293,072	£1,302,298	£1,369,444	£1,436,513	£1,472,688
60% LAR - 40% CR	25%	£1,177,477	£1,407,812	£1,348,045	£1,357,040	£1,395,044	£1,433,048	£1,471,052
60% LAR - 40% CR	30%	£1,177,477	£1,482,814	£1,348,045	£1,357,040	£1,395,044	£1,433,048	£1,471,052
60% LAR - 40% CR	35%	£1,177,477	£1,514,812	£1,350,043	£1,359,038	£1,397,042	£1,435,046	£1,473,050
60% LAR - 40% CR	40%	£1,177,477	£1,514,812	£1,350,043	£1,359,038	£1,397,042	£1,435,046	£1,473,050
60% LAR - 40% CR	45%	£1,177,477	£1,514,812	£1,350,043	£1,359,038	£1,397,042	£1,435,046	£1,473,050
60% LAR - 40% CR	50%	£1,177,477	£1,514,812	£1,350,043	£1,359,038	£1,397,042	£1,435,046	£1,473,050
Residual Land values compared to benchmark land values Medium Value Secondary Offices								
£97,186,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	0%	£285,553	£109,532	£107,121	£104,546	£102,416	£100,166	£97,772
60% LAR - 40% CR	5%	£244,432	£94,432	£92,021	£89,446	£87,316	£85,066	£82,672
60% LAR - 40% CR	10%	£193,304	£1,056,722	£1,015,773	£1,019,083	£1,039,803	£1,060,508	£1,081,213
60% LAR - 40% CR	15%	£159,861	£1,159,813	£1,130,062	£1,139,243	£1,169,093	£1,198,203	£1,226,213
60% LAR - 40% CR	16%	£147,847	£1,161,848	£1,131,964	£1,140,344	£1,169,454	£1,198,564	£1,226,574
60% LAR - 40% CR	20%	£107,314	£1,348,005	£1,293,072	£1,302,298	£1,369,444	£1,436,513	£1,472,688
60% LAR - 40% CR	25%	£1,177,477	£1,407,812	£1,348,045	£1,357,040	£1,395,044	£1,433,048	£1,471,052
60% LAR - 40% CR	30%	£1,177,477	£1,482,814	£1,348,045	£1,357,040	£1,395,044	£1,433,048	£1,471,052
60% LAR - 40% CR	35%	£1,177,477	£1,514,812	£1,350,043	£1,359,038	£1,397,042	£1,435,046	£1,473,050
60% LAR - 40% CR	40%	£1,177,477	£1,514,812	£1,350,043	£1,359,038	£1,397,042	£1,435,046	£1,473,050
60% LAR - 40% CR	45%	£1,177,477	£1,514,812	£1,350,043	£1,359,038	£1,397,042	£1,435,046	£1,473,050
60% LAR - 40% CR	50%	£1,177,477	£1,514,812	£1,350,043	£1,359,038	£1,397,042	£1,435,046	£1,473,050
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space								
£40,420,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	0%	£285,553	£109,532	£107,121	£104,546	£102,416	£100,166	£97,772
60% LAR - 40% CR	5%	£244,432	£94,432	£92,021	£89,446	£87,316	£85,066	£82,672
60% LAR - 40% CR	10%	£193,304	£1,056,722	£1,015,773	£1,019,083	£1,039,803	£1,060,508	£1,081,213
60% LAR - 40% CR	15%	£159,861	£1,159,813	£1,130,062	£1,139,243	£1,169,093	£1,198,203	£1,226,213
60% LAR - 40% CR	16%	£147,847	£1,161,848	£1,131,964	£1,140,344	£1,169,454	£1,198,564	£1,226,574
60% LAR - 40% CR	20%	£107,314	£1,348,005	£1,293,072	£1,302,298	£1,369,444	£1,436,513	£1,472,688
60% LAR - 40% CR	25%	£1,177,477	£1,407,812	£1,348,045	£1,357,040	£1,395,044	£1,433,048	£1,471,052
60% LAR - 40% CR	30%	£1,177,477	£1,482,814	£1,348,045	£1,357,040	£1,395,044	£1,433,048	£1,471,052
60% LAR - 40% CR	35%	£1,177,477	£1,514,812	£1,350,043	£1,359,038	£1,397,042	£1,435,046	£1,473,050
60% LAR - 40% CR	40%	£1,177,477	£1,514,812	£1,350,043	£1,359,038	£1,397,042	£1,435,046	£1,473,050
60% LAR - 40% CR	45%	£1,177,477	£1,514,812	£1,350,043	£1,359,038	£1,397,042	£1,435,046	£1,473,050
60% LAR - 40% CR	50%	£1,177,477	£1,514,812	£1,350,043	£1,359,038	£1,397,042	£1,435,046	£1,473,050
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution								
£30,691,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	0%	£1,057,880	£381,832	£377,456	£372,926	£368,110	£363,027	£357,690
60% LAR - 40% CR	5%	£915,620	£331,447	£326,977	£322,447	£317,631	£312,548	£307,211
60% LAR - 40% CR	10%	£778,369	£284,151	£279,681	£275,151	£270,335	£265,252	£260,169
60% LAR - 40% CR	15%	£641,111	£227,854	£223,384	£218,854	£214,038	£208,955	£203,872
60% LAR - 40% CR	16%	£613,792	£249,898	£245,428	£240,898	£236,182	£231,299	£226,416
60% LAR - 40% CR	20%	£502,568	£162,866	£158,396	£153,866	£149,150	£144,267	£139,384
60% LAR - 40% CR	25%	£383,317	£93,900	£89,430	£84,900	£80,370	£75,840	£71,310
60% LAR - 40% CR	30%	£264,066	£26,434	£21,964	£17,434	£12,904	£8,374	£3,844
60% LAR - 40% CR	35%	£144,815	£1,119,854	£1,074,384	£1,028,914	£983,444	£937,974	£892,504
60% LAR - 40% CR	40%	£26,434	£1,119,854	£1,074,384	£1,028,914	£983,444	£937,974	£892,504
60% LAR - 40% CR	45%	£26,434	£1,119,854	£1,074,384	£1,028,914	£983,444	£937,974	£892,504
60% LAR - 40% CR	50%	£26,434	£1,119,854	£1,074,384	£1,028,914	£983,444	£937,974	£892,504

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

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

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

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/DistributionJ.B. Camden Local Plan Viability Testing Results 2024

LB Camden
Local Plan Viability Testing 2025

Resi 4 - 10 Flats		Value Area		Zone B - £1,200 paf				
No Units	10	Sales value inflation	Base	Base	Base			
Site Area	0.02 Ha	Build cost inflation	Base	Base	Base			
		Tenure	LAR - CR	LAR - CR	LAR - CR			
Residual land values:								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£2,203,851	£1,889,076	£1,885,089	£1,877,219	£1,866,293	£1,730,240	£1,660,988
60% LAR - 40% CR	5%	£2,149,890	£1,727,121	£1,723,051	£1,714,732	£1,693,855	£1,499,295	£1,429,043
60% LAR - 40% CR	10%	£1,967,107	£1,563,660	£1,561,364	£1,551,294	£1,530,206	£1,336,627	£1,266,375
60% LAR - 40% CR	15%	£1,778,959	£1,399,301	£1,395,257	£1,386,973	£1,366,203	£1,172,618	£1,102,366
60% LAR - 40% CR	16%	£1,742,363	£1,368,321	£1,364,320	£1,354,062	£1,333,307	£1,139,723	£1,069,471
60% LAR - 40% CR	20%	£1,541,401	£1,234,051	£1,230,919	£1,221,165	£1,200,135	£1,006,550	£936,298
60% LAR - 40% CR	25%	£1,311,491	£1,067,813	£1,063,680	£1,053,066	£1,032,009	£838,425	£768,173
60% LAR - 40% CR	30%	£1,082,399	£905,575	£901,442	£890,642	£869,585	£675,999	£605,747
60% LAR - 40% CR	35%	£860,325	£741,337	£737,204	£727,836	£707,331	£513,746	£443,494
60% LAR - 40% CR	40%	£684,314	£577,099	£572,966	£563,598	£543,093	£349,508	£279,256
60% LAR - 40% CR	45%	£500,788	£412,861	£408,728	£400,230	£379,725	£186,023	£115,771
60% LAR - 40% CR	50%	£347,260	£248,623	£244,490	£236,156	£215,651	£122,026	£51,774
</								

LB Camden
Local Plan Viability Testing 2025

Resi 4-10 Flats		Value Area		Zone B - E1,300 paf	
No Units		10		Base	
Site Area		0.02 Ha		Build cost inflation	
Residual land values:		Tenure		LAR : CR	

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

|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

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

|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

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

|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

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

|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

LB Camden
Local Plan Viability Testing 2025

Resi 5-13 Flats		Value Area		Zone B - £900 psd	
No. Units	13	Sales value inflation	Base	Base	
Site Area	0.03 Ha	Build cost inflation	Base	Base	
Residual land values:		Tenure		LAR : CR	

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

Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon						
0% LAR - 40% CR	0%		1,126,241	1,105,631	1,074,518	1,053,908	1,063,299	1,082,690	1,102,081						
60% LAR - 40% CR	0%		1,982,821	1,962,211	1,921,100	1,880,989	1,890,380	1,909,771	1,929,162						
60% LAR - 40% CR	10%		1,807,636	1,787,026	1,745,915	1,704,804	1,714,195	1,733,586	1,752,977						
60% LAR - 40% CR	15%		1,658,389	1,637,779	1,596,668	1,555,557	1,564,948	1,584,339	1,603,730						
60% LAR - 40% CR	20%		1,533,142	1,512,532	1,471,421	1,430,310	1,439,701	1,459,092	1,478,483						
60% LAR - 40% CR	25%		1,421,895	1,401,285	1,360,174	1,319,063	1,328,454	1,347,845	1,367,236						
60% LAR - 40% CR	30%		1,322,648	1,302,038	1,260,927	1,219,816	1,229,207	1,248,598	1,267,989						
60% LAR - 40% CR	35%		1,234,401	1,213,791	1,173,680	1,132,569	1,141,960	1,161,351	1,180,742						
60% LAR - 40% CR	40%		1,157,154	1,136,544	1,096,433	1,055,322	1,064,713	1,084,104	1,103,495						
60% LAR - 40% CR	45%		1,090,907	1,070,297	1,030,186	989,075	998,466	1,017,857	1,037,248						
60% LAR - 40% CR	50%		1,034,660	1,014,050	973,939	932,828	942,219	961,610	981,001						

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

				Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
0%	0%	1,126,241	1,105,631	1,126,241	1,105,631	1,126,241	1,105,631	1,126,241	1,105,631	1,126,241	1,105,631	1,126,241	1,105,631	1,126,241	1,105,631
60% LAR - 40% CR	0%	1,982,821	1,962,211	1,982,821	1,962,211	1,982,821	1,962,211	1,982,821	1,962,211	1,982,821	1,962,211	1,982,821	1,962,211	1,982,821	1,962,211
60% LAR - 40% CR	10%	1,807,636	1,787,026	1,807,636	1,787,026	1,807,636	1,787,026	1,807,636	1,787,026	1,807,636	1,787,026	1,807,636	1,787,026	1,807,636	1,787,026
60% LAR - 40% CR	15%	1,658,389	1,637,779	1,658,389	1,637,779	1,658,389	1,637,779	1,658,389	1,637,779	1,658,389	1,637,779	1,658,389	1,637,779	1,658,389	1,637,779
60% LAR - 40% CR	20%	1,533,142	1,512,532	1,533,142	1,512,532	1,533,142	1,512,532	1,533,142	1,512,532	1,533,142	1,512,532	1,533,142	1,512,532	1,533,142	1,512,532
60% LAR - 40% CR	25%	1,421,895	1,401,285	1,421,895	1,401,285	1,421,895	1,401,285	1,421,895	1,401,285	1,421,895	1,401,285	1,421,895	1,401,285	1,421,895	1,401,285
60% LAR - 40% CR	30%	1,322,648	1,302,038	1,322,648	1,302,038	1,322,648	1,302,038	1,322,648	1,302,038	1,322,648	1,302,038	1,322,648	1,302,038	1,322,648	1,302,038
60% LAR - 40% CR	35%	1,234,401	1,213,791	1,234,401	1,213,791	1,234,401	1,213,791	1,234,401	1,213,791	1,234,401	1,213,791	1,234,401	1,213,791	1,234,401	1,213,791
60% LAR - 40% CR	40%	1,157,154	1,136,544	1,157,154	1,136,544	1,157,154	1,136,544	1,157,154	1,136,544	1,157,154	1,136,544	1,157,154	1,136,544	1,157,154	1,136,544
60% LAR - 40% CR	45%	1,090,907	1,070,297	1,090,907	1,070,297	1,090,907	1,070,297	1,090,907	1,070,297	1,090,907	1,070,297	1,090,907	1,070,297	1,090,907	1,070,297
60% LAR - 40% CR	50%	1,034,660	1,014,050	1,034,660	1,014,050	1,034,660	1,014,050	1,034,660	1,014,050	1,034,660	1,014,050	1,034,660	1,014,050	1,034,660	1,014,050

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

				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
0% LAR - 40% CR	0%	1,126,241	1,105,631	1,074,518	1,053,908	1,063,299	1,082,690	1,102,081	1,121,472	1,140,863	1,160,254	1,179,645	1,199,036	1,218,427	
60% LAR - 40% CR	0%	1,982,821	1,962,211	1,921,100	1,880,989	1,890,380	1,909,771	1,929,162	1,948,553	1,967,944	1,987,335	2,006,726	2,026,117	2,045,508	
60% LAR - 40% CR	10%	1,807,636	1,787,026	1,745,915	1,704,804	1,714,195	1,733,586	1,752,977	1,772,368	1,791,759	1,811,150	1,830,541	1,849,932	1,869,323	
60% LAR - 40% CR	15%	1,658,389	1,637,779	1,596,668	1,555,557	1,564,948	1,584,339	1,603,730	1,623,121	1,642,512	1,661,903	1,681,294	1,700,685	1,720,076	
60% LAR - 40% CR	20%	1,533,142	1,512,532	1,471,421	1,430,310	1,439,701	1,459,092	1,478,483	1,497,874	1,517,265	1,536,656	1,556,047	1,575,438	1,594,829	
60% LAR - 40% CR	25%	1,421,895	1,401,285	1,360,174	1,319,063	1,328,454	1,347,845	1,367,236	1,386,627	1,406,018	1,425,409	1,444,800	1,464,191	1,483,582	
60% LAR - 40% CR	30%	1,322,648	1,302,038	1,260,927	1,219,816	1,229,207	1,248,598	1,267,989	1,287,380	1,306,771	1,326,162	1,345,553	1,364,944	1,384,335	
60% LAR - 40% CR	35%	1,234,401	1,213,791	1,173,680	1,132,569	1,141,960	1,161,351	1,180,742	1,200,133	1,219,524	1,238,915	1,258,306	1,277,697	1,297,088	
60% LAR - 40% CR	40%	1,157,154	1,136,544	1,096,433	1,055,322	1,064,713	1,084,104	1,103,495	1,122,886	1,142,277	1,161,668	1,181,059	1,200,450	1,219,841	
60% LAR - 40% CR	45%	1,090,907	1,070,297	1,030,186	989,075	998,466	1,017,857	1,037,248	1,056,639	1,076,030	1,095,421	1,114,812	1,134,203	1,153,594	
60% LAR - 40% CR	50%	1,034,660	1,014,050	973,939	932,828	942,219	961,610	981,001	999,392	1,018,783	1,038,174	1,057,565	1,076,956	1,096,347	

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon					
0%	0%	1,126,241	1,105,631	1,074,518	1,053,908	1,063,299	1,082,690	1,102,081					
60% LAR - 40% CR	0%	1,982,821	1,962,211	1,921,100	1,880,989	1,890,380	1,909,771	1,929,162					
60% LAR - 40% CR	10%	1,807,636	1,787,026	1,745,915	1,704,804	1,714,195	1,733,586	1,752,977					
60% LAR - 40% CR	15%	1,658,389	1,637,779	1,596,668	1,555,557	1,564,948	1,584,339	1,603,730					
60% LAR - 40% CR	20%	1,533,142	1,512,532	1,471,421	1,430,310	1,439,701	1,459,092	1,478,483					
60% LAR - 40% CR	25%	1,421,895	1,401,285	1,360,174	1,319,063	1,328,454	1,347,845	1,367,236					
60% LAR - 40% CR	30%	1,322,648	1,302,038	1,260,927	1,219,816	1,229,207	1,248,598	1,267,989					
60% LAR - 40% CR	35%	1,234,401	1,213,791	1,173,680	1,132,569	1,141,960	1,161,351	1,180,742					
60% LAR - 40% CR	40%	1,157,154	1,136,544	1,096,433	1,055,322	1,064,713	1,084,104	1,103,495					
60% LAR - 40% CR	45%	1,090,907	1,070,297	1,030,186	989,075	998,466	1,017,857	1,037,248					
60% LAR - 40% CR	50%	1,034,660	1,014,050	973,939	932,828	942,219	961,610	981,001					

LB Camden
Local Plan Viability Testing 2025

Resi 5-13 Flats		Value Area		Zone B - £1,150 psf	
No Units	13	Sales value inflation		Base	
Site Area	0.03 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR - CR	

LB Camden
Local Plan Viability Testing 2025

Resi 5-13 Flats		Value Area		Zone B - £1,200 paf	
No. Units	13	Sales value inflation		Base	
Site Area	0.03 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR : CR	
					</

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

			£97,648,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£716,519	£12,528	£17,121	£18,895	£18,895	£18,895	£18,895
60% LAR - 40% CR	5%	£2,050,292	£1,536,331	£1,311,074	£1,219,589	£1,219,589	£1,219,589	£1,219,589
60% LAR - 40% CR	10%	£2,362,114	£1,747,153	£1,470,665	£1,419,465	£1,419,465	£1,419,465	£1,419,465
60% LAR - 40% CR	15%	£2,050,292	£1,536,331	£1,311,074	£1,219,589	£1,219,589	£1,219,589	£1,219,589
60% LAR - 40% CR	20%	£1,812,492	£1,323,376	£1,118,433	£1,056,981	£1,056,981	£1,056,981	£1,056,981
60% LAR - 40% CR	22%	£1,717,486	£1,238,271	£1,033,034	£1,021,584	£1,021,584	£1,021,584	£1,021,584
60% LAR - 40% CR	25%	£1,574,131	£1,109,708	£1,104,569	£1,093,146	£1,093,146	£1,093,146	£1,093,146
60% LAR - 40% CR	30%	£1,334,716	£889,705	£889,491	£879,004	£879,004	£879,004	£879,004
60% LAR - 40% CR	35%	£1,093,092	£679,420	£673,212	£661,838	£661,838	£661,838	£661,838
60% LAR - 40% CR	40%	£860,172	£460,362	£455,743	£444,390	£444,390	£444,390	£444,390
60% LAR - 40% CR	45%	£607,968	£242,287	£237,095	£225,736	£225,736	£225,736	£225,736
60% LAR - 40% CR	50%	£362,981	£25,468	£17,981	£15,057	£15,057	£15,057	£15,057

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

			£97,186,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,034,436	£1,034,436	£1,034,436	£1,034,436	£1,034,436	£1,034,436	£1,034,436
60% LAR - 40% CR	5%	£1,789,478	£1,789,478	£1,789,478	£1,789,478	£1,789,478	£1,789,478	£1,789,478
60% LAR - 40% CR	10%	£2,050,292	£2,050,292	£2,050,292	£2,050,292	£2,050,292	£2,050,292	£2,050,292
60% LAR - 40% CR	15%	£2,050,292	£2,050,292	£2,050,292	£2,050,292	£2,050,292	£2,050,292	£2,050,292
60% LAR - 40% CR	20%	£1,812,492	£1,812,492	£1,812,492	£1,812,492	£1,812,492	£1,812,492	£1,812,492
60% LAR - 40% CR	22%	£1,717,486	£1,717,486	£1,717,486	£1,717,486	£1,717,486	£1,717,486	£1,717,486
60% LAR - 40% CR	25%	£1,574,131	£1,574,131	£1,574,131	£1,574,131	£1,574,131	£1,574,131	£1,574,131
60% LAR - 40% CR	30%	£1,334,716	£1,334,716	£1,334,716	£1,334,716	£1,334,716	£1,334,716	£1,334,716
60% LAR - 40% CR	35%	£1,093,092	£1,093,092	£1,093,092	£1,093,092	£1,093,092	£1,093,092	£1,093,092
60% LAR - 40% CR	40%	£860,172	£860,172	£860,172	£860,172	£860,172	£860,172	£860,172
60% LAR - 40% CR	45%	£607,968	£607,968	£607,968	£607,968	£607,968	£607,968	£607,968
60% LAR - 40% CR	50%	£362,981	£362,981	£362,981	£362,981	£362,981	£362,981	£362,981

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

			£40,420,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,782,282	£1,782,282	£1,782,282	£1,782,282	£1,782,282	£1,782,282	£1,782,282
60% LAR - 40% CR	5%	£1,471,564	£1,471,564	£1,471,564	£1,471,564	£1,471,564	£1,471,564	£1,471,564
60% LAR - 40% CR	10%	£1,235,064	£1,235,064	£1,235,064	£1,235,064	£1,235,064	£1,235,064	£1,235,064
60% LAR - 40% CR	15%	£989,372	£989,372	£989,372	£989,372	£989,372	£989,372	£989,372
60% LAR - 40% CR	20%	£781,807	£781,807	£781,807	£781,807	£781,807	£781,807	£781,807
60% LAR - 40% CR	22%	£686,476	£686,476	£686,476	£686,476	£686,476	£686,476	£686,476
60% LAR - 40% CR	25%	£581,111	£581,111	£581,111	£581,111	£581,111	£581,111	£581,111
60% LAR - 40% CR	30%	£435,736	£435,736	£435,736	£435,736	£435,736	£435,736	£435,736
60% LAR - 40% CR	35%	£301,177	£301,177	£301,177	£301,177	£301,177	£301,177	£301,177
60% LAR - 40% CR	40%	£176,148	£176,148	£176,148	£176,148	£176,148	£176,148	£176,148
60% LAR - 40% CR	45%	£94,585	£94,585	£94,585	£94,585	£94,585	£94,585	£94,585
60% LAR - 40% CR	50%	£45,458	£45,458	£45,458	£45,458	£45,458	£45,458	£45,458

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

			£30,691,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,131,220	£1,131,220	£1,131,220	£1,131,220	£1,131,220	£1,131,220	£1,131,220
60% LAR - 40% CR	5%	£1,422,302	£1,422,302	£1,422,302	£1,422,302	£1,422,302	£1,422,302	£1,422,302
60% LAR - 40% CR	10%	£1,750,888	£1,750,888	£1,750,888	£1,750,888	£1,750,888	£1,750,888	£1,750,888
60% LAR - 40% CR	15%	£1,514,666	£1,514,666	£1,514,666	£1,514,666	£1,514,666	£1,514,666	£1,514,666
60% LAR - 40% CR	20%	£1,277,201	£1,277,201	£1,277,201	£1,277,201	£1,277,201	£1,277,201	£1,277,201
60% LAR - 40% CR	22%	£1,181,478	£1,181,478	£1,181,478	£1,181,478	£1,181,478	£1,181,478	£1,181,478
60% LAR - 40% CR	25%	£1,038,505	£1,038,505	£1,038,505	£1,038,505	£1,038,505	£1,038,505	£1,038,505
60% LAR - 40% CR	30%	£786,350	£786,350	£786,350	£786,350	£786,350	£786,350	£786,350
60% LAR - 40% CR	35%	£587,466	£587,466	£587,466	£587,466	£587,466	£587,466	£587,466
60% LAR - 40% CR	40%	£375,140	£375,140	£375,140	£375,140	£375,140	£375,140	£375,140
60% LAR - 40% CR	45%	£171,842	£171,842	£171,842	£171,842	£171,842	£171,842	£171,842
60% LAR - 40% CR	50%	£69,696	£69,696	£69,696	£69,696	£69,696	£69,696	£69,696

LB Camden
Local Plan Viability Testing 2025

Resi 5-13 Flats			Value Area		Zone B - £1,250 paf			
No Units	13		Sales value inflation		Base			
Site Area	0.03 Ha		Build cost inflation		Base			
Residual land values:			Tenure		LAR: CR			
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£3,646,875	£2,453,009	£2,448,097	£2,436,992	£2,407,973	£2,233,873	£2,137,106
60% LAR - 40% CR	5%	£2,798,625	£2,008,110	£2,005,349	£2,013,192	£2,004,792	£1,819,073	£1,719,073
60% LAR - 40% CR	10%	£2,449,170	£1,700,336	£1,700,038	£1,693,513	£1,680,558	£1,477,805	£1,391,642
60% LAR - 40% CR	15%	£2,099,715	£1,400,336	£1,400,038	£1,393,513	£1,380,558	£1,175,805	£1,089,642
60% LAR - 40% CR	20%	£2,048,238	£1,353,327	£1,353,327	£1,348,905	£1,338,612	£1,108,508	£1,046,708
60% LAR - 40% CR	22%	£1,845,844	£1,244,644	£1,244,644	£1,244,903	£1,238,502	£1,008,542	£946,598
60% LAR - 40% CR	25%	£1,792,928	£1,325,098	£1,325,098	£1,319,867	£1,308,444	£1,079,887	£1,013,351
60% LAR - 40% CR	30%	£1,538,426	£1,050,654	£1,050,654	£1,043,040	£1,030,549	£797,601	£744,639
60% LAR - 40% CR	35%	£1,282,716	£865,011	£865,011	£859,804	£848,430	£619,597	£564,618
60% LAR - 40% CR	40%	£1,025,810	£635,180	£635,180	£627,982	£616,628	£417,840	£373,328
60% LAR - 40% CR	45%	£767,719	£400,173	£400,173	£394,981	£383,644	£185,245	£169,769
60% LAR - 40% CR	50%	£508,455	£165,099	£165,099	£160,814	£149,450	£121,185	£103,874
Residual Land values compared to benchmark land values								
Higher Value Secondary Offices								
£97,648,000								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£259,712	£259,712	£259,712	£259,712	£259,712	£259,712	£259,712
60% LAR - 40% CR	5%	£229,712	£229,712	£229,712	£229,712	£229,712	£229,712	£229,712
60% LAR - 40% CR	10%	£199,712	£199,712	£199,712	£199,712	£199,712	£199,712	£199,712
60% LAR - 40% CR	15%	£169,712	£169,712	£169,712	£169,712	£169,712	£169,712	£169,712
60% LAR - 40% CR	20%	£139,712	£139,712	£139,712	£139,712	£139,712	£139,712	£139,712
60% LAR - 40% CR	22%	£130,712	£130,712	£130,712	£130,712	£130,712	£130,712	£130,712
60% LAR - 40% CR	25%	£120,712	£120,712	£120,712	£120,712	£120,712	£120,712	£120,712
60% LAR - 40% CR	30%	£100,712	£100,712	£100,712	£100,712	£100,712	£100,712	£100,712
60% LAR - 40% CR	35%	£80,712	£80,712	£80,712	£80,712	£80,712	£80,712	£80,712
60% LAR - 40% CR	40%	£60,712	£60,712	£60,712	£60,712	£60,712	£60,712	£60,712
60% LAR - 40% CR	45%	£40,712	£40,712	£40,712	£40,712	£40,712	£40,712	£40,712
60% LAR - 40% CR	50%	£20,712	£20,712	£20,712	£20,712	£20,712	£20,712	£20,712
Residual Land values compared to benchmark land values								
Medium Value Secondary Offices								
£97,186,000								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,969,077	£1,969,077	£1,969,077	£1,969,077	£1,969,077	£1,969,077	£1,969,077
60% LAR - 40% CR	5%	£1,747,788	£1,747,788	£1,747,788	£1,747,788	£1,747,788	£1,747,788	£1,747,788
60% LAR - 40% CR	10%	£1,526,500	£1,526,500	£1,526,500	£1,526,500	£1,526,500	£1,526,500	£1,526,500
60% LAR - 40% CR	15%	£1,305,212	£1,305,212	£1,305,212	£1,305,212	£1,305,212	£1,305,212	£1,305,212
60% LAR - 40% CR	20%	£1,083,924	£1,083,924	£1,083,924	£1,083,924	£1,083,924	£1,083,924	£1,083,924
60% LAR - 40% CR	22%	£1,006,534	£1,006,534	£1,006,534	£1,006,534	£1,006,534	£1,006,534	£1,006,534
60% LAR - 40% CR	25%	£929,144	£929,144	£929,144	£929,144	£929,144	£929,144	£929,144
60% LAR - 40% CR	30%	£781,714	£781,714	£781,714	£781,714	£781,714	£781,714	£781,714
60% LAR - 40% CR	35%	£634,284	£634,284	£634,284	£634,284	£634,284	£634,284	£634,284
60% LAR - 40% CR	40%	£486,854	£486,854	£486,854	£486,854	£486,854	£486,854	£486,854
60% LAR - 40% CR	45%	£339,424	£339,424	£339,424	£339,424	£339,424	£339,424	£339,424
60% LAR - 40% CR	50%	£191,994	£191,994	£191,994	£191,994	£191,994	£191,994	£191,994
Residual Land values compared to benchmark land values								
Lower Value Secondary Offices / Community Space								
£40,420,000								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,985,993	£1,985,993	£1,985,993	£1,985,993	£1,985,993	£1,985,993	£1,985,993
60% LAR - 40% CR	5%	£1,747,788	£1,747,788	£1,747,788	£1,747,788	£1,747,788	£1,747,788	£1,747,788
60% LAR - 40% CR	10%	£1,509,583	£1,509,583	£1,509,583	£1,509,583	£1,509,583	£1,509,583	£1,509,583
60% LAR - 40% CR	15%	£1,271,378	£1,271,378	£1,271,378	£1,271,378	£1,271,378	£1,271,378	£1,271,378
60% LAR - 40% CR	20%	£1,033,173	£1,033,173	£1,033,173	£1,033,173	£1,033,173	£1,033,173	£1,033,173
60% LAR - 40% CR	22%	£894,124	£894,124	£894,124	£894,124	£894,124	£894,124	£894,124
60% LAR - 40% CR	25%	£755,075	£755,075	£755,075	£755,075	£755,075	£755,075	£755,075
60% LAR - 40% CR	30%	£616,026	£616,026	£616,026	£616,026	£616,026	£616,026	£616,026
60% LAR - 40% CR	35%	£476,977	£476,977	£476,977	£476,977	£476,977	£476,977	£476,977
60% LAR - 40% CR	40%	£337,928	£337,928	£337,928	£337,928	£337,928	£337,928	£337,928
60% LAR - 40% CR	45%	£198,879	£198,879	£198,879	£198,879	£198,879	£198,879	£198,879
60% LAR - 40% CR	50%	£59,830	£59,830	£59,830	£59,830	£59,830	£59,830	£59,830
Residual Land values compared to benchmark land values								
Secondary Industrial/Storage/Distribution								
£30,691,000								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£2,882,897	£2,882,897	£2,882,897	£2,882,897	£2,882,897	£2,882,897	£2,882,897
60% LAR - 40% CR	5%	£2,582,599	£2,582,599	£2,582,599	£2,582,599	£2,582,599	£2,582,599	£2,582,599
60% LAR - 40% CR	10%	£2,282,301	£2,282,301	£2,282,301	£2,282,301	£2,282,301	£2,282,301	£2,282,301
60% LAR - 40% CR	15%	£1,981,999	£1,981,999	£1,981,999	£1,981,999	£1,981,999	£1,981,999	£1,981,999
60% LAR - 40% CR	20%	£1,681,697	£1,681,697	£1,681,697	£1,681,697	£1,681,697	£1,681,697	£1,681,697
60% LAR - 40% CR	22%	£1,604,284	£1,604,284	£1,604,284	£1,604,284	£1,604,284	£1,604,284	£1,604,284
60% LAR - 40% CR	25%	£1,526,871	£1,526,871	£1,526,871	£1,526,871	£1,526,871	£1,526,871	£1,526,871
60% LAR - 40% CR	30%	£1,226,569	£1,226,569	£1,226,569	£1,226,569	£1,226,569	£1,226,569	£1,226,569
60% LAR - 40% CR	35%	£926,267	£926,267	£926,267	£926,267	£926,267	£926,267	£926,267
60% LAR - 40% CR	40%	£625,965	£625,965	£625,965	£625,965	£625,965	£625,965	£625,965
60% LAR - 40% CR	45%	£325,663	£325,663	£325,663	£325,663	£325,663	£325,663	£325,663
60% LAR - 40% CR	50%	£25,361	£25,361	£25,361	£25,361	£25,361	£25,361	£25,361
Residual Land values compared to benchmark land values								

LB Camden
Local Plan Viability Testing 2025

Resi 5-13 Flats		Value Area		Zone B - £1,300 paf	
No Units	13	Sales value inflation		Base	
Site Area	0.03 Ha	Build cost inflation		Base	
		Tenure		LAR : CR	
Residual land values:					

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

			£97,648,000					
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£790,768	£225,100	£196,726	£185,130	£162,162	£112,670	£112,670
60% LAR - 40% CR	5%	£792,762	£227,456	£199,082	£187,486	£164,618	£115,026	£115,026
60% LAR - 40% CR	10%	£737,307	£174,504	£146,130	£134,534	£111,566	£62,614	£62,614
60% LAR - 40% CR	15%	£681,852	£121,552	£93,178	£81,582	£58,614	£9,662	£9,662
60% LAR - 40% CR	22%	£494,381	£49,640	£23,688	£12,092	£-1,980	£-11,980	£-11,980
60% LAR - 40% CR	25%	£374,440	£-11,440	£-11,440	£-11,440	£-11,440	£-11,440	£-11,440
60% LAR - 40% CR	30%	£179,120	£-179,120	£-179,120	£-179,120	£-179,120	£-179,120	£-179,120
60% LAR - 40% CR	35%	£-124,400	£-274,400	£-274,400	£-274,400	£-274,400	£-274,400	£-274,400
60% LAR - 40% CR	40%	£-274,400	£-424,400	£-424,400	£-424,400	£-424,400	£-424,400	£-424,400
60% LAR - 40% CR	45%	£-424,400	£-574,400	£-574,400	£-574,400	£-574,400	£-574,400	£-574,400
60% LAR - 40% CR	50%	£-574,400	£-724,400	£-724,400	£-724,400	£-724,400	£-724,400	£-724,400

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

			£97,186,000					
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,084,831	£1,018,519	£1,011,225	£1,003,931	£996,637	£989,343	£982,049
60% LAR - 40% CR	5%	£1,086,831	£1,020,519	£1,013,225	£1,005,931	£998,637	£991,343	£984,049
60% LAR - 40% CR	10%	£1,088,831	£1,022,519	£1,015,225	£1,007,931	£1,000,637	£993,343	£986,049
60% LAR - 40% CR	15%	£1,090,831	£1,024,519	£1,017,225	£1,009,931	£1,002,637	£995,343	£988,049
60% LAR - 40% CR	20%	£1,092,831	£1,026,519	£1,019,225	£1,011,931	£1,004,637	£997,343	£990,049
60% LAR - 40% CR	22%	£1,094,831	£1,028,519	£1,021,225	£1,013,931	£1,006,637	£999,343	£992,049
60% LAR - 40% CR	25%	£1,096,831	£1,030,519	£1,023,225	£1,015,931	£1,008,637	£1,001,343	£994,049
60% LAR - 40% CR	30%	£1,098,831	£1,032,519	£1,025,225	£1,017,931	£1,010,637	£1,003,343	£996,049
60% LAR - 40% CR	35%	£1,100,831	£1,034,519	£1,027,225	£1,019,931	£1,012,637	£1,005,343	£998,049
60% LAR - 40% CR	40%	£1,102,831	£1,036,519	£1,029,225	£1,021,931	£1,014,637	£1,007,343	£1,000,049
60% LAR - 40% CR	45%	£1,104,831	£1,038,519	£1,031,225	£1,023,931	£1,016,637	£1,009,343	£1,002,049
60% LAR - 40% CR	50%	£1,106,831	£1,040,519	£1,033,225	£1,025,931	£1,018,637	£1,011,343	£1,004,049

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

			£40,420,000					
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£2,387,722	£1,890,004	£1,884,742	£1,879,480	£1,874,218	£1,868,956	£1,863,694
60% LAR - 40% CR	5%	£2,390,722	£1,893,004	£1,887,742	£1,882,480	£1,877,218	£1,871,956	£1,866,694
60% LAR - 40% CR	10%	£2,393,722	£1,896,004	£1,890,742	£1,885,480	£1,880,218	£1,874,956	£1,869,694
60% LAR - 40% CR	15%	£2,396,722	£1,899,004	£1,893,742	£1,888,480	£1,883,218	£1,877,956	£1,872,694
60% LAR - 40% CR	20%	£2,399,722	£1,902,004	£1,896,742	£1,891,480	£1,886,218	£1,880,956	£1,875,694
60% LAR - 40% CR	22%	£2,402,722	£1,905,004	£1,899,742	£1,894,480	£1,889,218	£1,883,956	£1,878,694
60% LAR - 40% CR	25%	£2,405,722	£1,908,004	£1,902,742	£1,897,480	£1,892,218	£1,886,956	£1,881,694
60% LAR - 40% CR	30%	£2,408,722	£1,911,004	£1,905,742	£1,900,480	£1,895,218	£1,889,956	£1,884,694
60% LAR - 40% CR	35%	£2,411,722	£1,914,004	£1,908,742	£1,903,480	£1,898,218	£1,892,956	£1,887,694
60% LAR - 40% CR	40%	£2,414,722	£1,917,004	£1,911,742	£1,906,480	£1,901,218	£1,895,956	£1,890,694
60% LAR - 40% CR	45%	£2,417,722	£1,920,004	£1,914,742	£1,909,480	£1,904,218	£1,898,956	£1,893,694
60% LAR - 40% CR	50%	£2,420,722	£1,923,004	£1,917,742	£1,912,480	£1,907,218	£1,901,956	£1,896,694

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

			£30,691,000					
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£2,540,141	£1,967,723	£1,962,430	£1,957,137	£1,951,844	£1,946,551	£1,941,258
60% LAR - 40% CR	5%	£2,543,141	£1,970,723	£1,965,430	£1,960,137	£1,954,844	£1,949,551	£1,944,258
60% LAR - 40% CR	10%	£2,546,141	£1,973,723	£1,968,430	£1,963,137	£1,957,844	£1,952,551	£1,947,258
60% LAR - 40% CR	15%	£2,549,141	£1,976,723	£1,971,430	£1,966,137	£1,960,844	£1,955,551	£1,950,258
60% LAR - 40% CR	20%	£2,552,141	£1,979,723	£1,974,430	£1,969,137	£1,963,844	£1,958,551	£1,953,258
60% LAR - 40% CR	22%	£2,555,141	£1,982,723	£1,977,430	£1,972,137	£1,966,844	£1,961,551	£1,956,258
60% LAR - 40% CR	25%	£2,558,141	£1,985,723	£1,980,430	£1,975,137	£1,969,844	£1,964,551	£1,959,258
60% LAR - 40% CR	30%	£2,561,141	£1,988,723	£1,983,430	£1,978,137	£1,972,844	£1,967,551	£1,962,258
60% LAR - 40% CR	35%	£2,564,141	£1,991,723	£1,986,430	£1,981,137	£1,975,844	£1,970,551	£1,965,258
60% LAR - 40% CR	40%	£2,567,141	£1,994,723	£1,989,430	£1,984,137	£1,978,844	£1,973,551	£1,968,258
60% LAR - 40% CR	45%	£2,570,141	£1,997,723	£1,992,430	£1,987,137	£1,981,844	£1,976,551	£1,971,258
60% LAR - 40% CR	50%	£2,573,141	£2,000,723	£1,995,430	£1,990,137	£1,984,844	£1,979,551	£1,974,258

[illegible]

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

Tenure	% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	5%	£2,279,391	£2,293,431	£2,324,247	£2,371,789	£2,371,789	£2,371,789	£2,371,789
60% LAR - 40% CR	10%	£2,283,141	£2,297,181	£2,327,997	£2,375,539	£2,375,539	£2,375,539	£2,375,539
60% LAR - 40% CR	15%	£2,309,799	£2,323,839	£2,359,227	£2,407,769	£2,407,769	£2,407,769	£2,407,769
60% LAR - 40% CR	20%	£2,367,149	£2,381,189	£2,415,015	£2,465,559	£2,465,559	£2,465,559	£2,465,559
60% LAR - 40% CR	25%	£2,398,139	£2,412,179	£2,450,099	£2,516,529	£2,516,529	£2,516,529	£2,516,529
60% LAR - 40% CR	30%	£2,429,889	£2,443,929	£2,481,849	£2,548,389	£2,548,389	£2,548,389	£2,548,389
60% LAR - 40% CR	35%	£2,451,539	£2,465,579	£2,503,499	£2,570,249	£2,570,249	£2,570,249	£2,570,249
60% LAR - 40% CR	40%	£2,473,289	£2,487,329	£2,525,249	£2,592,099	£2,592,099	£2,592,099	£2,592,099
60% LAR - 40% CR	45%	£2,495,039	£2,509,079	£2,546,999	£2,613,959	£2,613,959	£2,613,959	£2,613,959
60% LAR - 40% CR	50%	£2,516,789	£2,530,829	£2,568,749	£2,635,809	£2,635,809	£2,635,809	£2,635,809
60% LAR - 40% CR	55%	£2,538,539	£2,552,579	£2,590,499	£2,657,659	£2,657,659	£2,657,659	£2,657,659
60% LAR - 40% CR	60%	£2,560,289	£2,574,329	£2,612,249	£2,679,509	£2,679,509	£2,679,509	£2,679,509
60% LAR - 40% CR	65%	£2,582,039	£2,596,079	£2,633,999	£2,701,359	£2,701,359	£2,701,359	£2,701,359
60% LAR - 40% CR	70%	£2,603,789	£2,617,829	£2,655,749	£2,723,209	£2,723,209	£2,723,209	£2,723,209
60% LAR - 40% CR	75%	£2,625,539	£2,639,579	£2,677,499	£2,745,059	£2,745,059	£2,745,059	£2,745,059
60% LAR - 40% CR	80%	£2,647,289	£2,661,329	£2,699,249	£2,766,909	£2,766,909	£2,766,909	£2,766,909
60% LAR - 40% CR	85%	£2,669,039	£2,683,079	£2,720,999	£2,788,759	£2,788,759	£2,788,759	£2,788,759
60% LAR - 40% CR	90%	£2,690,789	£2,704,829	£2,742,749	£2,810,609	£2,810,609	£2,810,609	£2,810,609
60% LAR - 40% CR	95%	£2,712,539	£2,726,579	£2,764,499	£2,832,459	£2,832,459	£2,832,459	£2,832,459
60% LAR - 40% CR	100%	£2,734,289	£2,748,329	£2,786,249	£2,854,309	£2,854,309	£2,854,309	£2,854,309

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

Tenure	% AH	Base Build Costs, Access Prt M(2) & Building Safety Levy 2022 & Staircases	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3) & BREEM Excellent	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 60% CIR	5%	£1,181,238	£1,781,507	£1,787,784	£1,800,527	£2,034,216	£2,152,384
60% LAR - 60% CIR	10%	£1,201,178	£1,824,174	£1,830,885	£1,844,100	£2,078,483	£2,197,378
60% LAR - 60% CIR	15%	£1,219,343	£1,868,788	£1,874,885	£1,888,118	£2,123,292	£2,242,384
60% LAR - 60% CIR	20%	£1,235,727	£1,915,727	£1,923,287	£1,935,367	£2,167,367	£2,287,384
60% LAR - 60% CIR	25%	£1,250,120	£1,974,738	£1,985,245	£1,999,461	£2,219,200	£2,340,738
60% LAR - 60% CIR	30%	£1,268,848	£2,010,719	£2,017,728	£2,031,435	£2,268,981	£2,390,112
60% LAR - 60% CIR	35%	£1,281,611	£2,039,255	£2,047,102	£2,061,102	£2,316,302	£2,436,302
60% LAR - 60% CIR	40%	£2,220,028	£2,029,703	£2,267,244	£2,221,899	£2,352,248	£2,587,276
60% LAR - 60% CIR	45%	£2,600,982	£2,084,192	£2,617,263	£2,608,354	£2,380,888	£2,637,276
60% LAR - 60% CIR	45%	£2,594,734	£2,029,703	£2,596,767	£2,590,277	£2,329,259	£2,417,789
60% LAR - 60% CIR	45%	£2,702,108	£2,116,108	£2,702,108	£2,702,108	£2,419,000	£2,519,000

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

[illegible]

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CAR	0%	£216,300	£409,139	£415,247	£428,548	£481,044	£582,071	£773,266
60% LAR, 40% CAR	5%	£249,170	£458,868	£465,000	£478,301	£530,797	£631,824	£823,019
60% LAR, 40% CAR	10%	£171,408	£399,860	£405,927	£419,128	£471,633	£572,660	£763,845
60% LAR, 40% CAR	15%	£160,790	£387,769	£394,790	£407,989	£460,529	£561,559	£752,745
60% LAR, 40% CAR	20%	£148,800	£374,875	£381,790	£394,989	£447,529	£548,559	£740,745
60% LAR, 40% CAR	25%	£140,800	£361,875	£368,790	£381,989	£434,529	£535,559	£727,745
60% LAR, 40% CAR	30%	£131,912	£348,875	£355,790	£368,989	£421,529	£522,559	£714,745
60% LAR, 40% CAR	35%	£123,912	£335,875	£342,790	£355,989	£408,529	£509,559	£701,745
60% LAR, 40% CAR	40%	£115,912	£322,875	£329,790	£342,989	£395,529	£496,559	£688,745
60% LAR, 40% CAR	45%	£107,912	£309,875	£316,790	£329,989	£382,529	£483,559	£675,745
60% LAR, 40% CAR	50%	£99,912	£296,875	£303,790	£316,989	£369,529	£470,559	£662,745
60% LAR, 40% CAR	55%	£91,912	£283,875	£290,790	£303,989	£356,529	£457,559	£649,745
60% LAR, 40% CAR	60%	£83,912	£270,875	£277,790	£290,989	£343,529	£444,559	£636,745
60% LAR, 40% CAR	65%	£75,912	£257,875	£264,790	£277,989	£330,529	£431,559	£623,745
60% LAR, 40% CAR	70%	£67,912	£244,875	£251,790	£264,989	£317,529	£418,559	£610,745
60% LAR, 40% CAR	75%	£59,912	£231,875	£238,790	£251,989	£304,529	£405,559	£597,745
60% LAR, 40% CAR	80%	£51,912	£218,875	£225,790	£238,989	£291,529	£392,559	£584,745
60% LAR, 40% CAR	85%	£43,912	£205,875	£212,790	£225,989	£278,529	£379,559	£571,745
60% LAR, 40% CAR	90%	£35,912	£192,875	£199,790	£212,989	£265,529	£366,559	£558,745
60% LAR, 40% CAR	95%	£27,912	£179,875	£186,790	£199,989	£252,529	£353,559	£545,745
60% LAR, 40% CAR	100%	£19,912	£166,875	£173,790	£186,989	£239,529	£340,559	£532,745

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone B - £1,000 paf	
No. Units	16	Sales value inflation		Base	
Site Area	0.04 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR : CR	

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

			£97,648,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
	0%	£1,357,007	£2,284,825	£2,276,214	£2,253,149	£2,227,216	£2,146,136	£2,059,574
60% LAR - 40% CR	5%	£2,260,126	£2,260,126	£2,260,126	£2,260,126	£2,260,126	£2,260,126	£2,260,126
60% LAR - 40% CR	10%	£2,243,226	£2,565,371	£2,565,371	£2,565,371	£2,565,371	£2,565,371	£2,565,371
60% LAR - 40% CR	15%	£2,448,493	£3,053,073	£3,053,073	£3,053,073	£3,053,073	£3,053,073	£3,053,073
60% LAR - 40% CR	20%	£1,303,142	£3,302,348	£3,302,348	£3,302,348	£3,302,348	£3,302,348	£3,302,348
60% LAR - 40% CR	25%	£2,893,246	£3,362,236	£3,362,236	£3,362,236	£3,362,236	£3,362,236	£3,362,236
60% LAR - 40% CR	30%	£1,773,723	£3,343,670	£3,343,670	£3,343,670	£3,343,670	£3,343,670	£3,343,670
60% LAR - 40% CR	35%	£2,426,441	£2,341,161	£2,341,161	£2,341,161	£2,341,161	£2,341,161	£2,341,161
60% LAR - 40% CR	40%	£1,951,518	£3,163,278	£3,163,278	£3,163,278	£3,163,278	£3,163,278	£3,163,278
60% LAR - 40% CR	45%	£2,461,461	£2,461,461	£2,461,461	£2,461,461	£2,461,461	£2,461,461	£2,461,461
60% LAR - 40% CR	50%	£1,841,433	£3,356,161	£3,356,161	£3,356,161	£3,356,161	£3,356,161	£3,356,161

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

			£97,186,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
	0%	£1,357,007	£2,284,825	£2,276,214	£2,253,149	£2,227,216	£2,146,136	£2,059,574
60% LAR - 40% CR	5%	£2,260,126	£2,260,126	£2,260,126	£2,260,126	£2,260,126	£2,260,126	£2,260,126
60% LAR - 40% CR	10%	£2,243,226	£2,565,371	£2,565,371	£2,565,371	£2,565,371	£2,565,371	£2,565,371
60% LAR - 40% CR	15%	£2,448,493	£3,053,073	£3,053,073	£3,053,073	£3,053,073	£3,053,073	£3,053,073
60% LAR - 40% CR	20%	£1,303,142	£3,302,348	£3,302,348	£3,302,348	£3,302,348	£3,302,348	£3,302,348
60% LAR - 40% CR	25%	£2,893,246	£3,362,236	£3,362,236	£3,362,236	£3,362,236	£3,362,236	£3,362,236
60% LAR - 40% CR	30%	£1,773,723	£3,343,670	£3,343,670	£3,343,670	£3,343,670	£3,343,670	£3,343,670
60% LAR - 40% CR	35%	£2,426,441	£2,341,161	£2,341,161	£2,341,161	£2,341,161	£2,341,161	£2,341,161
60% LAR - 40% CR	40%	£1,951,518	£3,163,278	£3,163,278	£3,163,278	£3,163,278	£3,163,278	£3,163,278
60% LAR - 40% CR	45%	£2,461,461	£2,461,461	£2,461,461	£2,461,461	£2,461,461	£2,461,461	£2,461,461
60% LAR - 40% CR	50%	£1,841,433	£3,356,161	£3,356,161	£3,356,161	£3,356,161	£3,356,161	£3,356,161

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

			£40,420,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
	0%	£568,099	£128,218	£127,102	£125,145	£123,216	£121,304	£119,400
60% LAR - 40% CR	5%	£568,099	£128,218	£127,102	£125,145	£123,216	£121,304	£119,400
60% LAR - 40% CR	10%	£568,099	£128,218	£127,102	£125,145	£123,216	£121,304	£119,400
60% LAR - 40% CR	15%	£568,099	£128,218	£127,102	£125,145	£123,216	£121,304	£119,400
60% LAR - 40% CR	20%	£568,099	£128,218	£127,102	£125,145	£123,216	£121,304	£119,400
60% LAR - 40% CR	25%	£568,099	£128,218	£127,102	£125,145	£123,216	£121,304	£119,400
60% LAR - 40% CR	30%	£568,099	£128,218	£127,102	£125,145	£123,216	£121,304	£119,400
60% LAR - 40% CR	35%	£568,099	£128,218	£127,102	£125,145	£123,216	£121,304	£119,400
60% LAR - 40% CR	40%	£568,099	£128,218	£127,102	£125,145	£123,216	£121,304	£119,400
60% LAR - 40% CR	45%	£568,099	£128,218	£127,102	£125,145	£123,216	£121,304	£119,400
60% LAR - 40% CR	50%	£568,099	£128,218	£127,102	£125,145	£123,216	£121,304	£119,400

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

			£30,691,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
	0%	£1,092,762	£226,167	£226,167	£226,167	£226,167	£226,167	£226,167
60% LAR - 40% CR	5%	£949,669	£226,167	£226,167	£226,167	£226,167	£226,167	£226,167
60% LAR - 40% CR	10%	£949,669	£226,167	£226,167	£226,167	£226,167	£226,167	£226,167
60% LAR - 40% CR	15%	£949,669	£226,167	£226,167	£226,167	£226,167	£226,167	£226,167
60% LAR - 40% CR	20%	£949,669	£226,167	£226,167	£226,167	£226,167	£226,167	£226,167
60% LAR - 40% CR	25%	£949,669	£226,167	£226,167	£226,167	£226,167	£226,167	£226,167
60% LAR - 40% CR	30%	£949,669	£226,167	£226,167	£226,167	£226,167	£226,167	£226,167
60% LAR - 40% CR	35%	£949,669	£226,167	£226,167	£226,167	£226,167	£226,167	£226,167
60% LAR - 40% CR	40%	£949,669	£226,167	£226,167	£226,167	£226,167	£226,167	£226,167
60% LAR - 40% CR	45%	£949,669	£226,167	£226,167	£226,167	£226,167	£226,167	£226,167
60% LAR - 40% CR	50%	£949,669	£226,167	£226,167	£226,167	£226,167	£226,167	£226,167

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone B - £1,100 paf	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		Base	
Residual land values:		Tenure		LAR / CR	

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

		£97,648,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		
			£1,362,871	£1,362,871	£1,362,871	£1,362,871	£1,362,871		
60% LAR - 40% CR	0%	£1,362,871	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161		
60% LAR - 40% CR	10%	£1,037,307	£2,558,161	£2,265,348	£2,265,348	£2,265,348	£2,265,348		
60% LAR - 40% CR	15%	£1,175,230	£2,459,895	£2,459,895	£2,459,895	£2,459,895	£2,459,895		
60% LAR - 40% CR	20%	£1,175,230	£2,459,895	£2,459,895	£2,459,895	£2,459,895	£2,459,895		
60% LAR - 40% CR	25%	£1,238,235	£2,459,895	£2,459,895	£2,459,895	£2,459,895	£2,459,895		
60% LAR - 40% CR	28%	£1,238,235	£2,459,895	£2,459,895	£2,459,895	£2,459,895	£2,459,895		
60% LAR - 40% CR	30%	£1,238,235	£2,459,895	£2,459,895	£2,459,895	£2,459,895	£2,459,895		
60% LAR - 40% CR	35%	£1,238,235	£2,459,895	£2,459,895	£2,459,895	£2,459,895	£2,459,895		
60% LAR - 40% CR	40%	£1,238,235	£2,459,895	£2,459,895	£2,459,895	£2,459,895	£2,459,895		
60% LAR - 40% CR	45%	£1,238,235	£2,459,895	£2,459,895	£2,459,895	£2,459,895	£2,459,895		
60% LAR - 40% CR	50%	£1,238,235	£2,459,895	£2,459,895	£2,459,895	£2,459,895	£2,459,895		

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

		£97,186,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
			£1,171,251	£1,171,251	£1,171,251	£1,171,251	£1,171,251	£1,171,251	
60% LAR - 40% CR	0%	£1,171,251	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	
60% LAR - 40% CR	10%	£1,171,251	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	
60% LAR - 40% CR	15%	£1,171,251	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	
60% LAR - 40% CR	20%	£1,171,251	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	
60% LAR - 40% CR	25%	£1,171,251	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	
60% LAR - 40% CR	28%	£1,171,251	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	
60% LAR - 40% CR	30%	£1,171,251	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	
60% LAR - 40% CR	35%	£1,171,251	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	
60% LAR - 40% CR	40%	£1,171,251	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	
60% LAR - 40% CR	45%	£1,171,251	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	
60% LAR - 40% CR	50%	£1,171,251	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	£2,558,161	

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

		£40,420,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
			£129,255	£129,255	£129,255	£129,255	£129,255	£129,255	
60% LAR - 40% CR	0%	£746,715	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	
60% LAR - 40% CR	10%	£746,715	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	
60% LAR - 40% CR	15%	£746,715	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	
60% LAR - 40% CR	20%	£746,715	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	
60% LAR - 40% CR	25%	£746,715	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	
60% LAR - 40% CR	28%	£746,715	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	
60% LAR - 40% CR	30%	£746,715	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	
60% LAR - 40% CR	35%	£746,715	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	
60% LAR - 40% CR	40%	£746,715	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	
60% LAR - 40% CR	45%	£746,715	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	
60% LAR - 40% CR	50%	£746,715	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	£1,106,310	

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

		£30,691,000							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
	0%	£1,087,653	£1,087,653	£1,087,653	£1,087,653	£1,087,653	£1,087,653	£1,087,653	
60% LAR - 40% CR	0%	£1,480,455	£1,480,455	£1,480,455	£1,480,455	£1,480,455	£1,480,455	£1,480,455	
60% LAR - 40% CR	10%	£1,291,973	£1,291,973	£1,291,973	£1,291,973	£1,291,973	£1,291,973	£1,291,973	
60% LAR - 40% CR	15%	£1,013,070	£1,013,070	£1,013,070	£1,013,070	£1,013,070	£1,013,070	£1,013,070	
60% LAR - 40% CR	20%	£724,167	£724,167	£724,167	£724,167	£724,167	£724,167	£724,167	
60% LAR - 40% CR	25%	£535,875	£535,875	£535,875	£535,875	£535,875	£535,875	£535,875	
60% LAR - 40% CR	28%	£480,455	£480,455	£480,455	£480,455	£480,455	£480,455	£480,455	
60% LAR - 40% CR	30%	£471,611	£471,611	£471,611	£471,611	£471,611	£471,611	£471,611	
60% LAR - 40% CR	35%	£434,253	£434,253	£434,253	£434,253	£434,253	£434,253	£434,253	
60% LAR - 40% CR	40%	£398,906	£398,906	£398,906	£398,906	£398,906	£398,906	£398,906	
60% LAR - 40% CR	45%	£349,991	£349,991	£349,991	£349,991	£349,991	£349,991	£349,991	
60% LAR - 40% CR	50%	£319,991	£319,991	£319,991	£319,991	£319,991	£319,991	£319,991	

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone B - £1,150 psf	
No Units	16	Sales value inflation		Base	
Site Area	0.04 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR : CR	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	

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

			£97,648,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,087,971	£1,087,971	£1,087,971	£1,087,971	£1,087,971	£1,087,971	£1,087,971
60% LAR - 40% CR	5%	£2,581,745	£1,936,731	£1,936,731	£1,937,281	£1,983,925	£1,683,797	£1,572,414
60% LAR - 40% CR	10%	£1,334,373	£1,561,006	£1,561,143	£1,559,438	£1,563,677	£1,507,115	£1,313,506
60% LAR - 40% CR	15%	£1,593,112	£2,159,442	£2,159,505	£2,157,362	£2,239,086	£2,429,602	£2,546,136
60% LAR - 40% CR	20%	£1,347,275	£2,507,262	£2,507,262	£2,506,175	£2,456,175	£2,407,762	£2,357,762
60% LAR - 40% CR	25%	£2,125,897	£2,517,273	£2,517,273	£2,516,688	£2,399,688	£2,287,241	£2,287,241
60% LAR - 40% CR	28%	£1,315,881	£2,381,485	£2,381,485	£2,380,881	£2,190,881	£2,042,719	£2,042,719
60% LAR - 40% CR	30%	£2,395,862	£2,389,862	£2,378,111	£2,388,362	£2,191,119	£2,118,143	£2,137,863
60% LAR - 40% CR	35%	£1,611,451	£2,161,451	£2,158,346	£2,157,407	£2,154,406	£2,136,406	£2,136,406
60% LAR - 40% CR	40%	£1,791,152	£1,338,899	£1,332,493	£1,330,369	£1,338,119	£1,338,119	£1,338,119
60% LAR - 40% CR	45%	£1,212,451	£1,338,899	£1,332,493	£1,330,369	£1,338,119	£1,338,119	£1,338,119
60% LAR - 40% CR	50%	£1,411,451	£1,338,899	£1,332,493	£1,330,369	£1,338,119	£1,338,119	£1,338,119

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

			£97,186,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,087,971	£1,087,971	£1,087,971	£1,087,971	£1,087,971	£1,087,971	£1,087,971
60% LAR - 40% CR	5%	£2,581,745	£1,936,731	£1,936,731	£1,937,281	£1,983,925	£1,683,797	£1,572,414
60% LAR - 40% CR	10%	£1,334,373	£1,561,006	£1,561,143	£1,559,438	£1,563,677	£1,507,115	£1,313,506
60% LAR - 40% CR	15%	£1,593,112	£2,159,442	£2,159,505	£2,157,362	£2,239,086	£2,429,602	£2,546,136
60% LAR - 40% CR	20%	£1,347,275	£2,507,262	£2,507,262	£2,506,175	£2,456,175	£2,407,762	£2,357,762
60% LAR - 40% CR	25%	£2,125,897	£2,517,273	£2,517,273	£2,516,688	£2,399,688	£2,287,241	£2,287,241
60% LAR - 40% CR	28%	£1,315,881	£2,381,485	£2,381,485	£2,380,881	£2,190,881	£2,042,719	£2,042,719
60% LAR - 40% CR	30%	£2,395,862	£2,389,862	£2,378,111	£2,388,362	£2,191,119	£2,118,143	£2,137,863
60% LAR - 40% CR	35%	£1,611,451	£2,161,451	£2,158,346	£2,157,407	£2,154,406	£2,136,406	£2,136,406
60% LAR - 40% CR	40%	£1,791,152	£1,338,899	£1,332,493	£1,330,369	£1,338,119	£1,338,119	£1,338,119
60% LAR - 40% CR	45%	£1,212,451	£1,338,899	£1,332,493	£1,330,369	£1,338,119	£1,338,119	£1,338,119
60% LAR - 40% CR	50%	£1,411,451	£1,338,899	£1,332,493	£1,330,369	£1,338,119	£1,338,119	£1,338,119

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

			£40,420,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,318,921	£445,478	£439,346	£435,504	£432,472	£391,588	£279,989
60% LAR - 40% CR	5%	£2,581,745	£1,936,731	£1,936,731	£1,937,281	£1,983,925	£1,683,797	£1,572,414
60% LAR - 40% CR	10%	£1,334,373	£1,561,006	£1,561,143	£1,559,438	£1,563,677	£1,507,115	£1,313,506
60% LAR - 40% CR	15%	£1,593,112	£2,159,442	£2,159,505	£2,157,362	£2,239,086	£2,429,602	£2,546,136
60% LAR - 40% CR	20%	£1,347,275	£2,507,262	£2,507,262	£2,506,175	£2,456,175	£2,407,762	£2,357,762
60% LAR - 40% CR	25%	£2,125,897	£2,517,273	£2,517,273	£2,516,688	£2,399,688	£2,287,241	£2,287,241
60% LAR - 40% CR	28%	£1,315,881	£2,381,485	£2,381,485	£2,380,881	£2,190,881	£2,042,719	£2,042,719
60% LAR - 40% CR	30%	£2,395,862	£2,389,862	£2,378,111	£2,388,362	£2,191,119	£2,118,143	£2,137,863
60% LAR - 40% CR	35%	£1,611,451	£2,161,451	£2,158,346	£2,157,407	£2,154,406	£2,136,406	£2,136,406
60% LAR - 40% CR	40%	£1,791,152	£1,338,899	£1,332,493	£1,330,369	£1,338,119	£1,338,119	£1,338,119
60% LAR - 40% CR	45%	£1,212,451	£1,338,899	£1,332,493	£1,330,369	£1,338,119	£1,338,119	£1,338,119
60% LAR - 40% CR	50%	£1,411,451	£1,338,899	£1,332,493	£1,330,369	£1,338,119	£1,338,119	£1,338,119

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

			£30,691,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,318,921	£445,478	£439,346	£435,504	£432,472	£391,588	£279,989
60% LAR - 40% CR	5%	£2,581,745	£1,936,731	£1,936,731	£1,937,281	£1,983,925	£1,683,797	£1,572,414
60% LAR - 40% CR	10%	£1,334,373	£1,561,006	£1,561,143	£1,559,438	£1,563,677	£1,507,115	£1,313,506
60% LAR - 40% CR	15%	£1,593,112	£2,159,442	£2,159,505	£2,157,362	£2,239,086	£2,429,602	£2,546,136
60% LAR - 40% CR	20%	£1,347,275	£2,507,262	£2,507,262	£2,506,175	£2,456,175	£2,407,762	£2,357,762
60% LAR - 40% CR	25%	£2,125,897	£2,517,273	£2,517,273	£2,516,688	£2,399,688	£2,287,241	£2,287,241
60% LAR - 40% CR	28%	£1,315,881	£2,381,485	£2,381,485	£2,380,881	£2,190,881	£2,042,719	£2,042,719
60% LAR - 40% CR	30%	£2,395,862	£2,389,862	£2,378,111	£2,388,362	£2,191,119	£2,118,143	£2,137,863
60% LAR - 40% CR	35%	£1,611,451	£2,161,451	£2,158,346	£2,157,407	£2,154,406	£2,136,406	£2,136,406
60% LAR - 40% CR	40%	£1,791,152	£1,338,899	£1,332,493	£1,330,369	£1,338,119	£1,338,119	£1,338,119
60% LAR - 40% CR	45%	£1,212,451	£1,338,899	£1,332,493	£1,330,369	£1,338,119	£1,338,119	£1,338,119
60% LAR - 40% CR	50%	£1,411,451	£1,338,899	£1,332,493	£1,330,369	£1,338,119	£1,338,119	£1,338,119

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone B - £1,250 pdf	
No Units	16	Sales value inflation		Base	
Site Area	0.04 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR - CR	
				</	

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

		£97,648,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,925,596	£1,925,596	£1,925,596	£1,925,596	£1,925,596	£1,925,596	£1,925,596
60% LAR - 40% CR	5%	£1,738,461	£1,360,883	£1,360,883	£1,354,226	£1,347,487	£1,340,748	£1,177,895
60% LAR - 40% CR	10%	£1,517,874	£1,019,395	£1,019,422	£1,014,076	£1,008,708	£1,003,340	£1,029,248
60% LAR - 40% CR	15%	£1,304,103	£1,517,287	£1,517,287	£1,516,381	£1,515,475	£1,514,569	£1,513,663
60% LAR - 40% CR	20%	£1,093,992	£2,140,881	£2,140,881	£2,140,881	£2,140,881	£2,140,881	£2,140,881
60% LAR - 40% CR	25%	£1,784,593	£2,458,373	£2,458,373	£2,458,373	£2,458,373	£2,458,373	£2,458,373
60% LAR - 40% CR	30%	£1,472,180	£2,140,881	£2,140,881	£2,140,881	£2,140,881	£2,140,881	£2,140,881
60% LAR - 40% CR	35%	£1,160,767	£1,828,996	£1,828,996	£1,828,996	£1,828,996	£1,828,996	£1,828,996
60% LAR - 40% CR	40%	£848,354	£1,517,287	£1,517,287	£1,517,287	£1,517,287	£1,517,287	£1,517,287
60% LAR - 40% CR	45%	£535,941	£1,205,485	£1,205,485	£1,205,485	£1,205,485	£1,205,485	£1,205,485
60% LAR - 40% CR	50%	£223,528	£893,072	£893,072	£893,072	£893,072	£893,072	£893,072

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

		£97,186,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,925,596	£1,925,596	£1,925,596	£1,925,596	£1,925,596	£1,925,596	£1,925,596
60% LAR - 40% CR	5%	£1,738,461	£1,360,883	£1,360,883	£1,354,226	£1,347,487	£1,340,748	£1,177,895
60% LAR - 40% CR	10%	£1,517,874	£1,019,395	£1,019,422	£1,014,076	£1,008,708	£1,003,340	£1,029,248
60% LAR - 40% CR	15%	£1,304,103	£1,517,287	£1,517,287	£1,516,381	£1,515,475	£1,514,569	£1,513,663
60% LAR - 40% CR	20%	£1,093,992	£2,140,881	£2,140,881	£2,140,881	£2,140,881	£2,140,881	£2,140,881
60% LAR - 40% CR	25%	£1,784,593	£2,458,373	£2,458,373	£2,458,373	£2,458,373	£2,458,373	£2,458,373
60% LAR - 40% CR	30%	£1,472,180	£2,140,881	£2,140,881	£2,140,881	£2,140,881	£2,140,881	£2,140,881
60% LAR - 40% CR	35%	£1,160,767	£1,828,996	£1,828,996	£1,828,996	£1,828,996	£1,828,996	£1,828,996
60% LAR - 40% CR	40%	£848,354	£1,517,287	£1,517,287	£1,517,287	£1,517,287	£1,517,287	£1,517,287
60% LAR - 40% CR	45%	£535,941	£1,205,485	£1,205,485	£1,205,485	£1,205,485	£1,205,485	£1,205,485
60% LAR - 40% CR	50%	£223,528	£893,072	£893,072	£893,072	£893,072	£893,072	£893,072

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

		£40,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,925,596	£1,925,596	£1,925,596	£1,925,596	£1,925,596	£1,925,596	£1,925,596
60% LAR - 40% CR	5%	£1,738,461	£1,360,883	£1,360,883	£1,354,226	£1,347,487	£1,340,748	£1,177,895
60% LAR - 40% CR	10%	£1,517,874	£1,019,395	£1,019,422	£1,014,076	£1,008,708	£1,003,340	£1,029,248
60% LAR - 40% CR	15%	£1,304,103	£1,517,287	£1,517,287	£1,516,381	£1,515,475	£1,514,569	£1,513,663
60% LAR - 40% CR	20%	£1,093,992	£2,140,881	£2,140,881	£2,140,881	£2,140,881	£2,140,881	£2,140,881
60% LAR - 40% CR	25%	£1,784,593	£2,458,373	£2,458,373	£2,458,373	£2,458,373	£2,458,373	£2,458,373
60% LAR - 40% CR	30%	£1,472,180	£2,140,881	£2,140,881	£2,140,881	£2,140,881	£2,140,881	£2,140,881
60% LAR - 40% CR	35%	£1,160,767	£1,828,996	£1,828,996	£1,828,996	£1,828,996	£1,828,996	£1,828,996
60% LAR - 40% CR	40%	£848,354	£1,517,287	£1,517,287	£1,517,287	£1,517,287	£1,517,287	£1,517,287
60% LAR - 40% CR	45%	£535,941	£1,205,485	£1,205,485	£1,205,485	£1,205,485	£1,205,485	£1,205,485
60% LAR - 40% CR	50%	£223,528	£893,072	£893,072	£893,072	£893,072	£893,072	£893,072

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

		£30,691,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,925,596	£1,925,596	£1,925,596	£1,925,596	£1,925,596	£1,925,596	£1,925,596
60% LAR - 40% CR	5%	£1,738,461	£1,360,883	£1,360,883	£1,354,226	£1,347,487	£1,340,748	£1,177,895
60% LAR - 40% CR	10%	£1,517,874	£1,019,395	£1,019,422	£1,014,076	£1,008,708	£1,003,340	£1,029,248
60% LAR - 40% CR	15%	£1,304,103	£1,517,287	£1,517,287	£1,516,381	£1,515,475	£1,514,569	£1,513,663
60% LAR - 40% CR	20%	£1,093,992	£2,140,881	£2,140,881	£2,140,881	£2,140,881	£2,140,881	£2,140,881
60% LAR - 40% CR	25%	£1,784,593	£2,458,373	£2,458,373	£2,458,373	£2,458,373	£2,458,373	£2,458,373
60% LAR - 40% CR	30%	£1,472,180	£2,140,881	£2,140,881	£2,140,881	£2,140,881	£2,140,881	£2,140,881
60% LAR - 40% CR	35%	£1,160,767	£1,828,996	£1,828,996	£1,828,996	£1,828,996	£1,828,996	£1,828,996
60% LAR - 40% CR	40%	£848,354	£1,517,287	£1,517,287	£1,517,287	£1,517,287	£1,517,287	£1,517,287
60% LAR - 40% CR	45%	£535,941	£1,205,485	£1,205,485	£1,205,485	£1,205,485	£1,205,485	£1,205,485
60% LAR - 40% CR	50%	£223,528	£893,072	£893,072	£893,072	£893,072	£893,072	£893,072

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area	Zone B - £1,300 paf			
No Units	16	Sales value inflation	Base			
Site Area	0.04 Ha	Build cost inflation	Base			
Residual land values:		Temure	LAR : CR			
Tenure	% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£3,541,085	£2,889,729	£2,874,621	£2,861,279	£2,827,925
60% LAR - 40% CR	5%	£3,336,307	£2,805,097	£2,799,415	£2,786,073	£2,752,719
60% LAR - 40% CR	10%	£2,930,082	£2,308,006	£2,301,999	£2,308,706	£2,275,373
60% LAR - 40% CR	15%	£2,622,422	£2,043,302	£2,043,483	£2,050,296	£1,997,229
60% LAR - 40% CR	20%	£2,313,343	£1,769,027	£1,763,593	£1,770,413	£1,717,462
60% LAR - 40% CR	25%	£2,281,339	£1,713,477	£1,707,446	£1,694,273	£1,661,336
60% LAR - 40% CR	30%	£2,022,857	£1,468,334	£1,462,303	£1,469,354	£1,436,273
60% LAR - 40% CR	35%	£1,695,977	£1,205,636	£1,199,628	£1,186,505	£1,153,697
60% LAR - 40% CR	40%	£1,377,716	£921,978	£915,979	£902,479	£869,728
60% LAR - 40% CR	45%	£1,063,089	£596,162	£590,171	£577,090	£564,386
60% LAR - 40% CR	50%	£747,107	£349,601	£343,417	£330,360	£297,685

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

			£97,648,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£192,564	£709,822	£709,822	£709,822	£709,822	£709,822	£709,822
60% LAR - 40% CR	5%	£185,736	£695,182	£695,182	£695,182	£695,182	£695,182	£695,182
60% LAR - 40% CR	10%	£178,908	£680,542	£680,542	£680,542	£680,542	£680,542	£680,542
60% LAR - 40% CR	15%	£172,080	£665,902	£665,902	£665,902	£665,902	£665,902	£665,902
60% LAR - 40% CR	20%	£165,252	£651,262	£651,262	£651,262	£651,262	£651,262	£651,262
60% LAR - 40% CR	25%	£158,424	£636,622	£636,622	£636,622	£636,622	£636,622	£636,622
60% LAR - 40% CR	30%	£151,596	£621,982	£621,982	£621,982	£621,982	£621,982	£621,982
60% LAR - 40% CR	35%	£144,768	£607,342	£607,342	£607,342	£607,342	£607,342	£607,342
60% LAR - 40% CR	40%	£137,940	£592,702	£592,702	£592,702	£592,702	£592,702	£592,702
60% LAR - 40% CR	45%	£131,112	£578,062	£578,062	£578,062	£578,062	£578,062	£578,062
60% LAR - 40% CR	50%	£124,284	£563,422	£563,422	£563,422	£563,422	£563,422	£563,422

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

			£97,186,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,585,610	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136
60% LAR - 40% CR	5%	£1,585,610	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136
60% LAR - 40% CR	10%	£1,585,610	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136
60% LAR - 40% CR	15%	£1,585,610	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136
60% LAR - 40% CR	20%	£1,585,610	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136
60% LAR - 40% CR	25%	£1,585,610	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136
60% LAR - 40% CR	30%	£1,585,610	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136
60% LAR - 40% CR	35%	£1,585,610	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136
60% LAR - 40% CR	40%	£1,585,610	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136
60% LAR - 40% CR	45%	£1,585,610	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136
60% LAR - 40% CR	50%	£1,585,610	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136	£7,305,136

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

			£40,420,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£2,328,562	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191
60% LAR - 40% CR	5%	£2,328,562	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191
60% LAR - 40% CR	10%	£2,328,562	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191
60% LAR - 40% CR	15%	£2,328,562	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191
60% LAR - 40% CR	20%	£2,328,562	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191
60% LAR - 40% CR	25%	£2,328,562	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191
60% LAR - 40% CR	30%	£2,328,562	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191
60% LAR - 40% CR	35%	£2,328,562	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191
60% LAR - 40% CR	40%	£2,328,562	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191
60% LAR - 40% CR	45%	£2,328,562	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191
60% LAR - 40% CR	50%	£2,328,562	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191	£1,629,191

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

			£30,691,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£2,768,548	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162
60% LAR - 40% CR	5%	£2,768,548	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162
60% LAR - 40% CR	10%	£2,768,548	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162
60% LAR - 40% CR	15%	£2,768,548	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162
60% LAR - 40% CR	20%	£2,768,548	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162
60% LAR - 40% CR	25%	£2,768,548	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162
60% LAR - 40% CR	30%	£2,768,548	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162
60% LAR - 40% CR	35%	£2,768,548	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162
60% LAR - 40% CR	40%	£2,768,548	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162
60% LAR - 40% CR	45%	£2,768,548	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162
60% LAR - 40% CR	50%	£2,768,548	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162	£2,108,162

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area		Zone B - £900 psd				
No Units	18	Sales value inflation		Base				
Site Area	0.04 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR : CR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CR	5%	£1,528,816	£,987,815	£,780,229	£,780,104	£,727,282	£,500,418	£,374,374
60% LAR - 40% CR	10%	£1,564,264	£,914,261	£,606,550	£,591,848	£,564,107	£,335,001	£,202,417
60% LAR - 40% CR	15%	£1,598,330	£,839,317	£,431,879	£,416,955	£,379,394	£,154,028	£,28,825
60% LAR - 40% CR	20%	£,898,126	£,692,217	£,262,442	£,247,446	£,220,790	£,110,266	£,10,266
60% LAR - 40% CR	25%	£,881,560	£,649,559	£,177,261	£,162,319	£,144,965	£,211,237	£,433,527
60% LAR - 40% CR	30%	£,470,745	£,160,787	£,168,823	£,154,381	£,163,987	£,481,527	£,653,611
60% LAR - 40% CR	35%	£,220,560	£,253,444	£,307,185	£,316,070	£,306,485	£,600,719	£,725,851
60% LAR - 40% CR	40%	£,444,427	£,487,753	£,495,481	£,511,239	£,500,885	£,787,362	£,918,849
60% LAR - 40% CR	45%	£,181,377	£,683,597	£,693,394	£,707,149	£,746,539	£,686,871	£,114,168
60% LAR - 40% CR	50%	£,411,954	£,881,261	£,898,950	£,904,688	£,944,030	£,1,180,086	£,1,311,229

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Base Build Costs and Access Pmt M(2)		Base Build Costs, Access Pmt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Pmt M(3) & BREEM Excellent		Base Build Costs, Access Pmt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Pmt M(3) & BREEM Excellent & Biodiversity		Base Build Costs, Access Pmt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Pmt M(3) & BREEM Excellent & Biodiversity & Renewable Offset		Base Build Costs, Access Pmt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Pmt M(3) & BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Pmt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Pmt M(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
Tenure	% AH	2021	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021	2022
60% LAR - 40% CR	0%	£3,988,100	£2,741,078	£2,748,483	£2,753,675	£2,753,675	£2,753,675	£2,753,675	£2,753,675	£2,753,675	£2,753,675	£2,753,675	£2,753,675
60% LAR - 40% CR	10%	£4,102,788	£2,800,278	£2,800,278	£2,805,278	£2,805,278	£2,805,278	£2,805,278	£2,805,278	£2,805,278	£2,805,278	£2,805,278	£2,805,278
60% LAR - 40% CR	20%	£4,216,900	£2,858,700	£2,858,700	£2,863,700	£2,863,700	£2,863,700	£2,863,700	£2,863,700	£2,863,700	£2,863,700	£2,863,700	£2,863,700
60% LAR - 40% CR	30%	£4,331,000	£2,917,100	£2,917,100	£2,922,100	£2,922,100	£2,922,100	£2,922,100	£2,922,100	£2,922,100	£2,922,100	£2,922,100	£2,922,100
60% LAR - 40% CR	40%	£4,445,100	£2,975,500	£2,975,500	£2,980,500	£2,980,500	£2,980,500	£2,980,500	£2,980,500	£2,980,500	£2,980,500	£2,980,500	£2,980,500
60% LAR - 40% CR	50%	£4,559,200	£3,033,900	£3,033,900	£3,038,900	£3,038,900	£3,038,900	£3,038,900	£3,038,900	£3,038,900	£3,038,900	£3,038,900	£3,038,900
60% LAR - 40% CR	60%	£4,673,300	£3,092,300	£3,092,300	£3,097,300	£3,097,300	£3,097,300	£3,097,300	£3,097,300	£3,097,300	£3,097,300	£3,097,300	£3,097,300
60% LAR - 40% CR	70%	£4,787,400	£3,150,700	£3,150,700	£3,155,700	£3,155,700	£3,155,700	£3,155,700	£3,155,700	£3,155,700	£3,155,700	£3,155,700	£3,155,700
60% LAR - 40% CR	80%	£4,901,500	£3,209,100	£3,209,100	£3,214,100	£3,214,100	£3,214,100	£3,214,100	£3,214,100	£3,214,100	£3,214,100	£3,214,100	£3,214,100
60% LAR - 40% CR	90%	£5,015,600	£3,267,500	£3,267,500	£3,272,500	£3,272,500	£3,272,500	£3,272,500	£3,272,500	£3,272,500	£3,272,500	£3,272,500	£3,272,500
60% LAR - 40% CR	100%	£5,129,700	£3,325,900	£3,325,900	£3,330,900	£3,330,900	£3,330,900	£3,330,900	£3,330,900	£3,330,900	£3,330,900	£3,330,900	£3,330,900

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats			Value Area		Zone B - C950 paf	
No Units			Sales value inflation		Base	
Site Area			Build cost inflation		Base	
Residual land values:			Tenure		LAR, CR	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon			
Tenure	% AH		£1,195,275		£1,195,275	
60% LAR - 40% CR	0%	£1,892,351	£1,959,215	£1,157,820	£1,142,704	£1,158,892
60% LAR - 40% CR	5%	£1,557,433	£1,625,257	£1,044,446	£1,033,747	£1,045,807
60% LAR - 40% CR	10%	£1,441,673	£1,777,169	£769,832	£754,807	£771,247
60% LAR - 40% CR	15%	£1,217,686	£1,887,116	£582,119	£568,810	£582,982
60% LAR - 40% CR	20%	£984,489	£1,982,665	£375,595	£360,434	£375,055
60% LAR - 40% CR	25%	£751,486	£1,981,026	£176,746	£160,838	£173,570
60% LAR - 40% CR	30%	£523,925	£1,919,564	£26,481	£11,966	£11,966
60% LAR - 40% CR	35%	£296,787	£204,377	£242,084	£257,863	£253,986
60% LAR - 40% CR	40%	£81,700	£451,436	£459,133	£474,888	£470,810
60% LAR - 40% CR	45%	£197,377	£670,115	£677,804	£693,540	£673,884

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

					£37,688,000	
Tenure	% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon			
60% LAR - 40% CR	0%	£1,699,532	£2,558,198	£2,543,555	£2,557,678	£2,558,492
60% LAR - 40% CR	5%	£2,258,710	£2,558,198	£2,558,198	£2,558,198	£2,558,198
60% LAR - 40% CR	10%	£2,258,710	£2,558,198	£2,558,198	£2,558,198	£2,558,198
60% LAR - 40% CR	15%	£2,258,710	£2,558,198	£2,558,198	£2,558,198	£2,558,198
60% LAR - 40% CR	20%	£2,258,710	£2,558,198	£2,558,198	£2,558,198	£2,558,198
60% LAR - 40% CR	25%	£2,258,710	£2,558,198	£2,558,198	£2,558,198	£2,558,198
60% LAR - 40% CR	30%	£2,258,710	£2,558,198	£2,558,198	£2,558,198	£2,558,198
60% LAR - 40% CR	35%	£2,258,710	£2,558,198	£2,558,198	£2,558,198	£2,558,198
60% LAR - 40% CR	40%	£2,258,710	£2,558,198	£2,558,198	£2,558,198	£2,558,198
60% LAR - 40% CR	45%	£2,258,710	£2,558,198	£2,558,198	£2,558,198	£2,558,198
60% LAR - 40% CR	50%	£2,258,710	£2,558,198	£2,558,198	£2,558,198	£2,558,198

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

					£37,186,000	
Tenure	% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon			
60% LAR - 40% CR	0%	£2,724,360	£1,501,833	£1,501,833	£1,501,833	£1,501,833
60% LAR - 40% CR	5%	£2,724,360	£1,501,833	£1,501,833	£1,501,833	£1,501,833
60% LAR - 40% CR	10%	£2,724,360	£1,501,833	£1,501,833	£1,501,833	£1,501,833
60% LAR - 40% CR	15%	£2,724,360	£1,501,833	£1,501,833	£1,501,833	£1,501,833
60% LAR - 40% CR	20%	£2,724,360	£1,501,833	£1,501,833	£1,501,833	£1,501,833
60% LAR - 40% CR	25%	£2,724,360	£1,501,833	£1,501,833	£1,501,833	£1,501,833
60% LAR - 40% CR	30%	£2,724,360	£1,501,833	£1,501,833	£1,501,833	£1,501,833
60% LAR - 40% CR	35%	£2,724,360	£1,501,833	£1,501,833	£1,501,833	£1,501,833
60% LAR - 40% CR	40%	£2,724,360	£1,501,833	£1,501,833	£1,501,833	£1,501,833
60% LAR - 40% CR	45%	£2,724,360	£1,501,833	£1,501,833	£1,501,833	£1,501,833
60% LAR - 40% CR	50%	£2,724,360	£1,501,833	£1,501,833	£1,501,833	£1,501,833

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

					£40,420,000	
Tenure	% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon			
60% LAR - 40% CR	0%	£390,546	£398,499	£323,877	£389,951	£393,989
60% LAR - 40% CR	5%	£159,139	£398,499	£323,877	£389,951	£393,989
60% LAR - 40% CR	10%	£159,139	£398,499	£323,877	£389,951	£393,989
60% LAR - 40% CR	15%	£159,139	£398,499	£323,877	£389,951	£393,989
60% LAR - 40% CR	20%	£159,139	£398,499	£323,877	£389,951	£393,989
60% LAR - 40% CR	25%	£159,139	£398,499	£323,877	£389,951	£393,989
60% LAR - 40% CR	30%	£159,139	£398,499	£323,877	£389,951	£393,989
60% LAR - 40% CR	35%	£159,139	£398,499	£323,877	£389,951	£393,989
60% LAR - 40% CR	40%	£159,139	£398,499	£323,877	£389,951	£393,989
60% LAR - 40% CR	45%	£159,139	£398,499	£323,877	£389,951	£393,989
60% LAR - 40% CR	50%	£159,139	£398,499	£323,877	£389,951	£393,989

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

					£20,401,000	
Tenure	% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon			
60% LAR - 40% CR	0%	£1,111,682	£384,546	£377,159	£382,034	£377,159
60% LAR - 40% CR	5%	£887,163	£384,546	£377,159	£382,034	£377,159
60% LAR - 40% CR	10%	£887,163	£384,546	£377,159	£382,034	£377,159
60% LAR - 40% CR	15%	£887,163	£384,546	£377,159	£382,034	£377,159
60% LAR - 40% CR	20%	£887,163	£384,546	£377,159	£382,034	£377,159
60% LAR - 40% CR	25%	£887,163	£384,546	£377,159	£382,034	£377,159
60% LAR - 40% CR	30%	£887,163	£384,546	£377,159	£382,034	£377,159
60% LAR - 40% CR	35%	£887,163	£384,546	£377,159	£382,034	£377,159
60% LAR - 40% CR	40%	£887,163	£384,546	£377,159	£382,034	£377,159
60% LAR - 40% CR	45%	£887,163	£384,546	£377,159	£382,034	£377,159
60% LAR - 40% CR	50%	£887,163	£384,546	£377,159	£382,034	£377,159

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area	Zone B - £1,000 paf					
No Units	18	Sales value inflation	Base					
Site Area	0.04 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR - CR					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		
Tenure	% AH							
60% LAR - 40% CR	0%	£2,275,086	£1,542,815	£1,533,428	£1,520,304	£1,482,450	£1,255,616	£1,120,574
60% LAR - 40% CR	5%	£2,631,317	£1,369,333	£1,362,373	£1,367,400	£1,269,619	£1,043,532	£917,959
60% LAR - 40% CR	10%	£1,785,015	£1,115,022	£1,107,684	£1,092,060	£1,059,099	£829,733	£704,530
60% LAR - 40% CR	15%	£1,537,432	£886,699	£881,520	£873,896	£838,845	£581,243	£484,361
60% LAR - 40% CR	20%	£1,287,439	£680,769	£673,471	£668,539	£621,174	£397,647	£277,252
60% LAR - 40% CR	25%	£1,036,259	£481,267	£463,976	£459,069	£401,691	£176,190	£52,967
60% LAR - 40% CR	30%	£783,481	£285,176	£272,910	£271,633	£180,841	£44,200	£19,310
60% LAR - 40% CR	35%	£529,547	£17,541	£10,287	£4,646	£43,634	£280,010	£242,097
60% LAR - 40% CR	40%	£273,262	£219,175	£228,872	£242,809	£296,016	£318,349	£689,645
60% LAR - 40% CR	45%	£15,843	£458,958	£466,657	£482,394	£521,737	£757,793	£888,936

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

			£37,658,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,424,235	£2,167,668	£2,168,495	£2,168,678	£2,217,893	£2,444,707	£2,579,869
60% LAR - 40% CR	5%	£2,284,171	£2,570,661	£2,571,071	£2,571,071	£2,620,286	£2,847,100	£2,982,262
60% LAR - 40% CR	10%	£1,915,568	£2,565,951	£2,565,889	£2,567,723	£2,645,264	£2,870,953	£2,955,933
60% LAR - 40% CR	20%	£2,193,351	£2,561,088	£2,559,054	£2,561,985	£2,661,438	£2,885,151	£2,970,896
60% LAR - 40% CR	25%	£2,472,144	£2,556,815	£2,554,815	£2,556,815	£2,676,258	£2,917,681	£2,977,681
60% LAR - 40% CR	30%	£2,844,133	£2,339,126	£2,344,497	£2,361,314	£2,398,682	£2,622,199	£2,684,417
60% LAR - 40% CR	35%	£3,460,207	£2,147,007	£2,147,007	£2,147,007	£2,147,007	£2,147,007	£2,147,007
60% LAR - 40% CR	40%	£1,711,737	£1,882,843	£1,882,843	£1,882,843	£1,882,843	£1,882,843	£1,882,843
60% LAR - 40% CR	45%	£2,472,144	£2,556,815	£2,556,815	£2,556,815	£2,556,815	£2,556,815	£2,556,815
60% LAR - 40% CR	50%	£3,881,545	£4,198,951	£4,198,951	£4,198,951	£4,198,951	£4,198,951	£4,198,951

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

			£37,186,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,059,455	£2,624,134	£2,621,626	£2,621,626	£2,621,626	£2,621,626	£2,621,626
60% LAR - 40% CR	5%	£2,284,171	£2,570,661	£2,571,071	£2,571,071	£2,620,286	£2,847,100	£2,982,262
60% LAR - 40% CR	10%	£1,915,568	£2,565,951	£2,565,889	£2,567,723	£2,645,264	£2,870,953	£2,955,933
60% LAR - 40% CR	20%	£2,193,351	£2,561,088	£2,559,054	£2,561,985	£2,661,438	£2,885,151	£2,970,896
60% LAR - 40% CR	25%	£2,472,144	£2,556,815	£2,554,815	£2,556,815	£2,676,258	£2,917,681	£2,977,681
60% LAR - 40% CR	30%	£2,844,133	£2,339,126	£2,344,497	£2,361,314	£2,398,682	£2,622,199	£2,684,417
60% LAR - 40% CR	35%	£3,460,207	£2,147,007	£2,147,007	£2,147,007	£2,147,007	£2,147,007	£2,147,007
60% LAR - 40% CR	40%	£1,711,737	£1,882,843	£1,882,843	£1,882,843	£1,882,843	£1,882,843	£1,882,843
60% LAR - 40% CR	45%	£2,472,144	£2,556,815	£2,556,815	£2,556,815	£2,556,815	£2,556,815	£2,556,815
60% LAR - 40% CR	50%	£3,881,545	£4,198,951	£4,198,951	£4,198,951	£4,198,951	£4,198,951	£4,198,951

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

			£40,420,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£744,363	£11,110	£3,723	£11,491	£49,215	£216,995	£499,131
60% LAR - 40% CR	5%	£2,284,171	£2,570,661	£2,571,071	£2,571,071	£2,620,286	£2,847,100	£2,982,262
60% LAR - 40% CR	10%	£2,284,171	£2,570,661	£2,571,071	£2,571,071	£2,620,286	£2,847,100	£2,982,262
60% LAR - 40% CR	15%	£2,284,171	£2,570,661	£2,571,071	£2,571,071	£2,620,286	£2,847,100	£2,982,262
60% LAR - 40% CR	20%	£2,284,171	£2,570,661	£2,571,071	£2,571,071	£2,620,286	£2,847,100	£2,982,262
60% LAR - 40% CR	25%	£2,284,171	£2,570,661	£2,571,071	£2,571,071	£2,620,286	£2,847,100	£2,982,262
60% LAR - 40% CR	30%	£2,284,171	£2,570,661	£2,571,071	£2,571,071	£2,620,286	£2,847,100	£2,982,262
60% LAR - 40% CR	35%	£2,284,171	£2,570,661	£2,571,071	£2,571,071	£2,620,286	£2,847,100	£2,982,262
60% LAR - 40% CR	40%	£2,284,171	£2,570,661	£2,571,071	£2,571,071	£2,620,286	£2,847,100	£2,982,262
60% LAR - 40% CR	45%	£2,284,171	£2,570,661	£2,571,071	£2,571,071	£2,620,286	£2,847,100	£2,982,262
60% LAR - 40% CR	50%	£2,284,171	£2,570,661	£2,571,071	£2,571,071	£2,620,286	£2,847,100	£2,982,262

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

			£20,401,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,495,418	£765,145	£734,759	£739,634	£701,821	£474,947	£348,904
60% LAR - 40% CR	5%	£2,284,171	£2,570,661	£2,571,071	£2,571,071	£2,620,286	£2,847,100	£2,982,262
60% LAR - 40% CR	10%	£1,250,122	£2,561,088	£2,559,054	£2,561,985	£2,661,438	£2,885,151	£2,970,896
60% LAR - 40% CR	15%	£1,034,345	£2,556,815	£2,554,815	£2,556,815	£2,676,258	£2,917,681	£2,977,681
60% LAR - 40% CR	20%	£759,465	£2,551,542	£2,549,542	£2,551,542	£2,671,005	£2,912,222	£2,967,222
60% LAR - 40% CR	25%	£508,770	£2,546,269	£2,544,269	£2,546,269	£2,666,232	£2,907,232	£2,962,232
60% LAR - 40% CR	30%	£255,081	£2,540,996	£2,538,996	£2,540,996	£2,661,438	£2,902,232	£2,957,232
60% LAR - 40% CR	35%	£255,081	£2,540,996	£2,538,996	£2,540,996	£2,661,438	£2,902,232	£2,957,232
60% LAR - 40% CR	40%	£255,081	£2,540,996	£2,538,996	£2,540,996	£2,661,438	£2,902,232	£2,957,232
60% LAR - 40% CR	45%	£255,081	£2,540,996	£2,538,996	£2,540,996	£2,661,438	£2,902,232	£2,957,232
60% LAR - 40% CR	50%	£255,081	£2,540,996	£2,538,996	£2,540,996	£2,661,438	£2,902,232	£2,957,232

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats			Value Area		Zone B - £1,950 psf	
No Units			Sales value inflation		Base	
Site Area			Build cost inflation		Base	
Residual land values:			Tenure		LAR - CR	

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

			£37,449,000					
Tenure	% AH		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,777,384	£1,548,686	£1,548,686	£1,548,686	£1,548,686	£1,548,686	£1,548,686
60% LAR - 40% CR	0%	£1,640,956	£1,779,868	£1,779,868	£1,779,868	£1,779,868	£1,779,868	£1,779,868
60% LAR - 40% CR	5%	£1,359,474	£2,547,210	£2,547,210	£2,547,210	£2,547,210	£2,547,210	£2,547,210
60% LAR - 40% CR	10%	£1,512,005	£2,547,210	£2,547,210	£2,547,210	£2,547,210	£2,547,210	£2,547,210
60% LAR - 40% CR	15%	£1,840,205	£2,483,710	£2,483,710	£2,483,710	£2,483,710	£2,483,710	£2,483,710
60% LAR - 40% CR	20%	£2,154,005	£2,113,810	£2,113,810	£2,113,810	£2,113,810	£2,113,810	£2,113,810
60% LAR - 40% CR	30%	£1,381,389	£2,960,895	£2,960,895	£2,960,895	£2,960,895	£2,960,895	£2,960,895
60% LAR - 40% CR	35%	£1,401,860	£2,960,895	£2,960,895	£2,960,895	£2,960,895	£2,960,895	£2,960,895
60% LAR - 40% CR	40%	£1,733,577	£1,454,358	£1,217,212	£1,349,361	£1,193,109	£1,727,417	£1,888,124
60% LAR - 40% CR	45%	£1,424,462	£2,483,710	£2,483,710	£2,483,710	£2,483,710	£2,483,710	£2,483,710
60% LAR - 40% CR	50%	£1,813,375	£1,813,375	£1,813,375	£1,813,375	£1,813,375	£1,813,375	£1,813,375

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

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

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

|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area		Zone B - £1,150 paf	
No Units	18	Sales value inflation		Base	
Site Area	0.04 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR - CR	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CR	0%	£25,561	£273,711	£288,126	£276,595	£274,264	£288,998	£1,748,519	
60% LAR - 40% CR	5%	£1,024,795	£1,024,795	£1,024,795	£1,024,795	£1,024,795	£1,024,795	£1,438,511	
60% LAR - 40% CR	10%	£478,385	£1,297,472	£1,350,833	£1,319,305	£1,327,387	£1,581,653	£1,709,279	
60% LAR - 40% CR	15%	£288,541	£1,297,472	£1,350,833	£1,319,305	£1,327,387	£1,581,653	£1,709,279	
60% LAR - 40% CR	20%	£1,103,813	£1,103,813	£1,103,813	£1,103,813	£1,103,813	£1,103,813	£1,103,813	
60% LAR - 40% CR	25%	£1,103,813	£1,103,813	£1,103,813	£1,103,813	£1,103,813	£1,103,813	£1,103,813	
60% LAR - 40% CR	30%	£1,103,813	£1,103,813	£1,103,813	£1,103,813	£1,103,813	£1,103,813	£1,103,813	
60% LAR - 40% CR	35%	£1,103,813	£1,103,813	£1,103,813	£1,103,813	£1,103,813	£1,103,813	£1,103,813	
60% LAR - 40% CR	40%	£27,729,734	£2,689,134	£2,692,461	£2,747,477	£2,748,474	£2,961,626	£3,191,603	
60% LAR - 40% CR	45%	£2,744,474	£2,744,474	£2,744,474	£2,744,474	£2,744,474	£2,744,474	£2,744,474	
60% LAR - 40% CR	50%	£2,760,632	£3,288,211	£3,288,211	£3,272,281	£3,319,338	£3,552,778	£3,659,358	
60% LAR - 40% CR	55%		£2,689,134	£2,689,134	£2,689,134	£2,689,134	£2,689,134	£2,689,134	

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

								</	

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

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

				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
60% LAR - 40% CR	0%	£2,646,625	£1,894,845	£1,887,557	£1,872,433	£1,834,620	£1,607,145	£1,481,703	£1,401,703	£1,321,703	£1,241,703	£1,161,703	£1,081,703	£1,001,703	
60% LAR - 40% CR	5%	£2,341,119	£1,619,339	£1,612,051	£1,596,927	£1,559,114	£1,331,639	£1,206,197	£1,126,197	£1,046,197	£966,197	£886,197	£806,197	£726,197	
60% LAR - 40% CR	10%	£2,035,613	£1,343,833	£1,336,545	£1,321,421	£1,283,608	£1,056,133	£930,691	£850,691	£770,691	£690,691	£610,691	£530,691	£450,691	
60% LAR - 40% CR	15%	£1,730,107	£1,068,327	£1,061,039	£1,045,915	£1,008,102	£780,627	£655,185	£575,185	£495,185	£415,185	£335,185	£255,185	£175,185	
60% LAR - 40% CR	20%	£1,424,601	£792,821	£785,533	£770,409	£732,596	£507,121	£381,679	£256,679	£131,679	£6,679	£-118,321	£-243,321	£-368,321	
60% LAR - 40% CR	25%	£1,119,095	£517,315	£510,027	£494,903	£457,090	£231,615	£106,173	£-118,827	£-243,827	£-368,827	£-493,827	£-618,827	£-743,827	
60% LAR - 40% CR	30%	£813,589	£241,809	£234,521	£219,397	£181,584	£-42,891	£-167,449	£-292,449	£-417,449	£-542,449	£-667,449	£-792,449	£-917,449	
60% LAR - 40% CR	35%	£608,083	£-33,303	£-36,015	£-50,941	£-88,128	£-293,653	£-418,211	£-542,769	£-666,827	£-791,385	£-915,943	£-1,040,501	£-1,165,059	
60% LAR - 40% CR	40%	£402,577	£-227,807	£-230,519	£-245,445	£-282,632	£-497,157	£-621,715	£-746,273	£-870,831	£-995,389	£-1,119,947	£-1,244,505	£-1,369,063	
60% LAR - 40% CR	45%	£197,071	£-462,301	£-465,013	£-480,939	£-518,126	£-732,651	£-857,209	£-981,767	£-1,106,325	£-1,230,883	£-1,355,441	£-1,480,000	£-1,604,558	
60% LAR - 40% CR	50%	£-108,435	£-696,805	£-699,517	£-715,443	£-752,630	£-967,155	£-1,091,713	£-1,216,271	£-1,340,829	£-1,465,387	£-1,589,945	£-1,714,503	£-1,839,061	

LB Camden
Local Plan Viability Testing 2025

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

No Units	18
Site Area	0.04 Ha

Residual land values:

Value Area	Zone B - £1,250 pcf
------------	---------------------

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR, CR

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 40% CR	0%	£4,194,766	£3,439,813	£3,423,427	£3,408,302	£3,370,489	£3,143,814	£3,017,572
60% LAR, 40% CR	5%	£3,649,587	£3,118,363	£3,111,202	£3,095,300	£3,056,249	£2,832,187	£2,706,586
60% LAR, 40% CR	15%	£3,501,727	£2,804,283	£2,796,946	£2,781,921	£2,744,361	£2,518,995	£2,393,791
60% LAR, 40% CR	20%	£3,152,731	£2,488,588	£2,480,813	£2,465,813	£2,428,831	£2,203,726	£2,078,286
60% LAR, 40% CR	25%	£2,802,185	£2,173,293	£2,165,556	£2,150,556	£2,113,700	£1,887,329	£1,763,057
60% LAR, 40% CR	30%	£2,450,913	£1,852,413	£1,844,133	£1,828,225	£1,792,957	£1,569,349	£1,445,123
60% LAR, 40% CR	35%	£2,100,261	£1,531,985	£1,524,088	£1,507,803	£1,472,633	£1,249,474	£1,125,468
60% LAR, 40% CR	40%	£1,749,843	£1,209,951	£1,202,706	£1,187,854	£1,150,727	£927,951	£804,201
60% LAR, 40% CR	45%	£1,394,075	£886,415	£879,172	£864,362	£827,209	£604,805	£481,245
60% LAR, 40% CR	50%	£1,025,873	£561,349	£554,112	£539,300	£502,270	£280,086	£156,651

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 40% CR	0%	£494,362	£299,579	£278,957	£289,581	£323,895	£556,769	£662,811
60% LAR, 40% CR	5%	£1,148,654	£452,922	£450,922	£454,422	£494,174	£666,249	£772,291
60% LAR, 40% CR	15%	£1,060,106	£390,106	£390,106	£394,602	£435,021	£1,181,388	£1,358,592
60% LAR, 40% CR	20%	£1,047,822	£1,211,795	£1,218,111	£1,224,992	£1,231,044	£1,495,235	£1,621,098
60% LAR, 40% CR	25%	£1,036,136	£1,504,003	£1,504,003	£1,504,003	£1,504,003	£1,717,411	£1,973,549
60% LAR, 40% CR	30%	£1,239,375	£1,847,979	£1,859,259	£1,870,188	£1,997,428	£2,131,534	£2,263,348
60% LAR, 40% CR	35%	£1,438,414	£2,184,414	£2,184,414	£2,184,414	£2,184,414	£2,184,414	£2,184,414
60% LAR, 40% CR	40%	£1,739,143	£2,580,232	£2,580,232	£2,580,232	£2,580,232	£2,580,232	£2,580,232
60% LAR, 40% CR	45%	£2,124,452	£2,911,366	£2,911,366	£2,911,366	£2,911,366	£2,911,366	£2,911,366
60% LAR, 40% CR	50%	£2,813,712	£1,138,034	£1,148,012	£1,161,981	£1,168,118	£1,430,297	£1,433,732

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 40% CR	0%	£2,027,717	£1,263,795	£1,255,375	£1,261,254	£1,201,440	£1,076,585	£1,050,525
60% LAR, 40% CR	5%	£1,826,126	£1,026,126	£1,026,126	£1,026,126	£1,026,126	£1,026,126	£1,026,126
60% LAR, 40% CR	15%	£1,534,676	£837,335	£837,335	£837,335	£837,335	£837,335	£837,335
60% LAR, 40% CR	20%	£1,085,112	£232,039	£232,039	£232,039	£232,039	£232,039	£232,039
60% LAR, 40% CR	25%	£836,136	£24,244	£24,244	£24,244	£24,244	£24,244	£24,244
60% LAR, 40% CR	30%	£262,963	£234,834	£231,915	£234,834	£234,834	£234,834	£234,834
60% LAR, 40% CR	35%	£1,438,414	£2,184,414	£2,184,414	£2,184,414	£2,184,414	£2,184,414	£2,184,414
60% LAR, 40% CR	40%	£1,438,414	£2,184,414	£2,184,414	£2,184,414	£2,184,414	£2,184,414	£2,184,414
60% LAR, 40% CR	45%	£1,438,414	£2,184,414	£2,184,414	£2,184,414	£2,184,414	£2,184,414	£2,184,414
60% LAR, 40% CR	50%	£1,438,414	£2,184,414	£2,184,414	£2,184,414	£2,184,414	£2,184,414	£2,184,414

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 40% CR	0%	£2,693,050	£1,889,108	£1,891,721	£1,876,587	£1,838,793	£1,611,909	£1,485,907
60% LAR, 40% CR	5%	£2,127,317	£1,586,698	£1,586,698	£1,586,698	£1,586,698	£1,586,698	£1,586,698
60% LAR, 40% CR	15%	£1,870,521	£1,272,578	£1,265,240	£1,265,240	£1,265,240	£1,265,240	£1,265,240
60% LAR, 40% CR	20%	£1,421,596	£895,857	£895,857	£895,857	£895,857	£895,857	£895,857
60% LAR, 40% CR	25%	£1,270,480	£655,588	£655,588	£655,588	£655,588	£655,588	£655,588
60% LAR, 40% CR	30%	£919,288	£329,708	£313,428	£329,708	£329,708	£329,708	£329,708
60% LAR, 40% CR	35%	£544,422	£14,422	£14,422	£14,422	£14,422	£14,422	£14,422
60% LAR, 40% CR	40%	£250,317	£231,744	£231,744	£231,744	£231,744	£231,744	£231,744
60% LAR, 40% CR	45%	£1,762,471	£1,400,801	£1,400,801	£1,400,801	£1,400,801	£1,400,801	£1,400,801
60% LAR, 40% CR	50%	£2,000,297	£275,338	£275,338	£275,338	£275,338	£275,338	£275,338

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 40% CR	0%	£3,414,096	£2,850,144	£2,842,757	£2,827,632	£2,589,819	£2,352,345	£2,238,903
60% LAR, 40% CR	5%	£3,089,397	£2,537,634	£2,531,261	£2,516,261	£2,278,447	£2,041,249	£1,927,807
60% LAR, 40% CR	15%	£2,727,057	£2,023,814	£2,016,276	£2,001,252	£1,763,437	£1,526,239	£1,412,797
60% LAR, 40% CR	20%	£2,027,097	£1,307,818	£1,307,818	£1,307,818	£1,070,003	£832,795	£719,353
60% LAR, 40% CR	25%	£2,027,097	£1,307,818	£1,307,818	£1,307,818	£1,070,003	£832,795	£719,353
60% LAR, 40% CR	30%	£1,699,344	£1,071,744	£1,064,456	£1,051,288	£788,680	£564,453	£450,908
60% LAR, 40% CR	35%	£1,335,581	£791,285	£784,028	£770,851	£506,895	£284,822	£171,249
60% LAR, 40% CR	40%	£980,273	£429,292	£422,037	£407,185	£270,057	£147,252	£23,532
60% LAR, 40% CR	45%	£680,406	£109,748	£109,748	£109,748	£109,748	£109,748	£109,748
60% LAR, 40% CR	50%	£245,054	£219,326	£219,326	£219,326	£219,326	£219,326	£219,326

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone B - £900 psf			
No Units	20	Sales value inflation	Base				
Site Area	0.1 Ha	Build cost inflation	Base				
Residual land values:		Tenure	LAR : CR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	5%	£1,791,250	£1,791,250	£1,791,250	£1,791,250	£1,791,250	£1,791,250
60% LAR - 40% CR	10%	£1,778,403	£1,778,403	£1,778,403	£1,778,403	£1,778,403	£1,778,403
60% LAR - 40% CR	15%	£1,765,556	£1,765,556	£1,765,556	£1,765,556	£1,765,556	£1,765,556
60% LAR - 40% CR	20%	£1,752,709	£1,752,709	£1,752,709	£1,752,709	£1,752,709	£1,752,709
60% LAR - 40% CR	25%	£1,739,862	£1,739,862	£1,739,862	£1,739,862	£1,739,862	£1,739,862
60% LAR - 40% CR	30%	£1,727,015	£1,727,015	£1,727,015	£1,727,015	£1,727,015	£1,727,015
60% LAR - 40% CR	35%	£1,714,168	£1,714,168	£1,714,168	£1,714,168	£1,714,168	£1,714,168
60% LAR - 40% CR	40%	£1,701,321	£1,701,321	£1,701,321	£1,701,321	£1,701,321	£1,701,321
60% LAR - 40% CR	45%	£1,688,474	£1,688,474	£1,688,474	£1,688,474	£1,688,474	£1,688,474
60% LAR - 40% CR	50%	£1,675,627	£1,675,627	£1,675,627	£1,675,627	£1,675,627	£1,675,627
60% LAR - 40% CR	55%	£1,662,780	£1,662,780	£1,662,780	£1,662,780	£1,662,780	£1,662,780
60% LAR - 40% CR	60%	£1,649,933	£1,649,933	£1,649,933	£1,649,933	£1,649,933	£1,649,933
60% LAR - 40% CR	65%	£1,637,086	£1,637,086	£1,637,086	£1,637,086	£1,637,086	£1,637,086
60% LAR - 40% CR	70%	£1,624,239	£1,624,239	£1,624,239	£1,624,239	£1,624,239	£1,624,239
60% LAR - 40% CR	75%	£1,611,392	£1,611,392	£1,611,392	£1,611,392	£1,611,392	£1,611,392
60% LAR - 40% CR	80%	£1,598,545	£1,598,545	£1,598,545	£1,598,545	£1,598,545	£1,598,545
60% LAR - 40% CR	85%	£1,585,698	£1,585,698	£1,585,698	£1,585,698	£1,585,698	£1,585,698
60% LAR - 40% CR	90%	£1,572,851	£1,572,851	£1,572,851	£1,572,851	£1,572,851	£1,572,851
60% LAR - 40% CR	95%	£1,560,004	£1,560,004	£1,560,004	£1,560,004	£1,560,004	£1,560,004
60% LAR - 40% CR	100%	£1,547,157	£1,547,157	£1,547,157	£1,547,157	£1,547,157	£1,547,157
60% LAR - 40% CR	105%	£1,534,310	£1,534,310	£1,534,310	£1,534,310	£1,534,310	£1,534,310
60% LAR - 40% CR	110%	£1,521,463	£1,521,463	£1,521,463	£1,521,463	£1,521,463	£1,521,463
60% LAR - 40% CR	115%	£1,508,616	£1,508,616	£1,508,616	£1,508,616	£1,508,616	£1,508,616
60% LAR - 40% CR	120%	£1,495,769	£1,495,769	£1,495,769	£1,495,769	£1,495,769	£1,495,769
60% LAR - 40% CR	125%	£1,482,922	£1,482,922	£1,482,922	£1,482,922	£1,482,922	£1,482,922
60% LAR - 40% CR	130%	£1,470,075	£1,470,075	£1,470,075	£1,470,075	£1,470,075	£1,470,075
60% LAR - 40% CR	135%	£1,457,228	£1,457,228	£1,457,228	£1,457,228	£1,457,228	£1,457,228
60% LAR - 40% CR	140%	£1,444,381	£1,444,381	£1,444,381	£1,444,381	£1,444,381	£1,444,381
60% LAR - 40% CR	145%	£1,431,534	£1,431,534	£1,431,534	£1,431,534	£1,431,534	£1,431,534
60% LAR - 40% CR	150%	£1,418,687	£1,418,687	£1,418,687	£1,418,687	£1,418,687	£1,418,687
60% LAR - 40% CR	155%	£1,405,840	£1,405,840	£1,405,840	£1,405,840	£1,405,840	£1,405,840
60% LAR - 40% CR	160%	£1,392,993	£1,392,993	£1,392,993	£1,392,993	£1,392,993	£1,392,993
60% LAR - 40% CR	165%	£1,380,146	£1,380,146	£1,380,146	£1,380,146	£1,380,146	£1,380,146
60% LAR - 40% CR	170%	£1,367,299	£1,367,299	£1,367,299	£1,367,299	£1,367,299	£1,367,299
60% LAR - 40% CR	175%	£1,354,452	£1,354,452	£1,354,452	£1,354,452	£1,354,452	£1,354,452
60% LAR - 40% CR	180%	£1,341,605	£1,341,605	£1,341,605	£1,341,605	£1,341,605	£1,341,605
60% LAR - 40% CR	185%	£1,328,758	£1,328,758	£1,328,758	£1,328,758	£1,328,758	£1,328,758
60% LAR - 40% CR	190%	£1,315,911	£1,315,911	£1,315,911	£1,315,911	£1,315,911	£1,315,911
60% LAR - 40% CR	195%	£1,303,064	£1,303,064	£1,303,064	£1,303,064	£1,303,064	£1,303,064
60% LAR - 40% CR	200%	£1,290,217	£1,290,217	£1,290,217	£1,290,217	£1,290,217	£1,290,217
60% LAR - 40% CR	205%	£1,277,370	£1,277,370	£1,277,370	£1,277,370	£1,277,370	£1,277,370
60% LAR - 40% CR	210%	£1,264,523	£1,264,523	£1,264,523	£1,264,523	£1,264,523	£1,264,523
60% LAR - 40% CR	215%	£1,251,676	£1,251,676	£1,251,676	£1,251,676	£1,251,676	£1,251,676
60% LAR - 40% CR	220%	£1,238,829	£1,238,829	£1,238,829	£1,238,829	£1,238,829	£1,238,829
60% LAR - 40% CR	225%	£1,225,982	£1,225,982	£1,225,982	£1,225,982	£1,225,982	£1,225,982
60% LAR - 40% CR	230%	£1,213,135	£1,213,135	£1,213,135	£1,213,135	£1,213,135	£1,213,135
60% LAR - 40% CR	235%	£1,200,288	£1,200,288	£1,200,288	£1,200,288	£1,200,288	£1,200,288
60% LAR - 40% CR	240%	£1,187,441	£1,187,441	£1,187,441	£1,187,441	£1,187,441	£1,187,441
60% LAR - 40% CR	245%	£1,174,594	£1,174,594	£1,174,594	£1,174,594	£1,174,594	£1,174,594
60% LAR - 40% CR	250%	£1,161,747	£1,161,747	£1,161,747	£1,161,747	£1,161,747	£1,161,747
60% LAR - 40% CR	255%	£1,148,900	£1,148,900	£1,148,900	£1,148,900	£1,148,900	£1,148,900
60% LAR - 40% CR	260%	£1,136,053	£1,136,053	£1,136,053	£1,136,053	£1,136,053	£1,136,053
60% LAR - 40% CR	265%	£1,123,206	£1,123,206	£1,123,206	£1,123,206	£1,123,206	£1,123,206
60% LAR - 40% CR	270%	£1,110,359	£1,110,359	£1,110,359	£1,110,359	£1,110,359	£1,110,359
60% LAR - 40% CR	275%	£1,097,512	£1,097,512	£1,097,512	£1,097,512	£1,097,512	£1,097,512
60% LAR - 40% CR	280%	£1,084,665	£1,084,665	£1,084,665	£1,084,665	£1,084,665	£1,084,665
60% LAR - 40% CR	285%	£1,071,818	£1,071,818	£1,071,818	£1,071,818	£1,071,818	£1,071,818
60% LAR - 40% CR	290%	£1,058,971	£1,058,971	£1,058,971	£1,058,971	£1,058,971	£1,058,971
60% LAR - 40% CR	295%	£1,046,124	£1,046,124	£1,046,124	£1,046,124	£1,046,124	£1,046,124
60% LAR - 40% CR	300%	£1,033,277	£1,033,277	£1,033,277	£1,033,277	£1,033,277	£1,033,277
60% LAR - 40% CR	305%	£1,020,430	£1,020,430	£1,020,430	£1,020,430	£1,020,430	£1,020,430
60% LAR - 40% CR	310%	£1,007,583	£1,007,583	£1,007,583	£1,007,583	£1,007,583	£1,007,583
60% LAR - 40% CR	315%	£994,736	£994,736	£994,736	£994,736	£994,736	£994,736
60% LAR - 40% CR	320%	£981,889	£981,889	£981,889	£981,889	£981,889	£981,889
60% LAR - 40% CR	325%	£969,042	£969,042	£969,042	£969,042	£969,042	£969,042
60% LAR - 40% CR	330%	£956,195	£956,195	£956,195	£956,195	£956,195	£956,195
60% LAR - 40% CR	335%	£943,348	£943,348	£943,348	£943,348	£943,348	£943,348
60% LAR - 40% CR	340%	£930,501	£930,501	£930,501	£930,501	£930,501	£930,501
60% LAR - 40% CR	345%	£917,654	£917,654	£917,654	£917,654	£917,654	£917,654
60% LAR - 40% CR	350%	£904,807	£904,807	£904,807	£904,807	£904,807	£904,807
60% LAR - 40% CR	355%	£891,960	£891,960	£891,960	£891,960	£891,960	£891,960
60% LAR - 40% CR	360%	£879,113	£879,113	£879,113	£879,113	£879,113	£879,113
60% LAR - 40% CR	365%	£866,266	£866,266	£866,266	£866,266	£866,266	£866,266
60% LAR - 40% CR	370%	£853,419	£853,419	£853,419	£853,419	£853,419	£853,419
60% LAR - 40% CR	375%	£840,572	£840,572	£840,572	£840,572	£840,572	£840,572
60% LAR - 40% CR	380%	£827,725	£827,725	£827,725	£827,725	£827,725	£827,725
60% LAR - 40% CR	385%	£814,878	£814,878	£814,878	£814,878	£814,878	£814,878
60% LAR - 40% CR	390%	£802,031	£802,031	£802,031	£802,031	£802,031	£802,031
60% LAR - 40% CR	395%	£789,184	£789,184	£789,184	£789,184	£789,184	£789,184
60% LAR - 40% CR	400%	£776,337	£776,337	£776,337	£776,337	£776,337	£776,337
60% LAR - 40% CR	405%	£763,490	£763,490	£763,490	£763,490	£763,490	£763,490
60% LAR - 40% CR	410%	£750,643	£750,643	£750,643	£750,643	£750,643	£750,643
60% LAR - 40% CR	415%	£737,796	£737,796	£737,796	£737,796	£737,796	£737,796
60% LAR - 40% CR	420%	£724,949	£724,949	£724,949	£724,949	£724,949	£724,949
60% LAR - 40% CR	425%	£712,102	£712,102	£712,102	£712,102	£712,102	£712,102
60% LAR - 40% CR	430%	£699,255	£699,255	£699,255	£699,255	£699,255	£699,255
60% LAR - 40% CR	435%	£686,408	£686,408	£686,408	£686,408	£686,408	£686,408
60% LAR - 40% CR	440%	£673,561	£673,561	£673,561	£673,561	£673,561	£673,561
60% LAR - 40% CR	445%	£660,714	£660,714	£660,714	£660,714	£660,714	£660,714
60% LAR - 40% CR	450%	£647,867	£647,867	£647,867	£647,867	£647,867	£647,867
60% LAR - 40% CR	455%	£635,020	£635,020	£635,020	£635,020	£635,020	£635,020
60% LAR - 40% CR	460%	£622,173	£622,173	£622,173	£622,173	£622,173	£622,173
60% LAR - 40% CR	465%	£609,326	£609,326	£609,326	£609,326	£609,326	£609,326
60% LAR - 40% CR	470%	£596,479	£596,479	£596,479	£596,479	£596,479	£596,479
60% LAR - 40% CR	475%	£583,632	£583,632	£583,632	£583,632	£583,632	£583,632
60% LAR - 40% CR	480%	£570,785	£570,785	£570,785	£570,785	£570,785	£570,785
60% LAR - 40% CR	485%	£557,938	£557,938	£557,938	£557,938	£557,938	£557,938
60% LAR - 40% CR	490%	£545,091	£545,091	£545,091	£545,091	£545,091	£545,091
60% LAR - 40% CR	495%	£532,244	£532,244	£532,244	£532,244	£532,244	£532,244
60% LAR - 40% CR	500%	£519,397	£519,397	£519,397	£519,397	£519,397	£519,397
60% LAR - 40% CR	505%	£506,550	£506,550	£506,550	£506,550		

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats			Value Area	Zone B - £1,000 paf
No Units	20		Sales value inflation	Base
Site Area	0.1 Ha		Build cost inflation	Base
Residual land values:			Tenure	LAR, CR
Tenure	% AH			
		£1,082,871	£1,022,851	£1,002,851
60% LAR, 40% CR	0%	£2,231,148	£1,382,350	£1,374,142
60% LAR, 40% CR	5%	£1,561,513	£1,149,519	£1,124,705
60% LAR, 40% CR	10%	£1,689,884	£915,509	£897,376
60% LAR, 40% CR	15%	£1,418,561	£672,316	£654,538
60% LAR, 40% CR	20%	£1,141,321	£431,310	£413,152
60% LAR, 40% CR	25%	£864,223	£201,389	£178,730
60% LAR, 40% CR	30%	£585,306	£-41,866	£-60,000
60% LAR, 40% CR	35%	£304,589	£-300,544	£-309,109
60% LAR, 40% CR	40%	£22,089	£-436,101	£-309,654
60% LAR, 40% CR	45%	£-277,670	£-623,519	£-482,064
60% LAR, 40% CR	50%			£-489,531
				£-489,199
				£-1,155,207
				£1,300,766

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

			£37,658,000				
Tenure	% AH						
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR, 40% CR	0%	£1,531,752	£8,382,255	£8,389,758	£8,407,278	£8,449,628	£8,501,918
60% LAR, 40% CR	5%	£1,021,513	£5,872,016	£5,879,519	£5,897,039	£5,939,389	£6,001,679
60% LAR, 40% CR	10%	£854,516	£4,562,017	£4,569,520	£4,587,040	£4,629,390	£4,691,680
60% LAR, 40% CR	15%	£727,519	£3,252,018	£3,259,521	£3,277,041	£3,319,391	£3,381,681
60% LAR, 40% CR	20%	£594,522	£1,942,019	£1,949,522	£1,967,042	£2,009,392	£2,071,682
60% LAR, 40% CR	25%	£461,525	£632,020	£639,523	£657,043	£699,393	£761,683
60% LAR, 40% CR	30%	£328,528	£-278,021	£-270,518	£-253,000	£-210,650	£-158,350
60% LAR, 40% CR	35%	£195,531	£-588,022	£-580,519	£-563,001	£-520,651	£-468,351
60% LAR, 40% CR	40%	£62,534	£-898,023	£-890,520	£-873,002	£-830,652	£-778,352
60% LAR, 40% CR	45%	£-270,537	£-1,208,024	£-1,200,521	£-1,183,003	£-1,140,653	£-1,088,353
60% LAR, 40% CR	50%	£-580,540	£-1,518,025	£-1,510,522	£-1,493,004	£-1,450,654	£-1,398,354

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

			£37,186,000				
Tenure	% AH						
			Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
60% LAR, 40% CR	0%	£1,531,752	£8,382,255	£8,389,758	£8,407,278	£8,449,628	£8,501,918
60% LAR, 40% CR	5%	£1,021,513	£5,872,016	£5,879,519	£5,897,039	£5,939,389	£6,001,679
60% LAR, 40% CR	10%	£854,516	£4,562,017	£4,569,520	£4,587,040	£4,629,390	£4,691,680
60% LAR, 40% CR	15%	£727,519	£3,252,018	£3,259,521	£3,277,041	£3,319,391	£3,381,681
60% LAR, 40% CR	20%	£594,522	£1,942,019	£1,949,522	£1,967,042	£2,009,392	£2,071,682
60% LAR, 40% CR	25%	£461,525	£632,020	£639,523	£657,043	£699,393	£761,683
60% LAR, 40% CR	30%	£328,528	£-278,021	£-270,518	£-253,000	£-210,650	£-158,350
60% LAR, 40% CR	35%	£195,531	£-588,022	£-580,519	£-563,001	£-520,651	£-468,351
60% LAR, 40% CR	40%	£62,534	£-898,023	£-890,520	£-873,002	£-830,652	£-778,352
60% LAR, 40% CR	45%	£-270,537	£-1,208,024	£-1,200,521	£-1,183,003	£-1,140,653	£-1,088,353
60% LAR, 40% CR	50%	£-580,540	£-1,518,025	£-1,510,522	£-1,493,004	£-1,450,654	£-1,398,354

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

			£40,420,000				
Tenure	% AH						
			Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
60% LAR, 40% CR	0%	£1,531,752	£8,382,255	£8,389,758	£8,407,278	£8,449,628	£8,501,918
60% LAR, 40% CR	5%	£1,021,513	£5,872,016	£5,879,519	£5,897,039	£5,939,389	£6,001,679
60% LAR, 40% CR	10%	£854,516	£4,562,017	£4,569,520	£4,587,040	£4,629,390	£4,691,680
60% LAR, 40% CR	15%	£727,519	£3,252,018	£3,259,521	£3,277,041	£3,319,391	£3,381,681
60% LAR, 40% CR	20%	£594,522	£1,942,019	£1,949,522	£1,967,042	£2,009,392	£2,071,682
60% LAR, 40% CR	25%	£461,525	£632,020	£639,523	£657,043	£699,393	£761,683
60% LAR, 40% CR	30%	£328,528	£-278,021	£-270,518	£-253,000	£-210,650	£-158,350
60% LAR, 40% CR	35%	£195,531	£-588,022	£-580,519	£-563,001	£-520,651	£-468,351
60% LAR, 40% CR	40%	£62,534	£-898,023	£-890,520	£-873,002	£-830,652	£-778,352
60% LAR, 40% CR	45%	£-270,537	£-1,208,024	£-1,200,521	£-1,183,003	£-1,140,653	£-1,088,353
60% LAR, 40% CR	50%	£-580,540	£-1,518,025	£-1,510,522	£-1,493,004	£-1,450,654	£-1,398,354

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

			£20,401,000				
Tenure	% AH						
			Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
60% LAR, 40% CR	0%	£1,171,048	£677,736	£683,858	£690,000	£696,122	£702,244
60% LAR, 40% CR	5%	£854,516	£456,202	£462,324	£468,446	£474,568	£480,690
60% LAR, 40% CR	10%	£727,519	£325,202	£331,324	£337,446	£343,568	£349,690
60% LAR, 40% CR	15%	£594,522	£194,202	£199,324	£205,446	£211,568	£217,690
60% LAR, 40% CR	20%	£461,525	£63,202	£68,324	£73,446	£78,568	£83,690
60% LAR, 40% CR	25%	£328,528	£-278,021	£-272,900	£-267,778	£-262,656	£-257,534
60% LAR, 40% CR	30%	£195,531	£-588,022	£-582,900	£-577,778	£-572,656	£-567,534
60% LAR, 40% CR	35%	£62,534	£-898,023	£-892,900	£-887,778	£-882,656	£-877,534
60% LAR, 40% CR	40%	£-270,537	£-1,208,024	£-1,202,900	£-1,197,778	£-1,192,656	£-1,187,534
60% LAR, 40% CR	45%	£-580,540	£-1,518,025	£-1,512,900	£-1,507,778	£-1,502,656	£-1,497,534
60% LAR, 40% CR	50%	£-890,543	£-1,828,026	£-1,822,900	£-1,817,778	£-1,812,656	£-1,807,534

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone B - £1,950 pcf			
No Units	20	Sales value inflation		Base			
Site Area	0.1 Ha	Build cost inflation		Base			
Residual land values:		Tenure		LAR - CR			
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity			
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments			
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability			
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£2,657,522	£1,801,905	£1,793,696	£1,778,878	£1,738,820	£1,482,538
60% LAR - 40% CR	5%	£2,365,448	£1,647,350	£1,538,114	£1,582,415	£1,486,522	£1,229,108
60% LAR - 40% CR	15%	£2,071,476	£1,390,500	£1,282,767	£1,266,066	£1,224,314	£973,804
60% LAR - 40% CR	20%	£1,778,532	£1,132,625	£1,024,496	£1,007,824	£965,295	£817,462
60% LAR - 40% CR	25%	£1,477,931	£772,488	£764,380	£747,777	£705,272	£637,242
60% LAR - 40% CR	30%	£1,178,593	£510,525	£502,436	£485,876	£444,475	£396,073
60% LAR - 40% CR	35%	£877,035	£246,757	£242,100	£226,862	£180,852	£170,719
60% LAR - 40% CR	40%	£573,877	£19,221	£27,835	£45,100	£38,902	£35,110
60% LAR - 40% CR	45%	£268,937	£303,033	£311,488	£320,078	£377,807	£435,377
60% LAR - 40% CR	50%	£39,150	£568,912	£587,456	£614,503	£658,991	£920,999

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

Higher Value Secondary Offices						EST.548,000			

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

Minimum value secondary services								£57,199,000	
				</					

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

Base Secondary Circles - Community Space		Key Assumptions						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,894,213	£1,897,442	£1,905,881	£1,922,562	£2,234,784	£2,559,266	£2,448,801
60% LAR - 40% CR	5%	£1,884,478	£1,897,442	£1,905,881	£1,922,562	£2,240,272	£2,559,266	£2,448,801
60% LAR - 40% CR	15%	£1,871,824	£1,897,442	£1,905,881	£1,922,562	£2,241,249	£2,559,266	£2,448,801
60% LAR - 40% CR	20%	£1,862,089	£1,897,442	£1,905,881	£1,922,562	£2,242,226	£2,559,266	£2,448,801
60% LAR - 40% CR	25%	£1,852,354	£1,897,442	£1,905,881	£1,922,562	£2,243,203	£2,559,266	£2,448,801
60% LAR - 40% CR	30%	£1,842,619	£1,897,442	£1,905,881	£1,922,562	£2,244,180	£2,559,266	£2,448,801
60% LAR - 40% CR	35%	£1,832,884	£1,897,442	£1,905,881	£1,922,562	£2,245,157	£2,559,266	£2,448,801
60% LAR - 40% CR	40%	£1,823,149	£1,897,442	£1,905,881	£1,922,562	£2,246,134	£2,559,266	£2,448,801
60% LAR - 40% CR	45%	£1,813,414	£1,897,442	£1,905,881	£1,922,562	£2,247,111	£2,559,266	£2,448,801
60% LAR - 40% CR	50%	£1,803,679	£1,897,442	£1,905,881	£1,922,562	£2,248,088	£2,559,266	£2,448,801
60% LAR - 40% CR	55%	£1,793,944	£1,897,442	£1,905,881	£1,922,562	£2,249,065	£2,559,266	£2,448,801
60% LAR - 40% CR	60%	£1,784,209	£1,897,442	£1,905,881	£1,922,562	£2,250,042	£2,559,266	£2,448,801
60% LAR - 40% CR	65%	£1,774,474	£1,897,442	£1,905,881	£1,922,562	£2,251,019	£2,559,266	£2,448,801
60% LAR - 40% CR	70%	£1,764,739	£1,897,442	£1,905,881	£1,922,562	£2,251,996	£2,559,266	£2,448,801
60% LAR - 40% CR	75%	£1,755,004	£1,897,442	£1,905,881	£1,922,562	£2,252,973	£2,559,266	£2,448,801
60% LAR - 40% CR	80%	£1,745,269	£1,897,442	£1,905,881	£1,922,562	£2,253,950	£2,559,266	£2,448,801
60% LAR - 40% CR	85%	£1,735,534	£1,897,442	£1,905,881	£1,922,562	£2,254,927	£2,559,266	£2,448,801
60% LAR - 40% CR	90%	£1,725,799	£1,897,442	£1,905,881	£1,922,562	£2,255,904	£2,559,266	£2,448,801
60% LAR - 40% CR	95%	£1,716,064	£1,897,442	£1,905,881	£1,922,562	£2,256,881	£2,559,266	£2,448,801
60% LAR - 40% CR	100%	£1,706,329	£1,897,442	£1,905,881	£1,922,562	£2,257,858	£2,559,266	£2,448,801

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR	0%	£187,255	£1,342	£1,731	£2,305	£2,305	£2,305	£2,305	
60% LAR - 40% CIR	5%	£190,482	£2,240,095	£2,240,095	£2,240,095	£2,240,095	£2,240,095	£2,240,095	
60% LAR - 40% CIR	15%	£239,546	£2,122,748	£2,037,085	£2,037,085	£2,037,085	£2,037,085	£2,037,085	
60% LAR - 40% CIR	20%	£242,485	£2,122,748	£2,037,085	£2,037,085	£2,037,085	£2,037,085	£2,037,085	
60% LAR - 40% CIR	25%	£245,424	£2,122,748	£2,037,085	£2,037,085	£2,037,085	£2,037,085	£2,037,085	
60% LAR - 40% CIR	30%	£248,363	£2,122,748	£2,037,085	£2,037,085	£2,037,085	£2,037,085	£2,037,085	
60% LAR - 40% CIR	35%	£251,302	£2,122,748	£2,037,085	£2,037,085	£2,037,085	£2,037,085	£2,037,085	
60% LAR - 40% CIR	40%	£254,241	£2,122,748	£2,037,085	£2,037,085	£2,037,085	£2,037,085	£2,037,085	
60% LAR - 40% CIR	45%	£257,180	£2,122,748	£2,037,085	£2,037,085	£2,037,085	£2,037,085	£2,037,085	
60% LAR - 40% CIR	50%	£260,119	£2,122,748	£2,037,085	£2,037,085	£2,037,085	£2,037,085	£2,037,085	
60% LAR - 40% CIR	55%	£263,058	£2,122,748	£2,037,085	£2,037,085	£2,037,085	£2,037,085	£2,037,085	
60% LAR - 40% CIR	60%	£265,997	£2,122,748	£2,037,085	£2,037,085	£2,037,085	£2,037,085	£2,037,085	
60% LAR - 40% CIR	65%	£268,936	£2,122,748	£2,037,085	£2,037,085	£2,037,085	£2,037,085	£2,037,085	
60% LAR - 40% CIR	70%	£271,875	£2,122,748	£2,037,085	£2,037,085	£2,037,085	£2,037,085	£2,037,085	
60% LAR - 40% CIR	75%	£274,814	£2,122,748	£2,037,085	£2,037,085	£2,037,085	£2,037,085	£2,037,085	
60% LAR - 40% CIR	80%	£277,753	£2,122,748	£2,037,085	£2,037,085	£2,037,085	£2,037,085	£2,037,085	
60% LAR - 40% CIR	85%	£280,692	£2,122,748	£2,037,085	£2,037,085	£2,037,085	£2,037,085	£2,037,085	
60% LAR - 40% CIR	90%	£283,631	£2,122,748	£2,037,085	£2,037,085	£2,037,085	£2,037,085	£2,037,085	
60% LAR - 40% CIR	95%	£286,570	£2,122,748	£2,037,085	£2,037,085	£2,037,085	£2,037,085	£2,037,085	
60% LAR - 40% CIR	100%	£289,509	£2,122,748	£2,037,085	£2,037,085	£2,037,085	£2,037,085	£2,037,085	

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone B - £1,100 psf	
No Units	20	Sales value inflation		Base	
Site Area	0.1 Ha	Build cost inflation		Base	
		Tenure		LAR, CR	
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH				
60% LAR - 40% CR	0%	£3,083,894	£2,221,459	£2,813,252	£2,198,432
60% LAR - 40% CR	5%	£2,799,377	£1,944,500	£1,934,647	£1,913,889
60% LAR - 40% CR	15%	£2,452,968	£1,695,312	£1,654,158	£1,641,458
60% LAR - 40% CR	20%	£2,134,693	£1,385,836	£1,372,269	£1,361,152
60% LAR - 40% CR	25%	£1,814,542	£1,103,715	£1,085,607	£1,079,005
60% LAR - 40% CR	30%	£1,492,563	£819,872	£811,562	£795,021
60% LAR - 40% CR	35%	£1,168,764	£533,822	£526,747	£509,243
60% LAR - 40% CR	40%	£843,166	£246,183	£238,122	£221,631
60% LAR - 40% CR	45%	£515,395	£44,965	£43,018	£27,030
60% LAR - 40% CR	50%	£186,640	£-354,304	£-362,849	£-380,316
					£-685,592
					£-831,552

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

					£37,658,000	
Tenure	% AH		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
60% LAR - 40% CR	0%	£3,681,006	£7,543,441	£7,551,446	£7,568,469	£7,610,516
60% LAR - 40% CR	5%	£3,299,004	£6,659,944	£6,667,949	£6,684,971	£6,727,018
60% LAR - 40% CR	15%	£2,311,552	£4,506,068	£4,508,742	£4,515,442	£4,515,704
60% LAR - 40% CR	20%	£1,733,517	£3,378,985	£3,377,095	£3,401,743	£3,405,305
60% LAR - 40% CR	25%	£1,262,368	£2,461,185	£2,461,261	£2,477,996	£2,477,996
60% LAR - 40% CR	30%	£872,737	£1,463,228	£1,463,278	£1,463,278	£1,463,278
60% LAR - 40% CR	35%	£481,179	£733,179	£733,179	£733,179	£733,179
60% LAR - 40% CR	40%	£9,701,714	£1,018,717	£1,018,717	£1,018,717	£1,018,717
60% LAR - 40% CR	45%	£1,044,115	£2,400,865	£2,400,865	£2,400,865	£2,400,865
60% LAR - 40% CR	50%	£3,813,260	£-0,119,304	£-0,119,304	£-0,119,304	£-0,119,304

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

					£37,186,000	
Tenure	% AH		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
60% LAR - 40% CR	0%	£3,681,006	£7,543,441	£7,551,446	£7,568,469	£7,610,516
60% LAR - 40% CR	5%	£3,299,004	£6,659,944	£6,667,949	£6,684,971	£6,727,018
60% LAR - 40% CR	15%	£2,311,552	£4,506,068	£4,508,742	£4,515,442	£4,515,704
60% LAR - 40% CR	20%	£1,733,517	£3,378,985	£3,377,095	£3,401,743	£3,405,305
60% LAR - 40% CR	25%	£1,262,368	£2,461,185	£2,461,261	£2,477,996	£2,477,996
60% LAR - 40% CR	30%	£872,737	£1,463,228	£1,463,278	£1,463,278	£1,463,278
60% LAR - 40% CR	35%	£481,179	£733,179	£733,179	£733,179	£733,179
60% LAR - 40% CR	40%	£9,701,714	£1,018,717	£1,018,717	£1,018,717	£1,018,717
60% LAR - 40% CR	45%	£1,044,115	£2,400,865	£2,400,865	£2,400,865	£2,400,865
60% LAR - 40% CR	50%	£3,813,260	£-0,119,304	£-0,119,304	£-0,119,304	£-0,119,304

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

					£40,420,000	
Tenure	% AH		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
60% LAR - 40% CR	0%	£3,681,006	£7,543,441	£7,551,446	£7,568,469	£7,610,516
60% LAR - 40% CR	5%	£3,299,004	£6,659,944	£6,667,949	£6,684,971	£6,727,018
60% LAR - 40% CR	15%	£2,311,552	£4,506,068	£4,508,742	£4,515,442	£4,515,704
60% LAR - 40% CR	20%	£1,733,517	£3,378,985	£3,377,095	£3,401,743	£3,405,305
60% LAR - 40% CR	25%	£1,262,368	£2,461,185	£2,461,261	£2,477,996	£2,477,996
60% LAR - 40% CR	30%	£872,737	£1,463,228	£1,463,278	£1,463,278	£1,463,278
60% LAR - 40% CR	35%	£481,179	£733,179	£733,179	£733,179	£733,179
60% LAR - 40% CR	40%	£9,701,714	£1,018,717	£1,018,717	£1,018,717	£1,018,717
60% LAR - 40% CR	45%	£1,044,115	£2,400,865	£2,400,865	£2,400,865	£2,400,865
60% LAR - 40% CR	50%	£3,813,260	£-0,119,304	£-0,119,304	£-0,119,304	£-0,119,304

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

					£20,401,000	
Tenure	% AH		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
60% LAR - 40% CR	0%	£1,023,794	£1,013,350	£1,013,350	£1,013,350	£1,013,350
60% LAR - 40% CR	5%	£920,277	£1,013,350	£1,013,350	£1,013,350	£1,013,350
60% LAR - 40% CR	15%	£792,268	£1,013,350	£1,013,350	£1,013,350	£1,013,350
60% LAR - 40% CR	20%	£724,558	£1,013,350	£1,013,350	£1,013,350	£1,013,350
60% LAR - 40% CR	25%	£656,848	£1,013,350	£1,013,350	£1,013,350	£1,013,350
60% LAR - 40% CR	30%	£589,138	£1,013,350	£1,013,350	£1,013,350	£1,013,350
60% LAR - 40% CR	35%	£521,428	£1,013,350	£1,013,350	£1,013,350	£1,013,350
60% LAR - 40% CR	40%	£453,718	£1,013,350	£1,013,350	£1,013,350	£1,013,350
60% LAR - 40% CR	45%	£386,008	£1,013,350	£1,013,350	£1,013,350	£1,013,350
60% LAR - 40% CR	50%	£318,298	£1,013,350	£1,013,350	£1,013,350	£1,013,350

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone B - £1,150 psf	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		LAR	
Residual land values:		Tenure		LAR - CR	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
Tenure		% AH			
60% LAR - 40% CR		0%		£3,515,267	
60% LAR - 40% CR		5%		£3,113,151	
60% LAR - 40% CR		15%		£2,834,459	
60% LAR - 40% CR		20%		£2,693,734	
60% LAR - 40% CR		25%		£2,151,152	
60% LAR - 40% CR		30%		£1,806,731	
60% LAR - 40% CR		35%		£1,460,482	
60% LAR - 40% CR		40%		£1,112,454	
60% LAR - 40% CR		45%		£762,432	
60% LAR - 40% CR		50%		£411,047	

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

			£37,449,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£9,254,633	£7,153,885	£7,133,093	£7,118,812	£7,158,961	£7,443,252	£7,684,413
60% LAR - 40% CR	5%	£7,422,891	£5,422,891	£5,402,891	£5,382,891	£5,422,891	£5,707,182	£5,948,343
60% LAR - 40% CR	15%	£5,555,441	£4,723,197	£4,703,197	£4,683,197	£4,723,197	£5,007,488	£5,248,649
60% LAR - 40% CR	20%	£4,721,195	£3,888,885	£3,868,885	£3,848,885	£3,888,885	£4,173,176	£4,414,337
60% LAR - 40% CR	25%	£4,151,152	£3,318,842	£3,298,842	£3,278,842	£3,318,842	£3,603,133	£3,844,294
60% LAR - 40% CR	30%	£3,581,109	£2,748,799	£2,728,799	£2,708,799	£2,748,799	£3,033,084	£3,274,245
60% LAR - 40% CR	35%	£3,011,066	£2,178,756	£2,158,756	£2,138,756	£2,178,756	£2,462,975	£2,704,136
60% LAR - 40% CR	40%	£2,441,023	£1,608,713	£1,588,713	£1,568,713	£1,608,713	£1,892,936	£2,134,097
60% LAR - 40% CR	45%	£1,870,980	£1,038,670	£1,018,670	£998,670	£1,038,670	£1,322,959	£1,564,120
60% LAR - 40% CR	50%	£1,300,937	£468,627	£448,627	£428,627	£468,627	£752,940	£994,001

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

			£37,186,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£12,231,331	£10,177,085	£10,157,085	£10,137,085	£10,177,085	£10,461,376	£10,702,537
60% LAR - 40% CR	5%	£10,400,000	£8,345,754	£8,325,754	£8,305,754	£8,345,754	£8,629,045	£8,870,206
60% LAR - 40% CR	15%	£8,568,670	£6,514,423	£6,494,423	£6,474,423	£6,514,423	£6,797,714	£7,038,875
60% LAR - 40% CR	20%	£7,737,340	£5,683,093	£5,663,093	£5,643,093	£5,683,093	£5,966,384	£6,207,545
60% LAR - 40% CR	25%	£6,906,010	£4,851,763	£4,831,763	£4,811,763	£4,851,763	£5,135,054	£5,376,215
60% LAR - 40% CR	30%	£6,074,680	£4,020,433	£4,000,433	£3,980,433	£4,020,433	£4,303,345	£4,544,506
60% LAR - 40% CR	35%	£5,243,350	£3,189,103	£3,169,103	£3,149,103	£3,189,103	£3,472,636	£3,713,797
60% LAR - 40% CR	40%	£4,412,020	£2,357,773	£2,337,773	£2,317,773	£2,357,773	£2,641,927	£2,883,088
60% LAR - 40% CR	45%	£3,580,690	£1,526,443	£1,506,443	£1,486,443	£1,526,443	£1,810,978	£2,052,139
60% LAR - 40% CR	50%	£2,749,360	£695,113	£675,113	£655,113	£695,113	£979,229	£1,220,390

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

			£48,420,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£15,173,730	£12,400,985	£12,380,985	£12,360,985	£12,400,985	£12,685,276	£12,926,437
60% LAR - 40% CR	5%	£13,342,400	£10,569,654	£10,549,654	£10,529,654	£10,569,654	£10,853,945	£11,095,106
60% LAR - 40% CR	15%	£11,511,070	£8,738,323	£8,718,323	£8,698,323	£8,738,323	£9,022,636	£9,263,797
60% LAR - 40% CR	20%	£10,680,740	£7,906,993	£7,886,993	£7,866,993	£7,906,993	£8,191,306	£8,432,467
60% LAR - 40% CR	25%	£9,850,410	£7,075,663	£7,055,663	£7,035,663	£7,075,663	£7,360,619	£7,601,780
60% LAR - 40% CR	30%	£9,020,080	£6,244,333	£6,224,333	£6,204,333	£6,244,333	£6,529,932	£6,771,093
60% LAR - 40% CR	35%	£8,189,750	£5,412,003	£5,392,003	£5,372,003	£5,412,003	£5,697,245	£5,938,406
60% LAR - 40% CR	40%	£7,359,420	£4,579,673	£4,559,673	£4,539,673	£4,579,673	£4,864,558	£5,105,719
60% LAR - 40% CR	45%	£6,529,090	£3,747,343	£3,727,343	£3,707,343	£3,747,343	£4,032,890	£4,273,870
60% LAR - 40% CR	50%	£5,698,760	£2,915,013	£2,895,013	£2,875,013	£2,915,013	£3,181,242	£3,422,431

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

			£20,601,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,455,167	£589,915	£572,707	£555,499	£551,439	£587,190	£613,167
60% LAR - 40% CR	5%	£1,262,112	£506,860	£490,652	£474,444	£470,384	£506,135	£532,112
60% LAR - 40% CR	15%	£1,070,057	£423,805	£407,597	£391,389	£387,329	£423,080	£449,027
60% LAR - 40% CR	20%	£977,002	£340,750	£324,542	£308,334	£304,274	£340,025	£365,972
60% LAR - 40% CR	25%	£884,947	£257,695	£241,487	£225,279	£221,219	£257,020	£282,917
60% LAR - 40% CR	30%	£792,892	£174,640	£158,432	£142,224	£138,164	£174,015	£199,962
60% LAR - 40% CR	35%	£700,837	£91,585	£75,377	£59,169	£55,109	£91,010	£116,957
60% LAR - 40% CR	40%	£608,782	£8,530	£2,322	£1,114	£1,114	£8,530	£11,922
60% LAR - 40% CR	45%	£516,727	£1,475	£1,475	£1,475	£1,475	£1,475	£1,475
60% LAR - 40% CR	50%	£424,672	£1,475	£1,475	£1,475	£1,475	£1,475	£1,475

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone B - £1,200 paf	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		LAR - CR	
20		20			
0.1 Ha		0.1 Ha			
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs,			

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CR	0%	£3,425,292	£8,204,330	£9,713,538	£9,729,267	£8,771,406	£7,623,887	£7,163,889	
60% LAR - 40% CR	5%	£3,407,194	£8,186,232	£9,695,440	£9,711,169	£8,753,308	£7,605,789	£7,145,791	
60% LAR - 40% CR	15%	£3,344,543	£7,547,808	£7,955,889	£7,972,058	£7,014,611	£5,867,091	£5,407,093	
60% LAR - 40% CR	20%	£3,012,115	£7,012,346	£7,089,476	£7,087,124	£6,128,748	£4,981,229	£4,521,231	
60% LAR - 40% CR	25%	£2,777,135	£6,567,728	£6,564,838	£6,563,438	£5,604,248	£4,456,729	£4,006,731	
60% LAR - 40% CR	30%	£2,542,155	£6,123,110	£6,120,220	£6,118,820	£5,159,630	£4,011,750	£3,561,752	
60% LAR - 40% CR	35%	£2,307,175	£5,678,492	£5,675,602	£5,674,202	£4,715,012	£3,566,771	£3,116,773	
60% LAR - 40% CR	40%	£2,072,195	£5,233,874	£5,231,004	£5,229,604	£4,270,414	£3,121,791	£2,671,793	
60% LAR - 40% CR	45%	£1,837,215	£4,789,256	£4,786,386	£4,785,006	£3,825,816	£2,676,831	£2,226,833	
60% LAR - 40% CR	50%	£1,602,235	£4,344,638	£4,341,768	£4,340,368	£3,380,628	£2,231,851	£1,781,853	

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

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
60% LAR - 40% CR	0%	£1,026,395	£981,439	£989,638	£989,429	£1,048,506	£1,006,785	£1,449,999			
60% LAR - 40% CR	5%	£1,008,297	£963,341	£971,540	£971,331	£1,030,408	£988,687	£1,431,901			
60% LAR - 40% CR	15%	£866,056	£831,897	£839,096	£838,887	£907,965	£866,244	£1,201,104			
60% LAR - 40% CR	20%	£723,815	£690,453	£697,652	£697,443	£766,833	£725,112	£959,707			
60% LAR - 40% CR	25%	£581,574	£549,009	£556,208	£556,000	£625,702	£583,981	£718,258			
60% LAR - 40% CR	30%	£439,333	£407,564	£414,763	£414,554	£483,591	£441,870	£570,819			
60% LAR - 40% CR	35%	£297,092	£265,115	£272,314	£272,105	£341,400	£299,679	£421,380			
60% LAR - 40% CR	40%	£154,851	£122,876	£130,075	£129,866	£197,209	£155,488	£286,941			
60% LAR - 40% CR	45%	£12,610	£-10,174	£1,924	£1,715	£-1,104	£-3,323	£-1,104			
60% LAR - 40% CR	50%	£-121,531	£-154,744	£-151,544	£-151,335	£-150,135	£-150,135	£-150,135			

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
60% LAR - 40% CR	0%	£2,234,026	£1,319,349	£1,311,129	£1,294,243	£1,252,028	£988,731	£688,011			
60% LAR - 40% CR	5%	£1,876,440	£1,000,470	£992,262	£977,443	£933,395	£881,193	£560,841			
60% LAR - 40% CR	15%	£1,155,851	£598,884	£590,676	£575,857	£512,841	£460,749	£221,853			
60% LAR - 40% CR	20%	£792,869	£456,892	£448,684	£433,865	£350,359	£318,267	£125,857			
60% LAR - 40% CR	25%	£429,887	£314,900	£306,692	£291,873	£207,873	£185,781	£62,861			
60% LAR - 40% CR	30%	£20,851	£162,137	£153,929	£139,110	£85,877	£73,785	£27,785			
60% LAR - 40% CR	35%	£-199,811	£-100,101	£-91,893	£-77,074	£31,881	£20,789	£-10,211			
60% LAR - 40% CR	40%	£-679,393	£-283,983	£-275,775	£-260,956	£-148,965	£-136,873	£-64,771			
60% LAR - 40% CR	45%	£-1,066,493	£-671,684	£-663,476	£-648,657	£-360,979	£-348,887	£-176,783			
60% LAR - 40% CR	50%	£-1,454,593	£-1,059,884	£-1,051,676	£-1,036,857	£-573,093	£-560,991	£-288,889			

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone B - £1,250 psf		
No Units	20	Sales value inflation	Base			
Site Area	0.1 Ha	Build cost inflation	Base			
Residual land values:		Tenure	LAR, CIR			
Tenure	% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£4,362,913	£3,489,125	£3,471,917	£3,455,098	£3,413,949
60% LAR, 40% CIR	5%	£3,981,175	£3,117,245	£3,100,047	£3,083,228	£3,042,079
60% LAR, 40% CIR	15%	£3,597,443	£2,732,485	£2,715,287	£2,700,632	£2,659,483
60% LAR, 40% CIR	20%	£3,411,838	£2,546,880	£2,529,682	£2,515,027	£2,473,878
60% LAR, 40% CIR	25%	£3,224,372	£2,361,275	£2,344,077	£2,329,422	£2,288,273
60% LAR, 40% CIR	30%	£2,435,011	£1,747,110	£1,729,912	£1,724,257	£1,683,108
60% LAR, 40% CIR	35%	£2,143,951	£1,360,013	£1,342,815	£1,337,160	£1,296,011
60% LAR, 40% CIR	40%	£1,651,030	£1,041,130	£1,023,932	£1,018,277	£977,128
60% LAR, 40% CIR	45%	£1,256,327	£696,477	£679,279	£673,624	£632,475
60% LAR, 40% CIR	50%	£859,861	£328,073	£320,875	£315,220	£274,071

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH												
60% LAR, 40% CIR	0%	£3,451,887	£5,284,275	£5,267,077	£5,250,258	£5,209,109	£5,054,959	£4,914,757					
60% LAR, 40% CIR	5%	£3,070,149	£4,902,680	£4,885,482	£4,868,663	£4,827,514	£4,673,364	£4,533,162					
60% LAR, 40% CIR	15%	£2,687,427	£4,519,085	£4,501,887	£4,485,068	£4,443,919	£4,289,769	£4,149,567					
60% LAR, 40% CIR	20%	£2,501,820	£4,333,480	£4,316,282	£4,300,463	£4,259,314	£4,105,164	£3,964,962					
60% LAR, 40% CIR	25%	£2,316,213	£4,147,875	£4,130,677	£4,114,858	£4,073,709	£3,919,559	£3,779,357					
60% LAR, 40% CIR	30%	£2,130,606	£3,962,270	£3,945,072	£3,929,253	£3,888,104	£3,733,954	£3,593,752					
60% LAR, 40% CIR	35%	£1,945,000	£3,776,665	£3,759,467	£3,743,648	£3,702,499	£3,548,349	£3,408,147					
60% LAR, 40% CIR	40%	£1,759,393	£3,591,060	£3,573,862	£3,558,043	£3,516,894	£3,362,744	£3,222,542					
60% LAR, 40% CIR	45%	£1,573,787	£3,405,455	£3,388,257	£3,372,438	£3,331,289	£3,177,139	£3,036,937					
60% LAR, 40% CIR	50%	£1,388,180	£3,219,850	£3,202,652	£3,186,833	£3,145,684	£2,991,534	£2,851,332					

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy		Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR, 40% CIR	0%	£1,303,587	£2,238,275	£2,238,275	£2,238,275	£2,221,077	£2,204,258	£2,163,109	£2,163,109	£2,163,109	£2,163,109	£2,163,109	£2,163,109	£2,163,109	£2,163,109
60% LAR, 40% CIR	5%	£1,121,849	£2,052,680	£2,052,680	£2,052,680	£2,035,482	£2,018,663	£1,977,514	£1,977,514	£1,977,514	£1,977,514	£1,977,514	£1,977,514	£1,977,514	£1,977,514
60% LAR, 40% CIR	15%	£936,242	£1,867,085	£1,867,085	£1,867,085	£1,849,887	£1,833,068	£1,791,919	£1,791,919	£1,791,919	£1,791,919	£1,791,919	£1,791,919	£1,791,919	£1,791,919
60% LAR, 40% CIR	20%	£850,635	£1,681,480	£1,681,480	£1,681,480	£1,664,282	£1,647,463	£1,606,314	£1,606,314	£1,606,314	£1,606,314	£1,606,314	£1,606,314	£1,606,314	£1,606,314
60% LAR, 40% CIR	25%	£765,028	£1,495,875	£1,495,875	£1,495,875	£1,478,677	£1,461,858	£1,420,709	£1,420,709	£1,420,709	£1,420,709	£1,420,709	£1,420,709	£1,420,709	£1,420,709
60% LAR, 40% CIR	30%	£679,421	£1,310,270	£1,310,270	£1,310,270	£1,293,072	£1,276,253	£1,235,104	£1,235,104	£1,235,104	£1,235,104	£1,235,104	£1,235,104	£1,235,104	£1,235,104
60% LAR, 40% CIR	35%	£593,814	£1,124,665	£1,124,665	£1,124,665	£1,107,467	£1,090,648	£1,049,499	£1,049,499	£1,049,499	£1,049,499	£1,049,499	£1,049,499	£1,049,499	£1,049,499
60% LAR, 40% CIR	40%	£508,207	£939,060	£939,060	£939,060	£921,862	£905,043	£863,894	£863,894	£863,894	£863,894	£863,894	£863,894	£863,894	£863,894
60% LAR, 40% CIR	45%	£422,600	£753,455	£753,455	£753,455	£736,257	£719,438	£678,289	£678,289	£678,289	£678,289	£678,289	£678,289	£678,289	£678,289
60% LAR, 40% CIR	50%	£337,000	£567,850	£567,850	£567,850	£550,652	£533,833	£492,684	£492,684	£492,684	£492,684	£492,684	£492,684	£492,684	£492,684

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon					
60% LAR, 40% CIR	0%	£321,913	£591,975	£574,777	£557,958	£516,809	£362,659	£208,457					
60% LAR, 40% CIR	5%	£283,175	£553,380	£536,182	£519,363	£478,214	£324,064	£169,862					
60% LAR, 40% CIR	15%	£244,437	£514,785	£497,587	£480,768	£439,619	£285,469	£131,260					
60% LAR, 40% CIR	20%	£205,699	£476,190	£458,992	£442,173	£401,024	£246,874	£92,060					
60% LAR, 40% CIR	25%	£166,961	£437,595	£420,397	£403,578	£362,429	£208,279	£53,860					
60% LAR, 40% CIR	30%	£128,223	£399,000	£381,802	£364,983	£323,834	£169,684	£15,660					
60% LAR, 40% CIR	35%	£89,485	£360,405	£343,207	£326,388	£285,239	£131,084	£-24,540					
60% LAR, 40% CIR	40%	£50,747	£321,810	£304,612	£287,793	£246,644	£92,034	£-64,740					
60% LAR, 40% CIR	45%	£11,009	£283,215	£266,017	£249,198	£208,049	£53,484	£-124,940					
60% LAR, 40% CIR	50%	£-27,731	£244,620	£227,422	£210,603	£169,454	£1,034	£-185,340					
60% LAR, 40% CIR	55%	£-88,993	£206,025	£188,827	£171,998	£130,809	£-37,924	£-245,740					

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
60% LAR, 40% CIR	0%	£2,302,913	£1,429,025	£1,411,817	£1,394,998	£1,353,849	£1,100,699	£960,497			
60% LAR, 40% CIR	5%	£2,121,375	£1,243,430	£1,226,222	£1,209,403	£1,168,254	£915,104	£774,902			
60% LAR, 40% CIR	15%	£1,537,343	£752,385	£735,177	£718,358	£677,209	£422,059	£281,857			
60% LAR, 40% CIR	20%	£1,351,738	£666,790	£649,582	£632,763	£591,614	£336,464	£196,262			
60% LAR, 40% CIR	25%	£1,166,133	£581,195	£563,987	£547,168	£506,019	£251,314	£111,060			
60% LAR, 40% CIR	30%	£975,528	£495,600	£478,392	£461,573	£420,424	£165,264	£25,860			
60% LAR, 40% CIR	35%	£784,923	£410,005	£392,797	£375,978	£334,829	£80,114	£-40,040			
60% LAR, 40% CIR	40%	£594,318	£324,410	£307,202	£290,383	£249,234	£25,564	£-100,240			
60% LAR, 40% CIR	45%	£403,713	£238,815	£221,607	£204,788	£163,639	£-34,914	£-150,440			
60% LAR, 40% CIR	50%	£213,108	£153,220	£136,012	£119,193	£78,044	£-104,964	£-260,640			

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone B - £1,300 paf	
No Units		20		Sales value inflation	
Site Area		0.1 Ha		Build cost inflation	
Residual land values:		Tenure		LAR - CR	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
Tenure		% AH			
60% LAR - 40% CR		0%		£1,817,933	
60% LAR - 40% CR		5%		£4,789,386	
60% LAR - 40% CR		10%		£4,365,107	
60% LAR - 40% CR		15%		£3,979,935	
60% LAR - 40% CR		20%		£3,573,686	
60% LAR - 40% CR		25%		£3,165,982	
60% LAR - 40% CR		30%		£2,749,241	
60% LAR - 40% CR		35%		£2,335,683	
60% LAR - 40% CR		40%		£1,920,318	
60% LAR - 40% CR		45%		£1,503,174	
60% LAR - 40% CR		50%		£1,084,268	
				£3,862,233	
				£3,891,473	
				£3,538,545	
				£3,159,724	
				£2,379,485	
				£2,044,165	
				£1,674,003	
				£1,298,050	
				£926,377	
				£548,892	
				£3,262,095	
				£3,874,663	
				£3,509,182	
				£3,143,024	
				£2,374,956	
				£2,031,805	
				£1,661,480	
				£1,281,560	
				£903,864	
				£524,409	
				£3,186,261	
				£3,832,605	
				£3,447,488	
				£3,101,272	
				£2,372,472	
				£2,030,205	
				£1,619,173	
				£1,240,333	
				£862,705	
				£483,308	
				£3,580,313	
				£3,119,326	
				£2,850,762	
				£2,148,946	
				£1,741,803	
				£1,368,327	
				£992,871	
				£615,756	
				£236,699	
				£3,381,788	
				£3,440,152	
				£3,079,880	
				£2,711,589	
				£2,144,760	
				£1,975,030	
				£1,603,802	
				£1,230,935	
				£855,548	
				£478,262	
				£99,695	

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

		£37,649,000							
Tenure	% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon		
60% LAR - 40% CR	0%	£4,675,514	£5,865,220	£5,871,427	£5,865,247	£5,532,286	£5,184,587	£5,024,748	
60% LAR - 40% CR	5%	£5,916,703	£6,250,261	£6,250,261	£6,250,261	£6,019,146	£5,669,426	£5,509,510	
60% LAR - 40% CR	10%	£5,765,963	£6,597,023	£6,601,176	£6,601,176	£6,653,628	£6,574,138	£6,565,311	
60% LAR - 40% CR	15%	£6,194,614	£9,965,727	£9,973,635	£9,960,963	£7,035,122	£7,281,803	£7,420,600	
60% LAR - 40% CR	20%	£3,633,313	£7,506,273	£7,504,361	£7,504,361	£7,401,476	£7,019,316	£7,019,316	
60% LAR - 40% CR	25%	£3,213,699	£7,708,845	£7,718,729	£7,718,729	£7,718,689	£7,623,287	£7,623,287	
60% LAR - 40% CR	30%	£2,882,843	£7,582,843	£7,582,843	£7,582,843	£7,582,843	£7,582,843	£7,582,843	
60% LAR - 40% CR	35%	£2,454,786	£3,454,786	£3,454,786	£3,454,786	£3,454,786	£3,454,786	£3,454,786	
60% LAR - 40% CR	40%	£1,731,502	£3,454,786	£3,454,786	£3,454,786	£3,454,786	£3,454,786	£3,454,786	
60% LAR - 40% CR	45%	£1,451,126	£3,454,786	£3,454,786	£3,454,786	£3,454,786	£3,454,786	£3,454,786	
60% LAR - 40% CR	50%	£3,218,008	£3,218,008	£3,218,008	£3,218,008	£3,218,008	£3,218,008	£3,218,008	

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

		£37,186,000							
Tenure	% AH		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CR	0%	£3,620,374	£1,318,895	£1,321,171	£1,321,171	£1,321,171	£1,321,171	£1,321,171	
60% LAR - 40% CR	5%	£1,719,603	£2,150,793	£2,150,793	£2,150,793	£2,150,793	£2,150,793	£2,150,793	
60% LAR - 40% CR	10%	£1,719,603	£2,150,793	£2,150,793	£2,150,793	£2,150,793	£2,150,793	£2,150,793	
60% LAR - 40% CR	15%	£1,719,603	£2,150,793	£2,150,793	£2,150,793	£2,150,793	£2,150,793	£2,150,793	
60% LAR - 40% CR	20%	£1,719,603	£2,150,793	£2,150,793	£2,150,793	£2,150,793	£2,150,793	£2,150,793	
60% LAR - 40% CR	25%	£1,719,603	£2,150,793	£2,150,793	£2,150,793	£2,150,793	£2,150,793	£2,150,793	
60% LAR - 40% CR	30%	£1,719,603	£2,150,793	£2,150,793	£2,150,793	£2,150,793	£2,150,793	£2,150,793	
60% LAR - 40% CR	35%	£1,719,603	£2,150,793	£2,150,793	£2,150,793	£2,150,793	£2,150,793	£2,150,793	
60% LAR - 40% CR	40%	£1,719,603	£2,150,793	£2,150,793	£2,150,793	£2,150,793	£2,150,793	£2,150,793	
60% LAR - 40% CR	45%	£1,719,603	£2,150,793	£2,150,793	£2,150,793	£2,150,793	£2,150,793	£2,150,793	
60% LAR - 40% CR	50%	£1,719,603	£2,150,793	£2,150,793	£2,150,793	£2,150,793	£2,150,793	£2,150,793	

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Tenure	% AH												
60% LAR - 40% CR	0%	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286
60% LAR - 40% CR	5%	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286
60% LAR - 40% CR	10%	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286	£2,729,286
60% LAR - 40% CR	15%	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836
60% LAR - 40% CR	20%	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836
60% LAR - 40% CR	25%	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836
60% LAR - 40% CR	30%	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836
60% LAR - 40% CR	35%	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836
60% LAR - 40% CR	40%	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836
60% LAR - 40% CR	45%	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836
60% LAR - 40% CR	50%	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836	£1,818,836

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats		Value Area		Zone B - £900 psf	
No Units		30		Sales value inflation	
Site Area		0.1 Ha		Base	
Residual land values:		Tenure		Base	
				LAM CIR	

LB Camden
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area		Zone B - £950 psf	
No Units	30	Sales value inflation		Base	
Site Area	0.1 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR - CIR	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH				
60% LAR - 40% CIR	0%	£11,292,845	£9,797,698	£9,769,088	£9,751,127
60% LAR - 40% CIR	5%	£10,889,283	£9,214,141	£9,245,530	£9,227,571
60% LAR - 40% CIR	10%	£10,085,740	£8,750,584	£8,721,974	£8,704,013
60% LAR - 40% CIR	15%	£9,502,189	£8,227,027	£8,198,416	£8,180,457
60% LAR - 40% CIR	20%	£8,918,637	£7,703,470	£7,674,860	£7,656,899
60% LAR - 40% CIR	25%	£8,335,086	£7,179,913	£7,151,302	£7,133,342
60% LAR - 40% CIR	30%	£7,751,533	£6,656,355	£6,627,746	£6,609,785
60% LAR - 40% CIR	35%	£7,167,981	£6,132,799	£6,104,188	£6,086,227
60% LAR - 40% CIR	40%	£6,584,430	£5,609,247	£5,580,637	£5,562,677
60% LAR - 40% CIR	45%	£6,000,878	£5,085,684	£5,057,074	£5,039,113
60% LAR - 40% CIR	50%	£5,417,325	£4,502,127	£4,473,516	£4,455,557

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

Significant Value Additions / Credits		£m (rounded)						
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,491,953	£32,798	£4,168	£13,975	£98,875	£99,071	£49,735
60% LAR - 40% CIR	5%	£1,265,245	£1,014,316	£1,042,226	£1,068,347	£1,126,347	£1,125,743	£1,534,370
60% LAR - 40% CIR	10%	£999,214	£1,537,474	£1,564,484	£1,590,485	£1,648,485	£1,647,881	£2,056,410
60% LAR - 40% CIR	15%	£848,281	£2,061,230	£2,090,543	£2,118,033	£2,176,033	£2,175,429	£2,585,949
60% LAR - 40% CIR	20%	£708,214	£2,584,986	£2,614,300	£2,641,790	£2,700,790	£2,699,186	£3,109,478
60% LAR - 40% CIR	25%	£578,147	£3,108,742	£3,138,056	£3,165,546	£3,224,546	£3,223,942	£3,633,978
60% LAR - 40% CIR	30%	£448,080	£3,632,498	£3,661,812	£3,689,302	£3,748,302	£3,747,698	£4,157,718
60% LAR - 40% CIR	35%	£318,013	£4,156,250	£4,185,564	£4,213,054	£4,272,054	£4,271,450	£4,681,748
60% LAR - 40% CIR	40%	£187,946	£4,680,002	£4,709,316	£4,736,806	£4,795,806	£4,795,202	£5,200,278
60% LAR - 40% CIR	45%	£59,879	£5,203,754	£5,233,068	£5,260,558	£5,319,558	£5,318,954	£5,723,530
60% LAR - 40% CIR	50%	£1,491,953	£4,727,506	£4,756,820	£4,784,310	£4,843,310	£4,842,706	£5,247,282

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

Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	%AH	£5,534,245	£4,079,088	£4,050,488	£4,032,527	£3,987,627	£3,718,223
60% LAR - 40% CIR	0%	£4,690,693	£3,555,541	£3,526,941	£3,508,980	£3,464,080	£3,044,998
60% LAR - 40% CIR	5%	£4,387,140	£3,031,984	£3,003,374	£2,985,413	£2,940,513	£2,521,441
60% LAR - 40% CIR	10%	£3,783,588	£2,508,427	£2,479,816	£2,461,855	£2,416,955	£2,000,883
60% LAR - 40% CIR	15%	£3,200,036	£1,984,870	£1,956,260	£1,938,299	£1,893,399	£1,623,995
60% LAR - 40% CIR	20%	£2,616,484	£1,461,313	£1,432,702	£1,414,742	£1,369,842	£1,100,438
60% LAR - 40% CIR	25%	£2,032,933	£937,755	£909,146	£891,185	£846,284	£576,881
60% LAR - 40% CIR	30%	£1,449,381	£414,199	£385,588	£367,627	£322,727	£53,324
60% LAR - 40% CIR	35%	£865,830	£1,438,646	£1,467,058	£1,494,548	£1,522,038	£1,252,635
60% LAR - 40% CIR	40%	£282,279	£2,962,316	£2,990,728	£3,019,139	£3,047,549	£2,778,146
60% LAR - 40% CIR	45%	£282,279	£1,486,477	£1,514,889	£1,543,300	£1,571,712	£1,302,309
60% LAR - 40% CIR	50%	£282,279	£1,486,477	£1,514,889	£1,543,300	£1,571,712	£1,302,309

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

|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

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

|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

LB Camden
Local Plan Viability Testing 2025

Res 9 - 30 Flats	
------------------	--

No Units	30
Site Area	0.1 Ha

Residual land values:

Value Area	Zone B - £1,000 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£12,202,768	£10,732,433	£10,703,822	£10,685,852	£10,680,962	£10,371,559	£10,321,860
0% LAR - 40% CIR	5%	£11,571,720	£10,162,139	£10,133,528	£10,115,568	£10,070,864	£9,801,244	£9,651,546
0% LAR - 40% CIR	10%	£10,940,673	£9,591,845	£9,563,235	£9,545,275	£9,500,374	£9,230,571	£9,081,303
0% LAR - 40% CIR	15%	£10,309,625	£9,021,551	£8,992,941	£8,974,981	£8,930,080	£8,660,277	£8,511,008
0% LAR - 40% CIR	20%	£9,678,577	£8,451,258	£8,422,647	£8,404,687	£8,359,787	£8,090,384	£7,940,715
0% LAR - 40% CIR	25%	£9,047,528	£7,880,964	£7,852,354	£7,834,393	£7,789,493	£7,520,089	£7,370,421
0% LAR - 40% CIR	30%	£8,416,480	£7,310,669	£7,282,059	£7,264,098	£7,219,198	£6,949,795	£6,800,127
0% LAR - 40% CIR	35%	£7,785,432	£6,740,376	£6,711,765	£6,693,806	£6,648,905	£6,379,502	£6,229,833
0% LAR - 40% CIR	40%	£7,154,384	£6,170,082	£6,141,472	£6,123,511	£6,078,611	£5,809,208	£5,659,539
0% LAR - 40% CIR	45%	£6,523,336	£5,599,789	£5,571,178	£5,553,218	£5,508,318	£5,238,914	£5,089,245
0% LAR - 40% CIR	50%	£5,892,288	£5,029,494	£5,000,884	£4,982,924	£4,938,023	£4,668,620	£4,518,951

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£1,808,820	£907,239	£908,629	£908,892	£908,892	£908,892	£908,892
0% LAR - 40% CIR	5%	£1,768,820	£867,239	£868,629	£868,892	£868,892	£868,892	£868,892
0% LAR - 40% CIR	10%	£1,728,820	£827,239	£828,629	£828,892	£828,892	£828,892	£828,892
0% LAR - 40% CIR	15%	£1,688,820	£787,239	£788,629	£788,892	£788,892	£788,892	£788,892
0% LAR - 40% CIR	20%	£1,648,820	£747,239	£748,629	£748,892	£748,892	£748,892	£748,892
0% LAR - 40% CIR	25%	£1,608,820	£707,239	£708,629	£708,892	£708,892	£708,892	£708,892
0% LAR - 40% CIR	30%	£1,568,820	£667,239	£668,629	£668,892	£668,892	£668,892	£668,892
0% LAR - 40% CIR	35%	£1,528,820	£627,239	£628,629	£628,892	£628,892	£628,892	£628,892
0% LAR - 40% CIR	40%	£1,488,820	£587,239	£588,629	£588,892	£588,892	£588,892	£588,892
0% LAR - 40% CIR	45%	£1,448,820	£547,239	£548,629	£548,892	£548,892	£548,892	£548,892
0% LAR - 40% CIR	50%	£1,408,820	£507,239	£508,629	£508,892	£508,892	£508,892	£508,892

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£8,484,188	£5,013,833	£4,985,222	£4,967,262	£4,922,362	£4,652,959	£4,503,290
0% LAR - 40% CIR	5%	£8,053,120	£4,643,339	£4,614,629	£4,596,669	£4,551,769	£4,282,366	£4,132,697
0% LAR - 40% CIR	10%	£7,622,053	£4,273,845	£4,245,135	£4,227,175	£4,182,275	£3,912,872	£3,763,203
0% LAR - 40% CIR	15%	£7,191,005	£3,903,351	£3,874,641	£3,856,681	£3,811,781	£3,542,378	£3,392,709
0% LAR - 40% CIR	20%	£6,760,957	£3,532,857	£3,504,147	£3,486,187	£3,441,287	£3,171,884	£3,022,215
0% LAR - 40% CIR	25%	£6,330,909	£3,162,363	£3,133,653	£3,115,693	£3,070,793	£2,801,390	£2,651,721
0% LAR - 40% CIR	30%	£5,900,861	£2,791,869	£2,763,159	£2,745,199	£2,699,299	£2,430,896	£2,281,227
0% LAR - 40% CIR	35%	£5,470,813	£2,421,375	£2,392,665	£2,374,705	£2,328,805	£2,060,402	£1,910,733
0% LAR - 40% CIR	40%	£5,040,765	£2,050,881	£2,022,171	£2,004,211	£1,958,311	£1,690,908	£1,541,239
0% LAR - 40% CIR	45%	£4,610,717	£1,680,387	£1,651,677	£1,633,717	£1,587,817	£1,320,414	£1,170,745
0% LAR - 40% CIR	50%	£4,180,669	£1,309,893	£1,281,183	£1,263,223	£1,217,323	£950,920	£801,251

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£6,180,763	£3,692,233	£3,663,622	£3,645,662	£3,599,762	£3,329,359	£3,179,690
0% LAR - 40% CIR	5%	£5,749,795	£3,321,739	£3,293,128	£3,275,168	£3,229,268	£2,958,865	£2,809,196
0% LAR - 40% CIR	10%	£5,318,827	£2,951,245	£2,922,634	£2,904,674	£2,858,774	£2,588,371	£2,438,702
0% LAR - 40% CIR	15%	£4,887,859	£2,580,751	£2,552,140	£2,534,180	£2,488,280	£2,217,877	£2,068,208
0% LAR - 40% CIR	20%	£4,456,891	£2,210,257	£2,181,646	£2,163,686	£2,117,786	£1,847,383	£1,697,714
0% LAR - 40% CIR	25%	£4,025,923	£1,839,763	£1,811,152	£1,793,192	£1,747,292	£1,476,889	£1,327,220
0% LAR - 40% CIR	30%	£3,594,955	£1,469,269	£1,440,658	£1,422,698	£1,376,798	£1,106,395	£956,726
0% LAR - 40% CIR	35%	£3,163,987	£1,098,775	£1,070,164	£1,052,204	£1,006,304	£735,901	£586,232
0% LAR - 40% CIR	40%	£2,733,019	£728,281	£700,670	£682,710	£636,810	£366,407	£216,738
0% LAR - 40% CIR	45%	£2,302,051	£357,787	£330,176	£312,216	£266,316	£0	£0
0% LAR - 40% CIR	50%	£1,871,083	£0	£0	£0	£0	£0	£0

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£13,511,520	£8,072,333	£8,043,722	£8,025,762	£7,979,862	£7,709,459	£7,559,790
0% LAR - 40% CIR	5%	£12,880,573	£7,701,839	£7,673,228	£7,655,268	£7,609,368	£7,338,965	£7,189,296
0% LAR - 40% CIR	10%	£12,249,525	£7,331,345	£7,302,734	£7,284,774	£7,238,874	£6,968,471	£6,818,802
0% LAR - 40% CIR	15%	£11,618,477	£6,960,851	£6,932,240	£6,914,280	£6,868,380	£6,597,977	£6,448,308
0% LAR - 40% CIR	20%	£10,987,429	£6,590,357	£6,561,746	£6,543,786	£6,497,886	£6,227,483	£6,077,814
0% LAR - 40% CIR	25%	£10,356,381	£6,219,863	£6,191,252	£6,173,292	£6,127,392	£5,856,989	£5,707,320
0% LAR - 40% CIR	30%	£9,725,333	£5,849,369	£5,820,758	£5,802,798	£5,756,898	£5,486,495	£5,336,826
0% LAR - 40% CIR	35%	£9,094,285	£5,478,875	£5,450,264	£5,432,304	£5,386,404	£5,116,001	£4,966,332
0% LAR - 40% CIR	40%	£8,463,237	£5,108,381	£5,079,770	£5,061,810	£5,015,910	£4,745,507	£4,595,838
0% LAR - 40% CIR	45%	£7,832,189	£4,737,887	£4,709,276	£4,691,316	£4,645,416	£4,375,013	£4,225,344
0% LAR - 40% CIR	50%	£7,201,141	£4,367,393	£4,338,782	£4,320,822	£4,274,922	£4,004,519	£3,854,850

Res 9 - 30 Flats		Value Area		Zone B - £1,090 psf	
No Units Site Area		Sales value inflation Built cost inflation Tenure		Base LAR LAR-CIR	
Residual land values:					
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offsets	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offsets Payable & Sustainability
60% LAR, 40% CIR	5%	£13,182,692	£11,687,187	£11,638,267	£11,575,996
60% LAR, 40% CIR	10%	£12,414,149	£11,056,137	£11,021,536	£10,949,693
60% LAR, 40% CIR	15%	£11,765,055	£10,433,106	£10,404,499	£10,314,635
60% LAR, 40% CIR	20%	£11,117,060	£9,816,076	£9,787,465	£9,749,004
60% LAR, 40% CIR	25%	£10,436,919	£9,199,045	£9,170,434	£9,138,717
60% LAR, 40% CIR	30%	£9,739,971	£8,586,074	£8,553,044	£8,521,140
60% LAR, 40% CIR	35%	£9,081,428	£7,966,984	£7,936,973	£7,874,513
60% LAR, 40% CIR	40%	£8,460,883	£7,347,953	£7,319,343	£7,301,383
60% LAR, 40% CIR	45%	£7,775,339	£6,730,603	£6,702,112	£6,684,351
60% LAR, 40% CIR	50%	£7,045,794	£6,113,892	£6,085,282	£6,022,421
60% LAR, 40% CIR	55%	£6,268,811	£5,498,811	£5,465,001	£5,405,560
60% LAR, 40% CIR	60%	£5,448,219	£4,887,219	£4,850,919	£4,798,919
60% LAR, 40% CIR	65%	£4,588,219	£4,276,219	£4,240,919	£4,188,919
60% LAR, 40% CIR	70%	£3,688,219	£3,365,219	£3,330,919	£3,278,919
60% LAR, 40% CIR	75%	£2,748,219	£2,427,219	£2,392,919	£2,340,919
60% LAR, 40% CIR	80%	£1,768,219	£1,447,219	£1,412,919	£1,360,919
60% LAR, 40% CIR	85%	£768,219	£447,219	£412,919	£360,919
60% LAR, 40% CIR	90%	£268,219	£147,219	£112,919	£60,919
60% LAR, 40% CIR	95%	£68,219	£47,219	£12,919	£0,919
60% LAR, 40% CIR	100%	£8,219	£7,219	£2,919	£0,919

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Renewable Offsets	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offsets & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offsets & Embodied Carbon
0%	0%	£1,387,792	£1,901,267	£1,873,657	£1,855,097	£1,810,790	£1,541,383	£1,391,724
60% LAR, 40% CIL	10%	£1,298,243	£1,798,257	£1,769,626	£1,751,626	£1,707,483	£1,438,073	£1,274,856
60% LAR, 40% CIL	20%	£1,036,705	£1,660,206	£1,633,596	£1,615,596	£1,571,735	£1,302,332	£1,167,963
60% LAR, 40% CIL	30%	£1,012,190	£1,622,190	£1,595,085	£1,577,085	£1,533,224	£1,263,821	£1,130,452
60% LAR, 40% CIL	40%	£1,016,816	£1,626,816	£1,599,610	£1,581,610	£1,537,749	£1,267,850	£1,134,483
60% LAR, 40% CIL	50%	£44,828	£1,162,888	£1,131,496	£1,113,496	£1,069,326	£1,153,760	£1,019,429
60% LAR, 40% CIL	60%	£1,066,472	£1,170,472	£1,138,462	£1,120,462	£1,076,292	£1,061,287	£1,015,458
60% LAR, 40% CIL	70%	£1,180,517	£1,216,517	£1,248,557	£1,260,557	£1,298,416	£1,277,851	£1,250,589
60% LAR, 40% CIL	80%	£1,180,517	£1,216,517	£1,248,557	£1,260,557	£1,298,416	£1,277,851	£1,250,589
60% LAR, 40% CIL	90%	£1,180,517	£1,216,517	£1,248,557	£1,260,557	£1,298,416	£1,277,851	£1,250,589
60% LAR, 40% CIL	95%	£1,180,517	£1,216,517	£1,248,557	£1,260,557	£1,298,416	£1,277,851	£1,250,589
60% LAR, 40% CIL	100%	£1,180,517	£1,216,517	£1,248,557	£1,260,557	£1,298,416	£1,277,851	£1,250,589

Residual Land values compared to benchmark land values

[illegible]

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

Tenure	%AH	Base Build Costs and Access Prt M(4)2 & Building Safety Levy	Base Build Costs, Access Prt M(4)2, Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3 & BREEM Excellent	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREAM Excellent, Renewable Offsets & Sustainability	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREAM Excellent, Biodiversity, Renewable Offsets & Sustainability & Embodied Carbon
	0%	£5,110,992	£6,765,167	£7,596,597	£7,578,597	£7,533,636	£7,254,263
60% LAR, 40% CUR	4%	£5,432,149	£7,098,137	£7,979,506	£7,961,506	£7,916,667	£7,637,294
60% LAR, 40% CUR	10%	£7,753,605	£9,362,496	£10,394,538	£10,344,538	£10,299,635	£10,020,332
60% LAR, 40% CUR	15%	£9,750,680	£11,359,600	£12,445,465	£12,395,465	£12,350,562	£12,071,259
60% LAR, 40% CUR	20%	£9,398,516	£5,157,045	£5,128,434	£5,110,475	£5,095,574	£4,766,171
60% LAR, 40% CUR	25%	£5,737,971	£4,565,074	£4,531,604	£4,480,444	£4,448,343	£4,229,021
60% LAR, 40% CUR	30%	£5,029,426	£3,967,264	£3,932,794	£3,881,634	£3,849,533	£3,630,211
60% LAR, 40% CUR	35%	£4,360,883	£3,369,353	£3,327,743	£3,299,383	£3,214,462	£2,795,411
60% LAR, 40% CUR	40%	£3,682,339	£2,771,442	£2,686,832	£2,660,312	£2,642,301	£2,178,381
60% LAR, 40% CUR	45%	£3,003,794	£2,177,892	£2,043,282	£2,026,322	£1,980,421	£1,581,360
60% LAR, 40% CUR	50%	£2,325,249	£1,580,341	£1,446,726	£1,429,766	£1,383,865	£984,814

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

Tenure		%AH		Base Build Costs, Access Prt M(4)2, Building Safety Levy	Base Build Costs, Access Prt M(4)2, Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3 & BREEM Excellent	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
60% LAR, 40% CUR	0%	£1,592,562	0.00	£5,907,087	£5,907,087	£5,978,427	£5,960,497	£5,975,596	£5,940,183	£5,956,524
60% LAR, 40% CUR	10%	£1,614,049	0.01	£5,980,037	£5,980,037	£6,051,406	£6,043,467	£6,058,622	£6,023,205	£6,039,546
60% LAR, 40% CUR	20%	£1,735,505	0.02	£6,344,306	£6,344,306	£6,334,306	£6,326,436	£6,331,535	£6,302,132	£6,322,463
60% LAR, 40% CUR	30%	£1,986,980	0.03	£6,727,385	£6,727,385	£6,727,385	£6,727,385	£6,727,385	£6,727,385	£6,725,433
60% LAR, 40% CUR	40%	£1,378,416	0.01	£7,138,485	£7,138,485	£7,130,753	£7,092,753	£7,092,753	£7,067,071	£7,069,420
60% LAR, 40% CUR	50%	£7,098,871	0.05	£6,521,914	£6,521,914	£6,493,304	£6,475,344	£6,447,643	£6,361,404	£6,311,271
60% LAR, 40% CUR	60%	£7,051,308	0.05	£6,464,684	£6,464,684	£6,419,923	£6,398,923	£6,398,923	£6,368,923	£6,368,923
60% LAR, 40% CUR	70%	£6,344,793	0.03	£6,297,853	£6,297,853	£6,249,243	£6,241,283	£6,241,283	£6,241,283	£6,241,283
60% LAR, 40% CUR	80%	£6,684,239	0.03	£6,464,212	£6,464,212	£6,464,212	£6,464,212	£6,464,212	£6,464,212	£6,464,212
60% LAR, 40% CUR	45%	£4,985,694	0.02	£4,905,192	£4,905,192	£4,907,222	£4,902,222	£4,902,222	£4,902,222	£4,902,222
60% LAR, 40% CUR	55%	£4,985,694	0.02	£4,905,192	£4,905,192	£4,907,222	£4,902,222	£4,902,222	£4,902,222	£4,902,222

LB Camden
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area		Zone B - £1,100 paf	
No Units	30	Sales value inflation			Base
Site Area	0.1 Ha	Build cost inflation			Base
Residual land values:		Tenure			LAR, CIR
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
60% LAR - 40% CIR	0%	£14,102,817	£12,601,902	£12,873,292	£12,555,332
60% LAR - 40% CIR	5%	£13,376,937	£11,838,135	£11,908,525	£11,595,646
60% LAR - 40% CIR	10%	£12,650,536	£11,274,368	£11,245,757	£11,127,798
60% LAR - 40% CIR	15%	£11,924,495	£10,610,600	£10,581,989	£10,564,030
60% LAR - 40% CIR	20%	£11,198,455	£9,946,833	£9,918,223	£9,900,262
60% LAR - 40% CIR	25%	£10,472,414	£9,283,066	£9,254,455	£9,236,495
60% LAR - 40% CIR	30%	£9,746,374	£8,619,298	£8,590,688	£8,572,728
60% LAR - 40% CIR	35%	£9,020,333	£7,955,532	£7,926,921	£7,908,960
60% LAR - 40% CIR	40%	£8,294,293	£7,291,764	£7,263,153	£7,245,193
60% LAR - 40% CIR	45%	£7,568,253	£6,627,596	£6,598,986	£6,580,426
60% LAR - 40% CIR	50%	£6,842,212	£5,964,230	£5,935,619	£5,917,659
Residual Land values compared to benchmark land values					
Higher Value Secondary Offices					
£97,649,000					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
60% LAR - 40% CIR	0%	£3,811,617	£2,173,235	£2,144,625	£2,126,664
60% LAR - 40% CIR	5%	£2,885,636	£1,529,468	£1,480,857	£1,462,896
60% LAR - 40% CIR	10%	£2,159,595	£945,700	£917,089	£799,139
60% LAR - 40% CIR	15%	£1,433,555	£481,933	£453,323	£435,362
60% LAR - 40% CIR	20%	£707,514	£123,914	£123,914	£123,914
60% LAR - 40% CIR	25%	£41,505	£1,145,862	£1,174,271	£1,192,172
60% LAR - 40% CIR	30%	£1,419,607	£1,419,607	£1,419,607	£1,419,607
60% LAR - 40% CIR	35%	£1,419,607	£1,419,607	£1,419,607	£1,419,607
60% LAR - 40% CIR	40%	£1,419,607	£1,419,607	£1,419,607	£1,419,607
60% LAR - 40% CIR	45%	£1,419,607	£1,419,607	£1,419,607	£1,419,607
60% LAR - 40% CIR	50%	£1,419,607	£1,419,607	£1,419,607	£1,419,607
Residual Land values compared to benchmark land values					
Medium Value Secondary Offices					
£57,186,000					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
60% LAR - 40% CIR	0%	£8,384,017	£6,883,302	£6,854,692	£6,836,732
60% LAR - 40% CIR	5%	£7,657,977	£6,157,135	£6,128,525	£6,110,564
60% LAR - 40% CIR	10%	£6,931,936	£5,555,768	£5,527,157	£5,509,196
60% LAR - 40% CIR	15%	£6,205,895	£4,954,400	£4,925,789	£4,907,828
60% LAR - 40% CIR	20%	£5,479,855	£4,353,033	£4,324,423	£4,306,462
60% LAR - 40% CIR	25%	£4,753,814	£3,751,666	£3,723,056	£3,705,095
60% LAR - 40% CIR	30%	£4,027,774	£3,150,298	£3,121,688	£3,103,727
60% LAR - 40% CIR	35%	£3,301,733	£2,548,930	£2,520,320	£2,502,359
60% LAR - 40% CIR	40%	£2,575,693	£1,947,562	£1,918,952	£1,899,991
60% LAR - 40% CIR	45%	£1,849,653	£1,346,194	£1,317,584	£1,299,623
60% LAR - 40% CIR	50%	£1,123,613	£844,826	£816,216	£798,255
Residual Land values compared to benchmark land values					
Lower Value Secondary Offices / Community Space					
£49,425,000					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
60% LAR - 40% CIR	0%	£10,960,617	£8,559,302	£8,531,292	£8,513,332
60% LAR - 40% CIR	5%	£9,334,577	£7,898,135	£7,869,525	£7,851,564
60% LAR - 40% CIR	10%	£8,608,536	£7,332,368	£7,303,757	£7,285,796
60% LAR - 40% CIR	15%	£7,882,495	£6,766,600	£6,737,989	£6,719,928
60% LAR - 40% CIR	20%	£7,156,455	£6,200,833	£6,172,223	£6,154,262
60% LAR - 40% CIR	25%	£6,430,414	£5,635,066	£5,606,456	£5,588,495
60% LAR - 40% CIR	30%	£5,704,374	£5,077,298	£5,048,688	£5,030,727
60% LAR - 40% CIR	35%	£4,978,333	£4,519,530	£4,490,920	£4,472,959
60% LAR - 40% CIR	40%	£4,252,293	£3,949,764	£3,921,153	£3,903,193
60% LAR - 40% CIR	45%	£3,526,253	£3,285,596	£3,256,985	£3,238,925
60% LAR - 40% CIR	50%	£2,800,212	£1,922,230	£1,893,619	£1,875,659
Residual Land values compared to benchmark land values					
Secondary Industrial/Storage/Distribution					
£26,601,000					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
60% LAR - 40% CIR	0%	£12,942,557	£10,541,802	£10,513,292	£10,495,332
60% LAR - 40% CIR	5%	£11,816,477	£9,408,025	£9,380,415	£9,362,454
60% LAR - 40% CIR	10%	£10,590,436	£8,214,208	£8,185,697	£8,167,236
60% LAR - 40% CIR	15%	£9,686,214	£7,252,386	£7,223,775	£7,205,314
60% LAR - 40% CIR	20%	£8,781,992	£6,290,569	£6,261,958	£6,243,497
60% LAR - 40% CIR	25%	£7,877,770	£5,328,750	£5,300,139	£5,281,678
60% LAR - 40% CIR	30%	£6,973,548	£4,366,931	£4,338,320	£4,319,859
60% LAR - 40% CIR	35%	£6,069,326	£3,405,112	£3,376,501	£3,357,940
60% LAR - 40% CIR	40%	£5,165,104	£2,443,293	£2,414,682	£2,396,121
60% LAR - 40% CIR	45%	£4,260,882	£1,481,474	£1,452,863	£1,434,302
60% LAR - 40% CIR	50%	£3,356,660	£50,655	£50,655	£50,655
Residual Land values compared to benchmark land values					
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments					
£20,601,000					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
60% LAR - 40% CIR	0%	£10,541,802	£10,513,292	£10,495,332	£10,477,371
60% LAR - 40% CIR	5%	£9,815,861	£9,787,351	£9,768,841	£9,750,880
60% LAR - 40% CIR	10%	£9,090,920	£9,062,410	£9,043,900	£9,025,939
60% LAR - 40% CIR	15%	£8,365,979	£8,337,469	£8,318,959	£8,300,998
60% LAR - 40% CIR	20%	£7,641,038	£7,612,528	£7,594,018	£7,576,057
60% LAR - 40% CIR	25%	£6,916,097	£6,887,587	£6,869,077	£6,851,116
60% LAR - 40% CIR	30%	£6,191,156	£6,162,646	£6,144,136	£6,126,175
60% LAR - 40% CIR	35%	£5,466,215	£5,437,705	£5,419,195	£5,401,234
60% LAR - 40% CIR	40%	£4,741,274	£4,712,764	£4,694,254	£4,676,293
60% LAR - 40% CIR	45%	£4,016,333	£3,987,823	£3,969,313	£3,951,352
60% LAR - 40% CIR	50%	£3,291,392	£3,262,882	£3,244,372	£3,226,411
Residual Land values compared to benchmark land values					
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments					
£10,601,000					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
60% LAR - 40% CIR	0%	£10,541,802	£10,513,292	£10,495,332	£10,477,371
60% LAR - 40% CIR	5%	£9,815,861	£9,787,351	£9,768,841	£9,750,880
60% LAR - 40% CIR	10%	£9,090,920	£9,062,410	£9,043,900	£9,025,939
60% LAR - 40% CIR	15%	£8,365,979	£8,337,469	£8,318,959	£8,300,998
60% LAR - 40% CIR	20%	£7,641,038	£7,612,528	£7,594,018	£7,576,057
60% LAR - 40% CIR	25%	£6,916,097	£6,887,587	£6,869,077	£6,851,116
60% LAR - 40% CIR	30%	£6,191,156	£6,162,646	£6,144,136	£6,126,175
60% LAR - 40% CIR	35%	£5,466,215	£5,437,705	£5,419,195	£5,401,234
60% LAR - 40% CIR	40%	£4,741,274	£4,712,764	£4,694,254	£4,676,293
60% LAR - 40% CIR	45%	£4,016,333	£3,987,823	£3,969,313	£3,951,352
60% LAR - 40% CIR	50%	£3,291,392	£3,262,882	£3,244,372	£3,226,411

LB Camden
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area		Zone B - £1,150 pcf				
No Units	30	Sales value inflation	Base	Sales value inflation	Base			
Site Area	0.1 Ha	Build cost inflation	Base	Build cost inflation	Base			
Residual land values:		Tenure		LAR - CIR				
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£15,092,541	£13,536,837	£13,508,027	£13,480,096	£13,445,166	£13,175,762	£13,029,094
60% LAR - 40% CIR	10%	£14,279,054	£12,826,133	£12,771,422	£12,779,580	£12,734,862	£12,465,299	£12,319,565
60% LAR - 40% CIR	15%	£13,505,468	£12,115,629	£12,067,019	£12,068,058	£12,024,158	£11,754,754	£11,605,086
60% LAR - 40% CIR	20%	£12,731,931	£11,405,124	£11,376,515	£11,368,554	£11,313,853	£11,044,250	£10,894,582
60% LAR - 40% CIR	25%	£11,958,394	£10,694,621	£10,666,010	£10,648,051	£10,603,150	£10,333,747	£10,184,078
60% LAR - 40% CIR	30%	£11,184,857	£9,984,117	£9,955,507	£9,937,548	£9,892,646	£9,623,242	£9,473,574
60% LAR - 40% CIR	35%	£10,411,321	£9,273,612	£9,245,002	£9,227,042	£9,182,141	£8,912,738	£8,763,069
60% LAR - 40% CIR	40%	£9,637,784	£8,563,109	£8,534,498	£8,516,538	£8,471,638	£8,202,234	£8,052,566
60% LAR - 40% CIR	45%	£8,864,247	£7,852,604	£7,824,000	£7,806,040	£7,761,139	£7,491,736	£7,342,067
60% LAR - 40% CIR	50%	£8,090,711	£7,142,101	£7,113,490	£7,095,530	£7,050,629	£6,781,226	£6,631,557
60% LAR - 40% CIR	50%	£7,317,174	£6,431,597	£6,402,986	£6,385,026	£6,340,126	£6,070,722	£5,921,054
Residual Land values compared to benchmark land values Higher Value Secondary Offices								
£97,649,005								
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£3,593,841	£3,171,399	£3,153,899	£3,145,959	£3,100,059	£2,830,655	£2,680,987
60% LAR - 40% CIR	10%	£4,514,104	£3,061,233	£3,032,622	£3,014,663	£2,969,762	£2,700,359	£2,550,690
60% LAR - 40% CIR	15%	£3,740,568	£2,350,729	£2,322,119	£2,304,159	£2,259,258	£1,989,854	£1,840,186
60% LAR - 40% CIR	20%	£2,967,031	£1,640,224	£1,611,614	£1,593,654	£1,548,753	£1,279,350	£1,129,682
60% LAR - 40% CIR	25%	£2,193,494	£929,721	£901,110	£883,151	£838,250	£568,847	£419,178
60% LAR - 40% CIR	30%	£1,420,957	£219,217	£190,607	£172,647	£127,746	£47,845	£47,845
60% LAR - 40% CIR	35%	£640,421	£49,714	£20,104	£2,494	£2,494	£2,494	£2,494
60% LAR - 40% CIR	40%	£1,107,111	£1,201,721	£1,191,401	£1,181,081	£1,170,761	£1,160,441	£1,150,121
60% LAR - 40% CIR	45%	£2,660,643	£1,458,266	£1,447,946	£1,437,626	£1,427,306	£1,416,986	£1,406,666
60% LAR - 40% CIR	50%	£1,874,149	£2,827,769	£2,817,449	£2,807,129	£2,796,809	£2,786,489	£2,776,169
60% LAR - 40% CIR	50%	£2,447,726	£3,353,305	£3,343,015	£3,332,695	£3,322,375	£3,312,055	£3,301,735
Residual Land values compared to benchmark land values Medium Value Secondary Offices								
£57,186,000								
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£9,333,841	£7,818,037	£7,789,427	£7,771,468	£7,728,568	£7,457,162	£7,307,494
60% LAR - 40% CIR	10%	£9,569,404	£7,107,533	£7,078,923	£7,060,963	£7,018,063	£6,746,657	£6,596,989
60% LAR - 40% CIR	15%	£7,786,868	£6,397,029	£6,368,419	£6,350,459	£6,307,559	£6,036,153	£5,886,485
60% LAR - 40% CIR	20%	£7,013,331	£5,686,524	£5,657,914	£5,639,954	£5,597,054	£5,325,648	£5,175,980
60% LAR - 40% CIR	25%	£6,239,794	£4,976,021	£4,947,411	£4,929,451	£4,886,551	£4,615,145	£4,465,477
60% LAR - 40% CIR	30%	£5,466,257	£4,265,517	£4,236,907	£4,218,947	£4,176,047	£3,904,641	£3,754,973
60% LAR - 40% CIR	35%	£4,692,721	£3,555,012	£3,526,402	£3,508,442	£3,465,542	£3,194,136	£3,044,468
60% LAR - 40% CIR	40%	£3,919,184	£2,844,509	£2,815,899	£2,797,939	£2,755,039	£2,483,633	£2,333,965
60% LAR - 40% CIR	45%	£3,145,647	£2,134,004	£2,105,394	£2,087,434	£2,044,534	£1,773,128	£1,623,460
60% LAR - 40% CIR	50%	£2,372,111	£1,423,501	£1,394,891	£1,376,931	£1,334,031	£1,062,625	£912,957
60% LAR - 40% CIR	50%	£1,648,574	£712,997	£684,387	£666,426	£623,526	£352,122	£202,454
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space								
£48,425,000								
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£11,010,541	£9,494,237	£9,465,627	£9,447,667	£9,402,767	£9,132,362	£8,982,694
60% LAR - 40% CIR	10%	£10,237,004	£8,784,133	£8,755,522	£8,737,562	£8,692,662	£8,422,257	£8,272,589
60% LAR - 40% CIR	15%	£9,463,468	£8,073,629	£8,045,019	£8,027,059	£7,982,159	£7,711,754	£7,562,086
60% LAR - 40% CIR	20%	£8,689,931	£7,363,124	£7,334,514	£7,316,554	£7,271,654	£6,999,250	£6,849,582
60% LAR - 40% CIR	25%	£7,916,394	£6,652,621	£6,624,011	£6,606,051	£6,561,151	£6,288,747	£6,139,079
60% LAR - 40% CIR	30%	£7,142,857	£5,942,117	£5,913,507	£5,895,547	£5,850,647	£5,578,243	£5,428,575
60% LAR - 40% CIR	35%	£6,369,321	£5,231,612	£5,203,002	£5,185,042	£5,140,142	£4,867,738	£4,718,070
60% LAR - 40% CIR	40%	£5,595,784	£4,521,108	£4,492,498	£4,474,538	£4,429,638	£4,157,234	£4,007,566
60% LAR - 40% CIR	45%	£4,822,247	£3,810,604	£3,781,994	£3,764,034	£3,719,133	£3,446,729	£3,300,062
60% LAR - 40% CIR	50%	£4,048,711	£3,100,101	£3,071,491	£3,053,530	£3,008,630	£2,736,226	£2,586,559
60% LAR - 40% CIR	50%	£3,275,174	£2,389,597	£2,360,987	£2,343,026	£2,298,126	£2,025,722	£1,876,054
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution								
£26,601,000								
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£12,216,004	£10,700,533	£10,771,422	£10,742,533	£10,697,633	£10,427,229	£10,277,561
60% LAR - 40% CIR	10%	£11,445,468	£10,055,029	£10,026,019	£10,008,059	£9,963,159	£9,692,754	£9,543,086
60% LAR - 40% CIR	15%	£10,671,931	£9,345,024	£9,316,414	£9,298,454	£9,253,554	£8,983,149	£8,833,481
60% LAR - 40% CIR	20%	£9,898,394	£8,634,521	£8,605,911	£8,587,951	£8,543,051	£8,272,647	£8,122,979
60% LAR - 40% CIR	25%	£9,124,857	£7,924,017	£7,895,407	£7,877,447	£7,832,547	£7,562,143	£7,412,475
60% LAR - 40% CIR	30%	£8,351,321	£7,213,512	£7,184,902	£7,166,942	£7,122,042	£6,851,638	£6,701,970
60% LAR - 40% CIR	35%	£7,577,784	£6,503,009	£6,474,399	£6,456,439	£6,411,539	£6,141,135	£5,991,467
60% LAR - 40% CIR	40%	£6,804,247	£5,792,504	£5,763,894	£5,745,934	£5,701,034	£5,430,630	£5,280,962
60% LAR - 40% CIR	45%	£6,030,711	£5,082,001	£5,053,391	£5,035,430	£4,990,529	£4,720,126	£4,570,459
60% LAR - 40% CIR	50%	£5,257,174	£4,371,497	£4,342,887	£4,324,927	£4,280,027	£4,009,623	£3,859,955

LB Camden
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area		Zone B - £1,200 paf	
No Units		30		Base	
Site Area		0.1 Ha		Base	
Residual land values:		Tenure		LAR - CIR	
		Base Build Costs, Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats		Value Area		Zone B - £1,250 pcf			
No Units Site Area		Sales value inflation Build cost inflation		Base Base			
0.1 Ha		Temure		LAR - CIR			
Residual land values:							

LB Camden
Local Plan Viability Testing 2025

Res 9 - 30 Flats	
------------------	--

No Units	30
Site Area	0.1 Ha

Residual land values:

Value Area	Zone B - £1,500 paf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£17,802,314	£16,340,841	£16,312,250	£16,294,271	£16,248,370	£15,979,967	£15,830,298
60% LAR, 40% CIR	10%	£16,886,386	£15,490,127	£15,461,517	£15,443,556	£15,388,666	£15,129,252	£14,979,584
60% LAR, 40% CIR	15%	£16,070,263	£14,630,412	£14,610,802	£14,592,842	£14,547,941	£14,278,538	£14,128,869
60% LAR, 40% CIR	20%	£15,154,237	£13,789,699	£13,760,088	£13,742,127	£13,697,226	£13,427,824	£13,278,156
60% LAR, 40% CIR	25%	£14,238,212	£12,937,984	£12,908,373	£12,890,414	£12,845,513	£12,576,110	£12,426,441
60% LAR, 40% CIR	30%	£13,322,187	£12,087,270	£12,058,660	£12,040,699	£11,995,799	£11,726,396	£11,576,727
60% LAR, 40% CIR	35%	£12,406,161	£11,236,556	£11,207,946	£11,189,985	£11,145,084	£10,875,681	£10,726,012
60% LAR, 40% CIR	40%	£11,490,136	£10,385,842	£10,357,231	£10,339,271	£10,294,370	£10,024,967	£9,875,298
60% LAR, 40% CIR	45%	£10,574,111	£9,485,127	£9,456,516	£9,438,556	£9,393,655	£9,124,252	£8,974,584
60% LAR, 40% CIR	50%	£9,658,086	£8,569,412	£8,540,802	£8,522,842	£8,477,941	£8,208,538	£8,058,869
60% LAR, 40% CIR	55%	£8,742,060	£7,653,099	£7,624,488	£7,606,527	£7,561,626	£7,292,224	£7,142,556

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£17,221,388	£5,725,227	£5,696,617	£5,678,656	£5,633,755	£5,364,352	£5,214,684
60% LAR, 40% CIR	10%	£6,305,263	£4,814,512	£4,845,902	£4,827,842	£4,783,941	£4,514,538	£4,364,869
60% LAR, 40% CIR	15%	£5,389,387	£4,062,198	£4,093,588	£4,075,527	£4,031,626	£3,762,224	£3,612,556
60% LAR, 40% CIR	20%	£4,473,312	£3,310,084	£3,341,473	£3,323,414	£3,279,513	£3,010,110	£2,860,441
60% LAR, 40% CIR	25%	£3,557,237	£2,557,970	£2,589,360	£2,571,300	£2,527,399	£2,257,996	£2,108,327
60% LAR, 40% CIR	30%	£2,641,211	£1,805,856	£1,837,246	£1,819,185	£1,775,284	£1,505,881	£1,356,212
60% LAR, 40% CIR	35%	£1,725,136	£1,053,742	£1,085,132	£1,067,071	£1,023,170	£753,767	£604,098
60% LAR, 40% CIR	40%	£809,111	£281,628	£313,018	£294,957	£251,056	£0	£0
60% LAR, 40% CIR	45%	£218,814	£1,001,468	£1,105,097	£1,127,038	£1,171,869	£1,417,262	£1,511,593
60% LAR, 40% CIR	50%	£1,622,840	£1,601,201	£1,658,832	£1,677,773	£1,722,604	£2,262,076	£2,316,744

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£12,183,714	£10,622,241	£10,569,630	£10,579,671	£10,530,770	£10,261,367	£10,111,698
60% LAR, 40% CIR	10%	£11,267,688	£9,771,527	£9,742,017	£9,742,017	£9,693,116	£9,423,713	£9,274,044
60% LAR, 40% CIR	15%	£10,351,663	£8,920,812	£8,892,202	£8,874,242	£8,829,341	£8,559,938	£8,410,269
60% LAR, 40% CIR	20%	£9,435,637	£8,070,099	£8,041,489	£8,023,527	£7,978,626	£7,709,224	£7,559,555
60% LAR, 40% CIR	25%	£8,519,612	£7,219,384	£7,190,773	£7,172,814	£7,127,913	£6,858,510	£6,708,841
60% LAR, 40% CIR	30%	£7,603,587	£6,368,670	£6,340,060	£6,322,099	£6,277,199	£6,007,796	£5,858,127
60% LAR, 40% CIR	35%	£6,687,561	£5,517,955	£5,489,345	£5,471,385	£5,426,484	£5,157,081	£5,007,412
60% LAR, 40% CIR	40%	£5,771,536	£4,667,242	£4,638,631	£4,620,671	£4,575,770	£4,306,367	£4,156,698
60% LAR, 40% CIR	45%	£4,855,511	£3,751,527	£3,722,917	£3,704,957	£3,659,056	£3,389,653	£3,239,984
60% LAR, 40% CIR	50%	£3,939,486	£2,840,812	£2,812,202	£2,794,242	£2,749,341	£2,479,938	£2,329,269
60% LAR, 40% CIR	55%	£3,023,460	£2,115,099	£2,086,488	£2,068,527	£2,023,626	£1,754,224	£1,604,555

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£13,860,314	£12,298,841	£12,250,230	£12,232,271	£12,207,370	£11,937,967	£11,788,298
60% LAR, 40% CIR	10%	£12,944,288	£11,448,127	£11,419,517	£11,401,556	£11,366,656	£11,097,252	£10,947,584
60% LAR, 40% CIR	15%	£12,028,263	£10,597,412	£10,568,802	£10,550,842	£10,505,941	£10,236,538	£10,086,869
60% LAR, 40% CIR	20%	£11,112,237	£9,746,699	£9,718,088	£9,700,127	£9,655,226	£9,385,824	£9,236,156
60% LAR, 40% CIR	25%	£10,196,212	£8,895,984	£8,867,373	£8,849,414	£8,804,513	£8,535,110	£8,385,441
60% LAR, 40% CIR	30%	£9,280,187	£8,045,270	£8,016,660	£7,998,699	£7,953,798	£7,684,395	£7,534,726
60% LAR, 40% CIR	35%	£8,364,161	£7,194,555	£7,165,945	£7,147,985	£7,103,084	£6,833,681	£6,684,012
60% LAR, 40% CIR	40%	£7,448,136	£6,343,842	£6,315,231	£6,297,271	£6,252,370	£5,982,967	£5,833,298
60% LAR, 40% CIR	45%	£6,532,111	£5,493,127	£5,464,516	£5,446,556	£5,401,655	£5,132,252	£4,982,584
60% LAR, 40% CIR	50%	£5,616,086	£4,642,412	£4,613,802	£4,595,842	£4,550,941	£4,281,538	£4,131,869
60% LAR, 40% CIR	55%	£4,700,060	£3,791,699	£3,763,088	£3,745,127	£3,700,226	£3,430,824	£3,281,156

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£14,852,178	£12,740,841	£12,740,841	£12,740,841	£12,740,841	£12,740,841	£12,740,841
60% LAR, 40% CIR	10%	£14,852,178	£12,740,841	£12,740,841	£12,740,841	£12,740,841	£12,740,841	£12,740,841
60% LAR, 40% CIR	15%	£14,852,178	£12,740,841	£12,740,841	£12,740,841	£12,740,841	£12,740,841	£12,740,841
60% LAR, 40% CIR	20%	£14,852,178	£12,740,841	£12,740,841	£12,740,841	£12,740,841	£12,740,841	£12,740,841
60% LAR, 40% CIR	25%	£14,852,178	£12,740,841	£12,740,841	£12,740,841	£12,740,841	£12,740,841	£12,740,841
60% LAR, 40% CIR	30%	£14,852,178	£12,740,841	£12,740,841	£12,740,841	£12,740,841	£12,740,841	£12,740,841
60% LAR, 40% CIR	35%	£14,852,178	£12,740,841	£12,740,841	£12,740,841	£12,740,841	£12,740,841	£12,740,841
60% LAR, 40% CIR	40%	£14,852,178	£12,740,841	£12,740,841	£12,740,841	£12,740,841	£12,740,841	£12,740,841
60% LAR, 40% CIR	45%	£14,852,178	£12,740,841	£12,740,841	£12,740,841	£12,740,841	£12,740,841	£12,740,841
60% LAR, 40% CIR	50%	£14,852,178	£12,740,841	£12,740,841	£12,740,841	£12,740,841	£12,740,841	£12,740,841

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area	Zone B - £900 psf					
No Units	60	Sales value inflation	Base					
Site Area	0.14 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAM CIR					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£4,708,036	£2,530,993	£2,506,054	£2,484,192	£2,359,387	£1,720,867	£1,381,683
60% LAR 40% CIR	5%	£4,137,030	£2,050,680	£2,025,835	£1,984,089	£1,787,160	£1,255,225	£985,458
60% LAR 40% CIR	10%	£3,561,365	£1,565,739	£1,540,983	£1,499,401	£1,395,445	£971,713	£745,195
60% LAR 40% CIR	15%	£2,981,088	£1,076,220	£1,051,542	£1,010,101	£906,498	£784,881	£592,869
60% LAR 40% CIR	20%	£2,396,244	£582,165	£557,558	£516,345	£412,864	£318,288	£284,035
60% LAR 40% CIR	25%	£1,806,878	£83,618	£59,076	£17,879	£89,058	£745,591	£1,110,331
60% LAR 40% CIR	30%	£1,213,038	£444,192	£471,208	£523,012	£527,887	£1,141,005	£1,141,005
60% LAR 40% CIR	35%	£614,764	£983,267	£1,009,232	£1,052,793	£1,181,694	£1,815,103	£2,178,107
60% LAR 40% CIR	40%	£12,100	£1,526,966	£1,552,861	£1,595,387	£1,703,555	£2,527,188	£2,719,465
60% LAR 40% CIR	45%	£630,049	£2,075,250	£2,101,137	£2,144,539	£2,253,040	£2,904,064	£3,265,787
60% LAR 40% CIR	50%	£1,280,112	£2,626,061	£2,653,922	£2,697,265	£2,805,623	£3,455,769	£3,818,962
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£9,812,827	£11,889,177	£11,924,022	£11,969,736	£12,000,067	£12,886,133	£13,023,531
60% LAR 40% CIR	5%	£10,386,492	£12,384,118	£12,408,874	£12,430,409	£12,504,412	£13,178,144	£13,324,662
60% LAR 40% CIR	10%	£10,961,781	£12,879,017	£12,898,115	£12,916,176	£13,004,976	£13,612,227	£13,768,892
60% LAR 40% CIR	15%	£11,533,313	£13,367,098	£13,382,290	£13,393,012	£13,536,893	£14,189,123	£14,353,869
60% LAR 40% CIR	20%	£12,100	£13,850,162	£13,862,360	£13,871,378	£14,086,015	£14,861,388	£15,038,388
60% LAR 40% CIR	25%	£12,738,521	£14,338,049	£14,349,396	£14,358,724	£14,572,869	£15,227,744	£15,391,992
60% LAR 40% CIR	30%	£13,377,911	£14,826,936	£14,836,283	£14,844,201	£15,126,969	£15,759,799	£15,930,251
60% LAR 40% CIR	35%	£14,017,301	£15,315,823	£15,324,169	£15,331,588	£15,684,013	£16,307,669	£16,483,321
60% LAR 40% CIR	40%	£14,656,691	£15,804,710	£15,812,056	£15,818,824	£16,202,205	£16,853,951	£17,035,844
60% LAR 40% CIR	45%	£15,296,081	£16,293,597	£16,300,944	£16,307,287	£16,725,468	£17,404,624	£17,589,818
60% LAR 40% CIR	50%	£15,935,471	£16,782,484	£16,789,728	£16,796,422	£17,250,480	£17,969,818	£18,158,262
Residual Land values compared to benchmark land values		£97,196,000						
Medium Value Secondary Offices		£97,196,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£9,812,827	£11,889,177	£11,924,022	£11,969,736	£12,000,067	£12,886,133	£13,023,531
60% LAR 40% CIR	5%	£10,386,492	£12,384,118	£12,408,874	£12,430,409	£12,504,412	£13,178,144	£13,324,662
60% LAR 40% CIR	10%	£10,961,781	£12,879,017	£12,898,115	£12,916,176	£13,004,976	£13,612,227	£13,768,892
60% LAR 40% CIR	15%	£11,533,313	£13,367,098	£13,382,290	£13,393,012	£13,536,893	£14,189,123	£14,353,869
60% LAR 40% CIR	20%	£12,100	£13,850,162	£13,862,360	£13,871,378	£14,086,015	£14,861,388	£15,038,388
60% LAR 40% CIR	25%	£12,738,521	£14,338,049	£14,349,396	£14,358,724	£14,572,869	£15,227,744	£15,391,992
60% LAR 40% CIR	30%	£13,377,911	£14,826,936	£14,836,283	£14,844,201	£15,126,969	£15,759,799	£15,930,251
60% LAR 40% CIR	35%	£14,017,301	£15,315,823	£15,324,169	£15,331,588	£15,684,013	£16,307,669	£16,483,321
60% LAR 40% CIR	40%	£14,656,691	£15,804,710	£15,812,056	£15,818,824	£16,202,205	£16,853,951	£17,035,844
60% LAR 40% CIR	45%	£15,296,081	£16,293,597	£16,300,944	£16,307,287	£16,725,468	£17,404,624	£17,589,818
60% LAR 40% CIR	50%	£15,935,471	£16,782,484	£16,789,728	£16,796,422	£17,250,480	£17,969,818	£18,158,262
Residual Land values compared to benchmark land values		£40,420,000						
Lower Value Secondary Offices / Community Space		£40,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£1,617,298	£3,723,608	£3,748,491	£3,780,187	£3,894,526	£4,520,961	£4,688,366
60% LAR 40% CIR	5%	£1,184,030	£3,237,099	£3,261,982	£3,303,320	£3,429,185	£3,912,572	£4,080,072
60% LAR 40% CIR	10%	£2,763,198	£4,698,099	£4,722,744	£4,764,185	£4,867,787	£5,489,405	£5,637,135
60% LAR 40% CIR	15%	£3,219,245	£5,156,171	£5,179,728	£5,220,941	£5,301,324	£5,894,571	£6,026,288
60% LAR 40% CIR	20%	£3,667,407	£5,609,686	£5,632,015	£5,672,628	£5,752,644	£6,316,877	£6,454,617
60% LAR 40% CIR	25%	£4,113,550	£6,058,810	£6,080,337	£6,119,393	£6,202,441	£6,695,019	£6,827,259
60% LAR 40% CIR	30%	£4,561,230	£6,510,478	£6,534,494	£6,568,150	£6,655,238	£7,092,172	£7,215,981
60% LAR 40% CIR	35%	£5,009,022	£6,962,250	£6,987,518	£7,021,819	£7,112,680	£7,494,366	£7,612,280
60% LAR 40% CIR	40%	£5,456,814	£7,414,022	£7,437,177	£7,470,852	£7,567,341	£7,891,474	£8,007,771
60% LAR 40% CIR	45%	£5,904,606	£7,865,794	£7,888,039	£7,921,334	£8,021,334	£8,293,186	£8,408,926
60% LAR 40% CIR	50%	£6,352,398	£8,317,566	£8,339,287	£8,371,587	£8,475,908	£8,745,059	£8,861,257
Residual Land values compared to benchmark land values		£20,601,000						
Secondary Industrial/Storage/Distribution		£20,601,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£1,184,030	£3,723,608	£3,748,491	£3,780,187	£3,894,526	£4,520,961	£4,688,366
60% LAR 40% CIR	5%	£1,184,030	£3,237,099	£3,261,982	£3,303,320	£3,429,185	£3,912,572	£4,080,072
60% LAR 40% CIR	10%	£3,618,365	£4,722,744	£4,747,627	£4,789,068	£4,894,407	£5,520,842	£5,688,247
60% LAR 40% CIR	15%	£4,066,527	£5,179,728	£5,204,611	£5,246,052	£5,351,391	£5,977,826	£6,145,231
60% LAR 40% CIR	20%	£4,514,689	£5,632,015	£5,656,898	£5,698,339	£5,803,678	£6,430,113	£6,597,518
60% LAR 40% CIR	25%	£4,962,851	£6,084,300	£6,109,183	£6,150,624	£6,255,963	£6,881,398	£7,048,803
60% LAR 40% CIR	30%	£5,411,013	£6,536,585	£6,561,468	£6,602,909	£6,708,248	£7,333,683	£7,501,088
60% LAR 40% CIR	35%	£5,859,175	£6,988,870	£7,013,753	£7,055,194	£7,160,533	£7,785,968	£7,953,373
60% LAR 40% CIR	40%	£6,307,337	£7,441,155	£7,466,038	£7,507,479	£7,612,818	£8,238,253	£8,405,658
60% LAR 40% CIR	45%	£6,755,499	£7,893,440	£7,918,323	£7,959,764	£8,065,103	£8,690,538	£8,857,943
60% LAR 40% CIR	50%	£7,203,661	£8,345,722	£8,370,605	£8,412,046	£8,517,385	£9,142,820	£9,310,225
Residual Land values compared to benchmark land values		£20,601,000						

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone B - E950 pcf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Base Base LAR - CIR	
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access	

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone B - £1,000 psf	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		Base	
Residual land values:		Tenure		LAR, CIR	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	

Resi 10 - 50 Flats

No Units	50
Site Area	0.14 Ha

Residual land values:

Value Area	Zone B - £1,050 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offsets	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offsets Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offsets Payments & Embodied Carbon
60% LAR: 40% CLR	5%	£8,109,544	£5,874,694	£5,849,146	£5,807,244	£5,703,749	£5,273,679	£4,724,776
60% LAR: 40% CLR	10%	£7,268,574	£5,258,617	£5,257,773	£5,190,038	£5,160,038	£4,824,902	£4,081,804
60% LAR: 40% CLR	15%	£6,199,041	£4,574,253	£4,549,766	£4,508,184	£4,502,440	£3,780,486	£3,433,978
60% LAR: 40% CLR	20%	£5,688,883	£4,237,688	£4,237,688	£4,237,688	£4,237,688	£3,561,730	£3,217,127
60% LAR: 40% CLR	25%	£5,114,178	£3,832,052	£3,832,052	£3,830,719	£3,830,719	£3,267,749	£2,923,467
60% LAR: 40% CLR	30%	£4,584,942	£3,391,384	£3,391,384	£3,389,384	£3,389,384	£2,822,207	£2,478,626
60% LAR: 40% CLR	35%	£4,135,729	£3,100,791	£3,100,791	£3,105,421	£3,105,421	£2,592,442	£2,247,911
60% LAR: 40% CLR	40%	£3,824,985	£2,748,246	£2,721,908	£2,721,908	£2,721,908	£2,463,301	£2,121,651
60% LAR: 40% CLR	45%	£3,607,257	£2,550,357	£2,550,357	£2,550,357	£2,550,357	£2,306,240	£1,968,876
60% LAR: 40% CLR	50%	£3,427,368	£2,417,733	£2,417,650	£2,417,650	£2,417,650	£2,199,658	£1,872,320
60% LAR: 40% CLR	55%	£3,282,257	£2,307,667	£2,307,667	£2,307,667	£2,307,667	£2,109,667	£1,792,841

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£8,484,461	£8,379,775	£8,150,711	£9,142,612	£9,847,367	£9,876,386	£9,225,061
60% LAR, 40% CIL	10%	£9,225,061	£9,120,346	£8,891,282	£9,888,103	£10,592,868	£10,621,887	£9,970,562
60% LAR, 40% CIL	10%	£7,730,618	£8,375,334	£8,240,001	£9,241,273	£9,945,028	£9,974,047	£9,319,879
60% LAR, 40% CIL	10%	£8,260,864	£8,375,334	£8,150,711	£9,142,612	£9,847,367	£9,876,386	£9,225,061
60% LAR, 40% CIL	20%	£8,535,679	£10,650,218	£10,710,826	£11,702,185	£12,407,205	£12,436,224	£11,605,885
60% LAR, 40% CIL	20%	£8,394,915	£11,358,019	£11,383,243	£12,123,610	£12,828,630	£12,857,649	£12,028,310
60% LAR, 40% CIL	20%	£10,368,429	£14,620,466	£14,651,013	£15,642,813	£16,347,833	£16,376,852	£15,547,513
60% LAR, 40% CIL	35%	£11,158,772	£14,730,611	£14,728,051	£14,789,591	£15,494,611	£15,523,630	£14,694,291
60% LAR, 40% CIL	40%	£11,890,382	£15,140,382	£15,140,382	£15,140,382	£15,845,402	£15,874,421	£15,045,082
60% LAR, 40% CIL	45%	£12,276,389	£14,471,207	£14,267,217	£14,267,217	£14,972,237	£15,001,256	£14,171,917
60% LAR, 40% CIL	50%	£12,700,000	£13,940,000	£13,736,000	£13,736,000	£14,441,020	£14,470,039	£13,640,700

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

[illegible]

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

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

LB Camden
Local Plan Viability Testing 2025

Rest 10 - 50 Flats

No Units	50
Site Area	0.14 Ha

Residual land values:

Value Area	Zone B - £1,100 paf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£3,237,526	£8,988,450	£8,963,811	£8,921,659	£8,818,853	£8,186,323	£5,839,139
60% LAR - 40% CIR	5%	£3,440,425	£8,285,263	£8,260,419	£8,218,683	£8,114,444	£7,486,308	£5,143,513
60% LAR - 40% CIR	10%	£7,538,266	£5,577,451	£5,552,694	£5,511,112	£5,407,156	£4,783,424	£4,436,906
60% LAR - 40% CIR	15%	£8,831,495	£4,865,058	£4,840,380	£4,798,939	£4,695,336	£4,073,719	£3,728,376
60% LAR - 40% CIR	20%	£8,830,156	£4,148,130	£4,123,523	£4,082,210	£3,979,509	£3,359,440	£3,014,969
60% LAR - 40% CIR	25%	£5,294,295	£3,426,710	£3,402,167	£3,360,971	£3,257,980	£2,640,035	£2,296,732
60% LAR - 40% CIR	30%	£5,343,959	£2,700,847	£2,676,359	£2,635,287	£2,532,017	£1,915,152	£1,573,717
60% LAR - 40% CIR	35%	£3,589,192	£1,970,583	£1,946,144	£1,905,143	£1,802,642	£1,187,637	£845,968
60% LAR - 40% CIR	40%	£2,780,041	£1,255,963	£1,231,565	£1,190,644	£1,088,343	£454,559	£113,525
60% LAR - 40% CIR	45%	£1,836,548	£487,035	£487,068	£431,616	£325,685	£299,406	£260,098
60% LAR - 40% CIR	50%	£1,058,761	£260,162	£266,022	£329,366	£437,724	£1,087,870	£1,445,062

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£3,559,432	£7,864,394	£7,889,433	£7,791,174	£7,135,313	£4,461,549	£3,629,248
60% LAR - 40% CIR	10%	£8,311,581	£5,572,405	£5,597,161	£5,438,745	£4,842,931	£3,166,443	£2,512,025
60% LAR - 40% CIR	15%	£7,118,863	£4,084,799	£4,108,477	£3,954,561	£3,454,861	£1,824,148	£1,424,481
60% LAR - 40% CIR	20%	£7,829,792	£3,361,728	£3,385,334	£3,267,247	£2,970,808	£1,580,817	£1,034,889
60% LAR - 40% CIR	25%	£3,145,862	£2,551,142	£2,574,260	£2,454,260	£2,060,807	£1,189,422	£785,112
60% LAR - 40% CIR	30%	£3,365,896	£1,149,010	£1,171,409	£1,114,596	£1,147,320	£12,033,705	£12,033,705
60% LAR - 40% CIR	35%	£3,365,896	£1,149,010	£1,171,409	£1,114,596	£1,147,320	£12,033,705	£12,033,705
60% LAR - 40% CIR	40%	£1,118,817	£1,118,817	£1,118,817	£1,118,817	£1,118,817	£1,118,817	£1,118,817
60% LAR - 40% CIR	45%	£1,118,817	£1,118,817	£1,118,817	£1,118,817	£1,118,817	£1,118,817	£1,118,817
60% LAR - 40% CIR	50%	£1,118,817	£1,118,817	£1,118,817	£1,118,817	£1,118,817	£1,118,817	£1,118,817

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£1,068,498	£1,180,879	£1,205,818	£1,247,626	£1,352,875	£1,881,136	£2,339,289
60% LAR - 40% CIR	5%	£333,995	£1,886,895	£1,896,895	£1,856,786	£1,856,786	£2,881,136	£3,445,415
60% LAR - 40% CIR	10%	£2,831,169	£2,961,977	£2,816,735	£2,698,317	£2,782,273	£3,386,065	£3,732,523
60% LAR - 40% CIR	15%	£2,143,854	£2,304,071	£2,108,477	£2,035,048	£2,136,460	£2,895,716	£3,241,052
60% LAR - 40% CIR	20%	£2,143,854	£2,304,071	£2,108,477	£2,035,048	£2,136,460	£2,895,716	£3,241,052
60% LAR - 40% CIR	25%	£2,885,133	£3,742,718	£4,707,261	£4,808,457	£4,841,448	£5,593,394	£5,872,698
60% LAR - 40% CIR	30%	£3,145,862	£3,458,597	£4,403,068	£4,534,762	£4,538,862	£5,123,427	£5,404,712
60% LAR - 40% CIR	35%	£4,815,237	£8,188,848	£9,223,285	£9,264,286	£9,268,796	£9,811,792	£10,323,481
60% LAR - 40% CIR	40%	£3,365,896	£3,365,896	£3,365,896	£3,365,896	£3,365,896	£3,365,896	£3,365,896
60% LAR - 40% CIR	45%	£3,365,896	£3,365,896	£3,365,896	£3,365,896	£3,365,896	£3,365,896	£3,365,896
60% LAR - 40% CIR	50%	£3,365,896	£3,365,896	£3,365,896	£3,365,896	£3,365,896	£3,365,896	£3,365,896

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£3,445,522	£1,214,184	£1,186,225	£1,147,361	£1,042,558	£414,037	£54,854
60% LAR - 40% CIR	5%	£2,695,139	£510,978	£486,133	£444,197	£340,058	£286,877	£83,776
60% LAR - 40% CIR	10%	£1,893,381	£498,868	£468,133	£414,197	£310,058	£246,862	£73,435
60% LAR - 40% CIR	15%	£1,057,209	£498,228	£493,398	£473,347	£410,950	£1,700,367	£2,045,909
60% LAR - 40% CIR	20%	£245,670	£1,609,195	£1,650,763	£1,676,076	£1,785,871	£2,415,045	£2,777,017
60% LAR - 40% CIR	25%	£2,695,139	£2,475,273	£2,472,112	£2,472,112	£2,472,112	£2,472,112	£2,472,112
60% LAR - 40% CIR	30%	£1,390,327	£3,073,438	£3,087,626	£3,138,018	£3,241,748	£3,850,734	£4,202,588
60% LAR - 40% CIR	35%	£2,215,664	£3,803,703	£3,828,142	£3,868,143	£3,971,663	£4,586,649	£4,938,418
60% LAR - 40% CIR	40%	£3,044,245	£4,538,321	£4,562,721	£4,603,641	£4,705,842	£5,319,747	£5,669,730
60% LAR - 40% CIR	45%	£3,871,728	£5,273,361	£5,311,818	£5,350,690	£5,453,881	£6,068,391	£6,418,483
60% LAR - 40% CIR	50%	£4,715,525	£6,034,448	£6,065,368	£6,103,653	£6,212,058	£6,823,136	£7,233,487

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£5,497,225	£3,420,250	£3,357,211	£3,378,889	£3,873,889	£3,445,363	£2,797,510
60% LAR - 40% CIR	5%	£3,420,250	£3,420,250	£3,420,250	£3,420,250	£3,420,250	£3,420,250	£3,420,250
60% LAR - 40% CIR	10%	£4,695,495	£2,034,451	£2,009,894	£2,068,112	£2,464,156	£1,840,424	£1,436,906
60% LAR - 40% CIR	15%	£1,862,058	£1,862,058	£1,862,058	£1,862,058	£1,862,058	£1,862,058	£1,862,058
60% LAR - 40% CIR	20%	£3,077,136	£1,205,130	£1,186,523	£1,139,210	£1,035,029	£416,240	£1,069
60% LAR - 40% CIR	25%	£2,812,295	£483,710	£559,167	£571,971	£514,965	£669,865	£669,865
60% LAR - 40% CIR	30%	£1,440,959	£484,193	£484,193	£484,193	£484,193	£484,193	£484,193
60% LAR - 40% CIR	35%	£1,115,165	£2,072,417	£2,068,095	£2,072,417	£2,072,417	£2,072,417	£2,072,417
60% LAR - 40% CIR	40%	£1,107,037	£1,107,037	£1,107,037	£1,107,037	£1,107,037	£1,107,037	£1,107,037
60% LAR - 40% CIR	45%	£1,045,452	£2,445,965	£2,470,332	£2,511,184	£2,513,374	£3,242,406	£3,604,098
60% LAR - 40% CIR	50%	£1,864,238	£3,203,162	£3,226,022	£3,272,396	£3,360,704	£4,038,870	£4,362,062

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats

No Units	50
Site Area	0.14 Ha

Residual land values:

Value Area	Zone B - £1,150 pcf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£10,365,032	£8,102,814	£9,077,874	£8,035,872	£7,931,217	£7,302,687	£6,953,504
60% LAR - 40% CIR	10%	£9,555,831	£7,343,909	£7,119,065	£7,272,320	£7,122,980	£6,546,953	£6,199,156
60% LAR - 40% CIR	15%	£8,657,492	£6,580,379	£6,555,622	£6,514,040	£6,410,083	£5,786,352	£5,439,833
60% LAR - 40% CIR	20%	£7,754,096	£5,812,267	£5,787,590	£5,746,148	£5,642,545	£5,020,928	£4,675,586
60% LAR - 40% CIR	25%	£6,850,134	£5,038,620	£5,015,015	£4,973,702	£4,870,420	£4,250,132	£3,906,480
60% LAR - 40% CIR	30%	£5,946,650	£4,262,483	£4,237,841	£4,196,745	£4,093,753	£3,475,808	£3,132,506
60% LAR - 40% CIR	35%	£5,178,681	£3,480,392	£3,456,414	£3,415,322	£3,312,581	£2,696,207	£2,353,771
60% LAR - 40% CIR	40%	£4,296,300	£2,694,919	£2,670,480	£2,629,480	£2,526,979	£1,911,974	£1,570,304
60% LAR - 40% CIR	45%	£3,488,023	£1,954,392	£1,930,133	£1,889,468	£1,786,962	£1,173,157	£892,455
60% LAR - 40% CIR	50%	£2,519,408	£1,109,935	£1,085,588	£1,044,717	£942,387	£359,804	£10,793
60% LAR - 40% CIR	50%	£1,624,998	£311,022	£286,082	£245,887	£143,897	£495,896	£487,088

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£24,434,326	£8,659,344	£9,630,792	£8,672,639	£8,568,887	£7,402,904	£7,750,761
60% LAR - 40% CIR	10%	£22,262,366	£7,369,476	£7,344,236	£7,438,618	£7,338,714	£6,163,905	£6,511,613
60% LAR - 40% CIR	15%	£19,155,741	£6,137,096	£6,164,201	£6,264,386	£6,162,712	£5,000,809	£5,347,272
60% LAR - 40% CIR	20%	£17,023,723	£4,910,217	£4,934,843	£5,034,109	£4,933,837	£3,899,725	£4,245,917
60% LAR - 40% CIR	25%	£14,867,424	£3,682,324	£3,706,950	£3,805,124	£3,704,548	£2,811,112	£3,157,424
60% LAR - 40% CIR	30%	£12,717,181	£2,458,365	£2,483,443	£2,581,536	£2,480,286	£1,753,550	£2,100,096
60% LAR - 40% CIR	35%	£10,568,184	£1,234,372	£1,259,372	£1,357,618	£1,256,818	£819,883	£1,166,134
60% LAR - 40% CIR	40%	£10,540,334	£1,015,775	£1,038,624	£1,135,844	£1,034,624	£638,700	£816,703
60% LAR - 40% CIR	45%	£11,430,440	£12,839,522	£12,884,289	£12,905,140	£13,007,270	£13,220,923	£13,900,659
60% LAR - 40% CIR	50%	£12,324,860	£13,638,035	£13,683,179	£13,703,690	£13,805,860	£14,446,753	£15,166,666

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£2,196,603	£98,614	£97,584	£133,458	£238,212	£988,741	£1,219,929
60% LAR - 40% CIR	10%	£1,348,603	£69,630	£68,600	£98,630	£169,394	£562,675	£693,473
60% LAR - 40% CIR	15%	£1,488,053	£1,369,050	£1,613,807	£1,659,389	£1,759,345	£2,363,977	£2,729,585
60% LAR - 40% CIR	20%	£2,093,988	£2,397,161	£2,642,988	£2,688,863	£2,888,863	£3,748,308	£4,393,443
60% LAR - 40% CIR	25%	£2,143,295	£3,120,968	£3,154,414	£3,195,527	£3,290,009	£4,319,697	£4,962,963
60% LAR - 40% CIR	30%	£2,116,779	£3,300,945	£3,331,489	£3,373,684	£3,475,875	£4,663,630	£5,306,903
60% LAR - 40% CIR	35%	£2,302,738	£4,068,527	£4,103,104	£4,146,637	£4,250,637	£5,417,622	£6,153,602
60% LAR - 40% CIR	40%	£3,874,129	£5,474,509	£5,499,949	£5,526,949	£5,642,450	£6,957,454	£8,199,125
60% LAR - 40% CIR	45%	£3,453,466	£1,015,487	£1,038,190	£1,060,445	£1,082,699	£1,495,417	£1,720,223
60% LAR - 40% CIR	50%	£3,150,020	£7,059,344	£7,081,460	£7,103,717	£7,226,842	£10,539,624	£11,861,261
60% LAR - 40% CIR	50%	£6,544,421	£7,698,438	£7,867,747	£7,953,542	£8,038,521	£9,888,549	£10,928,617

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£6,090,755	£2,328,226	£2,305,586	£2,367,696	£2,156,931	£1,358,202	£1,179,218
60% LAR - 40% CIR	10%	£3,741,545	£1,669,623	£1,644,779	£1,603,643	£1,398,704	£772,608	£624,610
60% LAR - 40% CIR	15%	£2,893,296	£908,053	£911,336	£919,756	£819,708	£122,006	£106,700
60% LAR - 40% CIR	20%	£2,019,810	£37,902	£13,304	£28,137	£131,746	£293,536	£1,088,702
60% LAR - 40% CIR	25%	£1,151,868	£278,685	£289,971	£283,594	£490,896	£1,529,554	£1,667,426
60% LAR - 40% CIR	30%	£1,151,868	£1,511,862	£1,536,245	£1,577,841	£1,680,502	£2,508,477	£2,641,760
60% LAR - 40% CIR	35%	£2,092,895	£2,263,364	£2,217,872	£2,358,984	£2,481,884	£3,078,076	£3,426,514
60% LAR - 40% CIR	40%	£1,478,866	£3,076,368	£3,033,806	£3,144,806	£3,247,807	£3,862,012	£4,403,862
60% LAR - 40% CIR	45%	£2,364,763	£3,869,704	£3,884,103	£3,935,023	£4,037,323	£4,651,128	£5,192,131
60% LAR - 40% CIR	50%	£3,343,027	£4,864,307	£4,988,121	£5,098,986	£5,201,696	£6,444,481	£7,326,029
60% LAR - 40% CIR	50%	£4,155,588	£5,463,364	£5,487,604	£5,516,559	£5,636,588	£6,276,881	£6,831,314

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£5,772,871	£5,789,814	£5,134,874	£5,092,872	£4,988,217	£4,389,887	£4,210,704
60% LAR - 40% CIR	10%	£4,451,096	£4,450,909	£4,370,065	£4,334,325	£4,229,980	£3,756,156	£3,756,156
60% LAR - 40% CIR	15%	£3,714,492	£3,637,379	£3,612,622	£3,617,040	£3,607,083	£2,843,362	£2,496,833
60% LAR - 40% CIR	20%	£4,851,096	£2,869,267	£2,844,590	£2,861,148	£2,869,445	£2,077,828	£1,732,586
60% LAR - 40% CIR	25%	£3,883,134	£2,096,620	£2,072,015	£2,090,702	£1,907,420	£1,307,732	£963,460
60% LAR - 40% CIR	30%	£3,103,660	£1,319,483	£1,294,881	£1,293,745	£1,150,735	£832,488	£589,609
60% LAR - 40% CIR	35%	£2,233,691	£537,002	£513,414	£472,322	£360,601	£296,795	£208,226
60% LAR - 40% CIR	40%	£1,352,350	£294,000	£272,220	£210,590	£161,021	£121,610	£117,699
60% LAR - 40% CIR	45%	£1,018,418	£1,018,418	£1,062,471	£1,062,471	£1,062,471	£1,062,471	£1,062,471
60% LAR - 40% CIR	50%	£423,596	£1,833,065	£1,857,432	£1,888,383	£2,000,413	£2,813,136	£2,853,793
60% LAR - 40% CIR	50%	£13,388,802	£2,631,078	£2,656,018	£2,687,133	£2,704,103	£3,438,088	£3,463,088

LB Camden
Local Plan Viability Testing 2025

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

No Units	50
Site Area	0.14 Ha

Residual land values:

Value Area	Zone B - £1,000 paf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) and Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£11,487,966	£9,417,176	£9,162,230	£9,160,337	£9,045,582	£8,417,651	£9,967,866
60% LAR - 40% CIR	10%	£10,981,763	£8,942,365	£8,717,111	£8,716,073	£8,231,636	£7,605,600	£7,257,802
60% LAR - 40% CIR	15%	£9,671,873	£7,583,306	£7,558,540	£7,516,967	£7,413,011	£6,789,279	£6,442,761
60% LAR - 40% CIR	20%	£8,756,697	£6,759,476	£6,734,799	£6,693,357	£6,589,755	£5,968,137	£5,622,795
60% LAR - 40% CIR	25%	£7,852,111	£5,951,112	£5,908,005	£5,865,150	£5,761,911	£5,142,222	£4,797,951
60% LAR - 40% CIR	30%	£6,953,004	£5,096,257	£5,073,714	£5,032,518	£4,929,527	£4,311,581	£3,968,279
60% LAR - 40% CIR	35%	£6,064,421	£4,288,867	£4,288,489	£4,195,377	£4,092,666	£3,475,261	£3,133,626
60% LAR - 40% CIR	40%	£5,031,497	£3,419,296	£3,394,817	£3,353,816	£3,251,316	£2,636,310	£2,294,841
60% LAR - 40% CIR	45%	£4,068,607	£2,575,501	£2,548,602	£2,507,686	£2,405,581	£1,791,776	£1,450,773
60% LAR - 40% CIR	50%	£3,142,268	£1,722,635	£1,698,469	£1,657,617	£1,555,487	£942,705	£602,270
60% LAR - 40% CIR	55%	£2,191,234	£868,205	£843,865	£803,069	£701,079	£89,145	£-265,113

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) and Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£3,399,094	£2,547,302	£2,527,140	£2,481,892	£2,378,221	£2,044,256	£2,692,053
60% LAR - 40% CIR	10%	£2,277,864	£1,409,361	£1,391,206	£1,432,090	£1,330,846	£1,003,516	£1,207,269
60% LAR - 40% CIR	15%	£1,161,360	£2,106,381	£1,410,008	£1,248,263	£1,200,163	£7,381,720	£4,927,062
60% LAR - 40% CIR	20%	£1,117,746	£1,019,745	£1,031,331	£1,083,969	£1,037,846	£1,807,830	£1,131,506
60% LAR - 40% CIR	25%	£1,466,863	£1,300,402	£1,276,143	£1,330,143	£1,300,368	£2,000,137	£1,281,474
60% LAR - 40% CIR	30%	£1,280,136	£1,089,303	£1,113,380	£1,174,495	£1,072,211	£1,017,136	£1,010,031
60% LAR - 40% CIR	35%	£1,018,426	£1,009,026	£1,030,023	£1,090,094	£1,000,044	£1,004,474	£1,004,474
60% LAR - 40% CIR	40%	£1,860,660	£1,176,068	£1,101,059	£1,141,915	£1,144,276	£1,110,081	£1,149,884
60% LAR - 40% CIR	45%	£1,807,589	£12,227,023	£12,251,388	£12,292,240	£12,344,376	£13,207,123	£13,347,593
60% LAR - 40% CIR	50%	£1,258,623	£1,081,052	£1,105,052	£1,146,786	£1,168,178	£1,160,713	£1,245,671

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) and Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£3,317,688	£1,047,749	£1,022,811	£980,908	£876,153	£347,622	£207,261
60% LAR - 40% CIR	10%	£2,412,325	£233,128	£238,392	£166,547	£82,208	£69,896	£61,867
60% LAR - 40% CIR	15%	£1,269,444	£586,192	£910,978	£922,461	£789,417	£1,380,148	£1,726,665
60% LAR - 40% CIR	20%	£507,295	£1,419,565	£1,434,626	£1,436,051	£1,233,814	£2,207,201	£2,545,451
60% LAR - 40% CIR	25%	£1,919,817	£2,106,381	£2,262,923	£2,407,517	£2,407,517	£2,107,206	£3,371,477
60% LAR - 40% CIR	30%	£1,266,424	£1,019,745	£1,095,715	£1,196,011	£1,239,802	£1,807,830	£2,001,160
60% LAR - 40% CIR	35%	£1,300,402	£1,300,402	£1,330,143	£1,330,143	£1,076,362	£1,000,137	£1,000,137
60% LAR - 40% CIR	40%	£1,188,022	£4,770,173	£4,818,012	£4,818,012	£4,818,012	£5,531,118	£5,531,118
60% LAR - 40% CIR	45%	£1,861,621	£1,009,026	£1,030,023	£1,090,094	£1,030,094	£1,017,065	£1,017,065
60% LAR - 40% CIR	50%	£1,071,181	£2,446,165	£1,470,160	£1,011,812	£1,011,812	£1,226,724	£1,267,158
60% LAR - 40% CIR	55%	£1,008,168	£7,307,029	£7,325,364	£7,366,368	£7,468,348	£8,089,269	£8,434,947

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) and Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£5,712,762	£3,442,392	£3,417,053	£3,376,361	£3,271,236	£2,842,765	£2,293,582
60% LAR - 40% CIR	10%	£4,807,478	£2,628,269	£2,603,425	£2,561,690	£2,457,350	£1,831,314	£1,483,516
60% LAR - 40% CIR	15%	£3,901,767	£1,809,021	£1,784,264	£1,742,682	£1,638,726	£1,014,864	£669,475
60% LAR - 40% CIR	20%	£2,982,412	£985,191	£980,513	£919,072	£815,460	£193,632	£151,261
60% LAR - 40% CIR	25%	£2,067,668	£163,628	£132,220	£50,967	£29,892	£1,000,137	£919,242
60% LAR - 40% CIR	30%	£1,128,719	£406,004	£174,766	£141,766	£144,758	£1,462,704	£1,606,001
60% LAR - 40% CIR	35%	£1,155,135	£1,513,320	£1,537,817	£1,538,008	£1,881,638	£2,268,024	£2,646,400
60% LAR - 40% CIR	40%	£1,496,899	£2,365,038	£2,375,468	£2,450,469	£2,502,200	£3,137,075	£3,478,044
60% LAR - 40% CIR	45%	£1,885,279	£3,201,085	£3,225,484	£3,289,434	£3,388,705	£3,862,810	£4,323,512
60% LAR - 40% CIR	50%	£1,861,621	£4,000,400	£4,025,817	£4,119,086	£4,218,396	£4,801,581	£5,323,015
60% LAR - 40% CIR	55%	£1,653,652	£4,950,981	£4,955,421	£5,071,217	£5,071,217	£5,886,141	£6,535,585

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) and Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£5,276,765	£6,276,716	£6,280,239	£6,307,205	£6,102,262	£5,674,261	£5,124,865
60% LAR - 40% CIR	10%	£4,736,765	£5,459,555	£5,434,111	£5,368,636	£5,362,305	£4,862,600	£4,314,802
60% LAR - 40% CIR	15%	£4,728,873	£4,640,540	£4,615,540	£4,573,967	£4,470,011	£3,646,279	£3,490,761
60% LAR - 40% CIR	20%	£3,613,687	£3,816,476	£3,791,798	£3,750,357	£3,646,756	£3,025,137	£2,879,796
60% LAR - 40% CIR	25%	£4,889,111	£2,988,112	£2,963,505	£2,922,162	£2,818,011	£2,199,222	£1,854,951
60% LAR - 40% CIR	30%	£3,026,421	£2,156,207	£2,130,714	£2,098,510	£1,995,327	£1,369,681	£1,025,272
60% LAR - 40% CIR	35%	£3,026,421	£1,317,967	£1,293,460	£1,260,377	£1,149,646	£933,351	£1,000,628
60% LAR - 40% CIR	40%	£2,068,607	£476,256	£451,817	£410,516	£300,316	£296,898	£240,898
60% LAR - 40% CIR	45%	£1,146,007	£1,499,469	£1,499,469	£1,499,469	£1,499,469	£2,153,254	£2,452,227
60% LAR - 40% CIR	50%	£1,199,265	£1,220,165	£1,244,531	£1,286,383	£1,367,533	£2,000,295	£2,349,733
60% LAR - 40% CIR	55%	£1,008,168	£2,047,106	£2,066,135	£2,136,631	£2,216,801	£2,603,665	£3,008,113

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area	Zone B - £1,250 pcf					
No Units	50	Sales value inflation	Base					
Site Area	0.14 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR - CIR					
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£12,899,100	£10,331,542	£10,306,603	£10,264,701	£10,159,945	£9,931,416	£9,182,232
00% LAR - 40% CIR	5%	£11,847,686	£9,381,501	£9,436,346	£9,394,621	£9,289,281	£8,944,246	£8,194,445
00% LAR - 40% CIR	10%	£10,681,703	£8,586,234	£8,561,477	£8,515,855	£8,415,940	£7,792,207	£7,445,689
00% LAR - 40% CIR	15%	£9,711,168	£7,706,687	£7,682,008	£7,640,568	£7,538,965	£6,915,348	£6,570,004
00% LAR - 40% CIR	20%	£8,736,135	£6,822,603	£6,797,897	£6,756,084	£6,653,403	£6,030,114	£5,685,442
00% LAR - 40% CIR	25%	£7,752,859	£5,934,030	£5,909,487	£5,868,250	£5,765,300	£5,142,355	£4,798,732
00% LAR - 40% CIR	30%	£6,762,152	£5,041,011	£5,016,025	£4,975,432	£4,872,201	£4,249,116	£3,905,881
00% LAR - 40% CIR	35%	£5,787,514	£4,143,593	£4,119,154	£4,078,153	£3,975,652	£3,352,648	£3,009,879
00% LAR - 40% CIR	40%	£4,788,666	£3,241,618	£3,217,421	£3,176,500	£3,074,189	£2,451,594	£2,109,881
00% LAR - 40% CIR	45%	£3,785,127	£2,335,738	£2,311,369	£2,270,517	£2,168,387	£1,545,605	£1,205,171
00% LAR - 40% CIR	50%	£2,757,470	£1,425,387	£1,401,487	£1,360,250	£1,258,262	£846,328	£506,362
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£4,438,672	£2,182,313	£2,137,174	£2,086,472	£1,980,517	£1,361,987	£1,012,804
00% LAR - 40% CIR	5%	£3,478,267	£1,291,772	£1,288,028	£1,225,150	£1,120,863	£684,817	£347,620
00% LAR - 40% CIR	10%	£2,512,275	£416,806	£392,048	£350,446	£246,511	£72,251	£73,749
00% LAR - 40% CIR	15%	£1,541,760	£248,829	£224,849	£189,889	£88,244	£24,541	£24,541
00% LAR - 40% CIR	20%	£666,707	£1,346,506	£1,371,432	£1,412,344	£1,510,025	£2,135,714	£2,475,861
00% LAR - 40% CIR	25%	£117,076	£2,335,399	£2,459,841	£2,301,138	£2,404,329	£3,002,674	£1,617,503
00% LAR - 40% CIR	30%	£1,407,277	£1,158,417	£1,152,904	£1,138,868	£1,206,208	£1,013,112	£1,013,112
00% LAR - 40% CIR	35%	£2,401,815	£4,025,836	£4,050,275	£4,001,276	£4,068,781	£4,868,781	£3,150,451
00% LAR - 40% CIR	40%	£3,400,568	£3,807,803	£3,850,003	£3,875,736	£3,965,008	£4,109,008	£2,904,008
00% LAR - 40% CIR	45%	£4,404,301	£2,553,063	£2,601,009	£2,638,811	£3,001,541	£3,013,524	£2,554,263
00% LAR - 40% CIR	50%	£5,411,881	£8,244,042	£8,766,367	£8,898,178	£8,411,767	£7,869,597	£7,869,597
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£57,186,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£6,834,812	£4,557,256	£4,532,317	£4,486,415	£4,385,550	£3,757,130	£3,607,587
00% LAR - 40% CIR	5%	£5,873,410	£3,686,915	£3,662,071	£3,620,330	£3,515,996	£2,889,960	£2,542,162
00% LAR - 40% CIR	10%	£4,911,418	£2,811,548	£2,791,191	£2,745,030	£2,641,654	£2,017,551	£1,671,403
00% LAR - 40% CIR	15%	£3,936,863	£1,932,401	£1,907,723	£1,866,262	£1,762,679	£1,141,062	£795,718
00% LAR - 40% CIR	20%	£2,961,869	£1,058,244	£1,033,711	£982,208	£876,117	£259,429	£142,446
00% LAR - 40% CIR	25%	£1,979,073	£1,658,244	£1,638,602	£1,594,004	£1,494,004	£659,541	£412,446
00% LAR - 40% CIR	30%	£987,866	£733,274	£727,761	£708,854	£690,585	£1,617,569	£1,886,405
00% LAR - 40% CIR	35%	£1,634,688	£1,634,688	£1,656,132	£1,686,132	£1,708,603	£2,413,608	£2,755,408
00% LAR - 40% CIR	40%	£1,005,795	£2,532,467	£2,556,895	£2,597,786	£2,700,087	£3,313,892	£3,654,895
00% LAR - 40% CIR	45%	£2,000,126	£3,438,030	£3,472,421	£3,519,300	£3,605,888	£4,219,081	£4,559,112
00% LAR - 40% CIR	50%	£3,016,616	£4,348,886	£4,373,235	£4,411,635	£4,518,024	£5,127,563	£5,467,563
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£48,425,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£7,486,885	£4,786,885	£4,783,803	£4,740,885	£4,640,885	£3,539,885	£3,539,885
00% LAR - 40% CIR	5%	£6,518,294	£3,818,294	£3,815,212	£3,772,294	£3,672,294	£2,571,294	£2,571,294
00% LAR - 40% CIR	10%	£5,549,703	£2,949,703	£2,946,721	£2,903,703	£2,803,703	£1,702,703	£1,702,703
00% LAR - 40% CIR	15%	£4,581,112	£2,080,112	£2,077,130	£2,034,112	£1,934,112	£803,112	£803,112
00% LAR - 40% CIR	20%	£3,612,521	£1,210,521	£1,207,539	£1,164,521	£1,064,521	£412,521	£412,521
00% LAR - 40% CIR	25%	£2,643,930	£34,930	£31,948	£27,930	£23,930	£1,512,521	£1,512,521
00% LAR - 40% CIR	30%	£1,675,339	£1,675,339	£1,696,783	£1,727,227	£1,748,671	£2,412,521	£2,412,521
00% LAR - 40% CIR	35%	£2,706,748	£2,706,748	£2,728,192	£2,758,636	£2,779,080	£3,422,521	£3,422,521
00% LAR - 40% CIR	40%	£3,738,157	£3,738,157	£3,759,601	£3,790,045	£3,810,489	£4,522,521	£4,522,521
00% LAR - 40% CIR	45%	£4,769,566	£4,769,566	£4,791,010	£4,821,454	£4,841,898	£5,522,521	£5,522,521
00% LAR - 40% CIR	50%	£5,800,975	£5,800,975	£5,822,419	£5,852,863	£5,873,307	£6,522,521	£6,522,521
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£26,011,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£3,486,885	£3,486,885	£3,483,803	£3,440,885	£3,340,885	£2,239,885	£2,239,885
00% LAR - 40% CIR	5%	£2,518,294	£2,518,294	£2,515,212	£2,472,294	£2,372,294	£1,271,294	£1,271,294
00% LAR - 40% CIR	10%	£1,549,703	£1,549,703	£1,546,721	£1,503,703	£1,403,703	£303,703	£303,703
00% LAR - 40% CIR	15%	£611,112	£611,112	£608,130	£565,112	£465,112	£112,703	£112,703
00% LAR - 40% CIR	20%	£112,521	£112,521	£109,539	£66,521	£66,521	£112,521	£112,521
00% LAR - 40% CIR	25%	£1,153,930	£1,153,930	£1,175,374	£1,205,818	£1,226,262	£2,922,521	£2,922,521
00% LAR - 40% CIR	30%	£2,185,339	£2,185,339	£2,206,783	£2,237,227	£2,257,671	£3,952,521	£3,952,521
00% LAR - 40% CIR	35%	£3,216,748	£3,216,748	£3,238,192	£3,268,636	£3,289,080	£4,652,521	£4,652,521
00% LAR - 40% CIR	40%	£4,248,157	£4,248,157	£4,269,601	£4,300,045	£4,320,489	£5,752,521	£5,752,521
00% LAR - 40% CIR	45%	£5,279,566	£5,279,566	£5,301,010	£5,331,454	£5,351,898	£6,552,521	£6,552,521
00% LAR - 40% CIR	50%	£6,310,975	£6,310,975	£6,332,419	£6,362,863	£6,383,307	£7,552,521	£7,552,521

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats

No Units	50
Site Area	0.14 Ha

Residual land values:

Value Area	Zone B - £1,300 pcf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£13,731,134	£11,441,396	£11,418,833	£11,375,566	£11,272,380	£10,645,739	£10,296,596
60% LAR - 40% CIR	10%	£12,131,628	£10,119,847	£10,495,022	£10,453,297	£10,348,987	£9,722,891	£9,375,993
60% LAR - 40% CIR	15%	£11,691,535	£9,589,162	£9,564,405	£9,522,823	£9,418,867	£8,795,135	£8,448,616
60% LAR - 40% CIR	20%	£10,864,897	£8,653,686	£8,629,218	£8,587,777	£8,484,174	£7,862,557	£7,517,214
60% LAR - 40% CIR	25%	£9,653,761	£7,114,094	£7,089,488	£7,048,176	£6,945,884	£6,325,206	£5,980,934
60% LAR - 40% CIR	30%	£8,598,173	£6,769,803	£6,745,260	£6,704,063	£6,601,073	£5,983,128	£5,639,825
60% LAR - 40% CIR	35%	£7,554,862	£5,851,095	£5,768,579	£5,705,487	£5,602,736	£5,036,371	£4,693,938
60% LAR - 40% CIR	40%	£6,503,621	£4,967,929	£4,843,430	£4,802,459	£4,699,989	£4,084,984	£3,743,315
60% LAR - 40% CIR	45%	£5,447,974	£3,950,437	£3,860,038	£3,845,118	£3,742,818	£3,129,013	£2,788,019
60% LAR - 40% CIR	50%	£4,387,987	£2,946,636	£2,924,269	£2,883,418	£2,781,237	£2,168,565	£1,828,070
60% LAR - 40% CIR	55%	£3,323,706	£1,982,969	£1,958,228	£1,917,432	£1,815,444	£1,203,908	£983,545

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£17,736,729	£13,430,019	£13,454,655	£13,411,371	£13,308,550	£12,680,969	£12,334,764
60% LAR - 40% CIR	10%	£15,252,521	£11,300,865	£11,325,422	£11,282,036	£11,179,265	£10,551,722	£10,205,231
60% LAR - 40% CIR	15%	£13,844,862	£9,295,461	£9,320,040	£9,276,654	£9,173,883	£8,546,340	£8,200,849
60% LAR - 40% CIR	20%	£12,118,098	£8,250,793	£8,275,369	£8,231,983	£8,129,212	£7,501,669	£7,156,178
60% LAR - 40% CIR	25%	£10,849,354	£7,180,354	£7,204,930	£7,161,544	£7,058,773	£6,431,230	£6,085,739
60% LAR - 40% CIR	30%	£9,394,373	£6,128,791	£6,153,367	£6,109,981	£6,007,210	£5,379,667	£5,034,176
60% LAR - 40% CIR	35%	£8,149,396	£5,093,808	£5,118,384	£5,074,998	£4,972,227	£4,344,684	£4,000,193
60% LAR - 40% CIR	40%	£6,951,883	£4,109,630	£4,134,206	£4,090,820	£4,000,049	£3,372,506	£3,028,015
60% LAR - 40% CIR	45%	£5,817,870	£3,100,221	£3,124,797	£3,081,411	£2,990,640	£2,363,097	£2,018,606
60% LAR - 40% CIR	50%	£4,658,051	£2,167,281	£2,191,857	£2,148,471	£2,057,700	£1,430,157	£1,085,666

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£8,581,708	£3,271,969	£3,247,404	£3,206,132	£3,102,952	£2,476,351	£2,127,167
60% LAR - 40% CIR	10%	£7,544,769	£2,350,419	£2,325,854	£2,284,582	£2,181,402	£1,555,802	£1,206,618
60% LAR - 40% CIR	15%	£3,522,106	£1,419,733	£1,394,168	£1,353,384	£1,249,439	£625,706	£279,188
60% LAR - 40% CIR	20%	£2,456,688	£454,437	£459,789	£418,540	£368,892	£188,892	£138,892
60% LAR - 40% CIR	25%	£1,484,333	£249,334	£249,334	£208,085	£167,836	£107,836	£57,836
60% LAR - 40% CIR	30%	£1,424,744	£1,369,805	£1,424,108	£1,485,395	£1,546,395	£2,186,361	£2,247,361
60% LAR - 40% CIR	35%	£1,885,807	£3,301,499	£3,325,939	£3,386,939	£3,447,939	£4,084,445	£4,145,445
60% LAR - 40% CIR	40%	£1,811,441	£3,220,735	£3,245,175	£3,306,175	£3,367,175	£3,903,681	£3,964,681
60% LAR - 40% CIR	45%	£1,811,441	£3,220,735	£3,245,175	£3,306,175	£3,367,175	£3,903,681	£3,964,681
60% LAR - 40% CIR	50%	£1,811,441	£3,220,735	£3,245,175	£3,306,175	£3,367,175	£3,903,681	£3,964,681

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£7,956,937	£5,897,112	£5,842,547	£5,801,275	£5,498,005	£4,371,294	£4,332,130
60% LAR - 40% CIR	10%	£6,939,342	£4,745,961	£4,720,717	£4,679,981	£4,574,642	£3,948,005	£3,603,808
60% LAR - 40% CIR	15%	£5,917,269	£3,814,876	£3,790,119	£3,749,537	£3,644,198	£3,020,848	£2,676,651
60% LAR - 40% CIR	20%	£4,890,611	£2,879,010	£2,854,832	£2,813,491	£2,708,888	£2,085,271	£1,742,528
60% LAR - 40% CIR	25%	£3,868,178	£1,839,889	£1,815,292	£1,874,893	£1,770,698	£1,150,220	£805,445
60% LAR - 40% CIR	30%	£2,825,887	£895,517	£901,012	£959,178	£916,842	£298,842	£184,842
60% LAR - 40% CIR	35%	£1,790,596	£46,781	£22,294	£18,799	£12,836	£27,815	£1,680,595
60% LAR - 40% CIR	40%	£1,790,596	£46,781	£22,294	£18,799	£12,836	£27,815	£1,680,595
60% LAR - 40% CIR	45%	£1,790,596	£46,781	£22,294	£18,799	£12,836	£27,815	£1,680,595
60% LAR - 40% CIR	50%	£1,790,596	£46,781	£22,294	£18,799	£12,836	£27,815	£1,680,595

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£10,770,134	£8,498,488	£8,473,833	£8,432,560	£8,329,389	£7,702,779	£7,357,288
60% LAR - 40% CIR	10%	£9,738,538	£7,576,847	£7,552,002	£7,510,267	£7,407,096	£6,780,486	£6,434,995
60% LAR - 40% CIR	15%	£8,748,535	£6,661,162	£6,621,405	£6,579,850	£6,476,679	£5,850,069	£5,504,578
60% LAR - 40% CIR	20%	£7,721,897	£5,710,896	£5,668,218	£5,644,717	£5,541,174	£4,914,564	£4,569,073
60% LAR - 40% CIR	25%	£6,690,761	£4,771,094	£4,746,488	£4,705,176	£4,601,894	£3,975,284	£3,629,793
60% LAR - 40% CIR	30%	£5,668,173	£3,828,803	£3,802,260	£3,761,080	£3,657,898	£3,031,288	£2,685,797
60% LAR - 40% CIR	35%	£4,641,182	£2,878,099	£2,853,579	£2,812,487	£2,709,796	£2,083,171	£1,737,680
60% LAR - 40% CIR	40%	£3,560,621	£1,924,529	£1,900,490	£1,859,499	£1,756,889	£1,131,884	£887,315
60% LAR - 40% CIR	45%	£2,544,614	£917,457	£841,038	£800,118	£706,819	£86,013	£1,094,466
60% LAR - 40% CIR	50%	£1,444,987	£5,635	£18,731	£49,592	£181,733	£774,495	£1,114,930
60% LAR - 40% CIR	55%	£380,736	£600,481	£684,072	£1,036,596	£1,377,896	£1,728,492	£2,078,452

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area	Zone B - £900 psf					
No Units	60		Sales value inflation	Base				
Site Area	0.14 Ha		Build cost inflation	Base				
Residual land values:			Tenure	LAR	CIR			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR 40% CIR	0%	£2,605,549	£2,987,793	£2,957,407	£2,906,398	£2,778,734	£2,612,990	£1,587,576
60% LAR 40% CIR	5%	£4,345,096	£2,409,450	£2,370,186	£2,308,339	£2,207,222	£1,438,516	£1,014,791
60% LAR 40% CIR	10%	£4,238,058	£1,825,462	£1,795,320	£1,744,659	£1,618,010	£858,110	£435,944
60% LAR 40% CIR	15%	£3,542,709	£1,235,929	£1,205,863	£1,155,374	£1,029,154	£271,832	£155,154
60% LAR 40% CIR	20%	£2,837,880	£640,850	£610,871	£560,539	£454,710	£334,478	£773,452
60% LAR 40% CIR	25%	£2,127,543	£40,300	£10,398	£40,972	£172,278	£960,117	£1,397,805
60% LAR 40% CIR	30%	£1,411,754	£591,288	£632,807	£587,887	£405,872	£591,720	£591,720
60% LAR 40% CIR	35%	£680,564	£1,231,025	£1,262,184	£1,314,458	£1,445,138	£2,229,228	£2,864,834
60% LAR 40% CIR	40%	£38,668	£1,876,315	£1,997,423	£1,959,589	£2,089,930	£3,872,581	£3,597,736
60% LAR 40% CIR	45%	£4802,789	£2,587,101	£2,558,167	£2,610,251	£2,740,460	£3,955,747	£3,955,747
60% LAR 40% CIR	50%	£1,574,095	£3,180,324	£3,214,357	£3,286,369	£3,396,398	£4,176,574	£4,610,006
Residual Land values compared to benchmark land values								
Higher Value Secondary Offices								
£97,649,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR 40% CIR	0%	£9,889,441	£11,376,986	£11,408,355	£9,147,492	£11,684,519	£12,347,239	£12,735,951
60% LAR 40% CIR	5%	£9,521,691	£11,986,259	£11,980,622	£12,641,662	£12,167,721	£12,927,631	£13,346,767
60% LAR 40% CIR	10%	£10,641,031	£12,494,812	£12,474,878	£12,476,498	£11,764,968	£11,764,968	£13,462,868
60% LAR 40% CIR	20%	£13,941,781	£13,144,891	£13,124,951	£13,229,395	£13,301,001	£14,109,219	£14,598,143
60% LAR 40% CIR	25%	£14,444,141	£13,444,141	£13,444,141	£13,444,141	£13,444,141	£13,444,141	£13,444,141
60% LAR 40% CIR	30%	£12,371,989	£14,499,248	£14,499,248	£14,499,248	£14,501,613	£15,377,482	£15,814,944
60% LAR 40% CIR	35%	£13,941,781	£15,941,781	£15,941,781	£15,941,781	£15,941,781	£15,941,781	£15,941,781
60% LAR 40% CIR	40%	£11,627,655	£16,665,364	£16,665,364	£16,665,364	£16,665,364	£16,665,364	£16,665,364
60% LAR 40% CIR	45%	£14,598,535	£16,312,482	£16,312,482	£16,312,482	£16,312,482	£16,312,482	£16,312,482
60% LAR 40% CIR	50%	£16,258,631	£16,988,086	£16,988,086	£16,988,086	£16,988,086	£16,988,086	£16,988,086
Residual Land values compared to benchmark land values								
Medium Value Secondary Offices								
£97,196,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR 40% CIR	0%	£9,889,769	£9,989,529	£9,119,910	£5,186,990	£9,284,580	£9,989,529	£9,489,742
60% LAR 40% CIR	5%	£1,148,120	£9,689,856	£9,689,856	£9,689,856	£9,689,856	£9,689,856	£9,689,856
60% LAR 40% CIR	10%	£3,835,260	£8,247,839	£8,277,998	£8,328,898	£8,455,308	£7,215,207	£7,637,373
60% LAR 40% CIR	15%	£3,531,699	£6,837,398	£6,837,398	£6,837,398	£6,837,398	£6,837,398	£6,837,398
60% LAR 40% CIR	20%	£5,225,437	£7,432,489	£7,432,489	£7,432,489	£7,432,489	£7,432,489	£7,432,489
60% LAR 40% CIR	25%	£5,845,775	£8,033,017	£8,033,017	£8,033,017	£8,033,017	£8,033,017	£8,033,017
60% LAR 40% CIR	30%	£5,601,304	£8,684,604	£8,684,604	£8,684,604	£8,684,604	£8,684,604	£8,684,604
60% LAR 40% CIR	35%	£7,392,733	£9,304,343	£9,304,343	£9,304,343	£9,304,343	£9,304,343	£9,304,343
60% LAR 40% CIR	40%	£10,013,017	£10,013,017	£10,013,017	£10,013,017	£10,013,017	£10,013,017	£10,013,017
60% LAR 40% CIR	45%	£9,478,108	£10,600,419	£10,600,419	£10,600,419	£10,600,419	£10,600,419	£10,600,419
60% LAR 40% CIR	50%	£9,697,433	£11,298,649	£11,298,649	£11,298,649	£11,298,649	£11,298,649	£11,298,649
Residual Land values compared to benchmark land values								
Lower Value Secondary Offices / Community Space								
£40,420,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR 40% CIR	0%	£781,250	£3,290,899	£3,327,187	£3,378,014	£3,500,131	£4,217,837	£4,491,562
60% LAR 40% CIR	5%	£1,889,620	£2,889,871	£2,913,038	£2,963,963	£3,091,362	£3,844,344	£4,124,096
60% LAR 40% CIR	10%	£2,163,644	£4,470,424	£4,500,490	£4,550,379	£4,677,199	£4,434,521	£4,661,597
60% LAR 40% CIR	15%	£4,298,473	£5,095,055	£5,095,055	£5,095,055	£5,095,055	£5,095,055	£5,095,055
60% LAR 40% CIR	20%	£4,686,076	£5,686,076	£5,686,076	£5,686,076	£5,686,076	£5,686,076	£5,686,076
60% LAR 40% CIR	25%	£4,294,593	£6,207,630	£6,207,630	£6,207,630	£6,207,630	£6,207,630	£6,207,630
60% LAR 40% CIR	30%	£5,015,769	£6,691,276	£6,691,276	£6,691,276	£6,691,276	£6,691,276	£6,691,276
60% LAR 40% CIR	40%	£5,743,311	£7,592,899	£7,613,778	£7,665,548	£7,796,373	£8,579,534	£9,011,889
60% LAR 40% CIR	45%	£6,145,142	£8,233,454	£8,233,454	£8,233,454	£8,233,454	£8,233,454	£8,233,454
60% LAR 40% CIR	50%	£7,280,423	£8,680,677	£8,680,677	£8,680,677	£8,680,677	£8,680,677	£8,680,677
Residual Land values compared to benchmark land values								
Secondary Industrial/Storage/Distribution								
£20,601,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR 40% CIR	0%	£2,016,722	£79,416	£49,016	£49,016	£49,016	£49,016	£49,016
60% LAR 40% CIR	5%	£1,329,681	£1,329,681	£1,329,681	£1,329,681	£1,329,681	£1,329,681	£1,329,681
60% LAR 40% CIR	10%	£1,034,333	£1,034,333	£1,034,333	£1,034,333	£1,034,333	£1,034,333	£1,034,333
60% LAR 40% CIR	20%	£702,866	£2,267,527	£2,267,527	£2,267,527	£2,267,527	£2,267,527	£2,267,527
60% LAR 40% CIR	25%	£590,803	£2,496,076	£2,496,076	£2,496,076	£2,496,076	£2,496,076	£2,496,076
60% LAR 40% CIR	30%	£1,496,623	£3,550,633	£3,550,633	£3,550,633	£3,550,633	£3,550,633	£3,550,633
60% LAR 40% CIR	35%	£2,217,612	£4,136,402	£4,136,402	£4,136,402	£4,136,402	£4,136,402	£4,136,402
60% LAR 40% CIR	40%	£2,442,134	£4,744,264	£4,744,264	£4,744,264	£4,744,264	£4,744,264	£4,744,264
60% LAR 40% CIR	45%	£3,711,185	£9,439,479	£9,439,479	£9,439,479	£9,439,479	£9,439,479	£9,439,479
60% LAR 40% CIR	50%	£4,448,472	£9,691,701	£9,691,701	£9,691,701	£9,691,701	£9,691,701	£9,691,701

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area		Zone B - C900 paf	
No Units	60	Sales value inflation		Base	
Site Area	0.14 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR - CIR	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2			

LB Camden
Local Plan Viability Testing 2025

Real 11 - 60 Flats

No Units	60
Site Area	0.14 Ha

Residual land values:

Value Area	Zone B - £1,000 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£3,316,132	£5,075,542	£5,845,814	£5,556,332	£5,469,626	£4,732,366	£4,286,952
60% LAR - 40% CIR	5%	£7,499,252	£4,968,556	£4,539,012	£4,698,520	£4,783,271	£4,002,603	£3,579,198
60% LAR - 40% CIR	10%	£6,676,683	£4,254,921	£4,224,759	£4,174,059	£4,047,449	£3,287,550	£2,865,383
60% LAR - 40% CIR	15%	£5,848,630	£3,530,388	£3,500,333	£3,449,845	£3,323,624	£2,566,302	£2,145,567
60% LAR - 40% CIR	20%	£5,015,596	£2,805,351	£2,770,372	£2,720,060	£2,584,212	£1,830,238	£1,419,809
60% LAR - 40% CIR	25%	£4,176,135	£2,084,832	£2,034,931	£1,984,741	£1,859,266	£1,106,417	£688,168
60% LAR - 40% CIR	30%	£3,331,804	£1,353,889	£1,294,054	£1,244,003	£1,118,644	£387,866	£50,919
60% LAR - 40% CIR	35%	£2,473,672	£577,693	£547,828	£487,877	£372,899	£393,086	£482,682
60% LAR - 40% CIR	40%	£1,608,978	£181,415	£172,522	£244,695	£386,120	£1,177,680	£1,612,436
60% LAR - 40% CIR	45%	£743,966	£973,442	£1,004,508	£1,056,552	£1,196,801	£1,968,927	£2,402,585
60% LAR - 40% CIR	50%	£138,726	£1,770,907	£1,801,940	£1,853,952	£1,983,961	£2,764,157	£3,197,589

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£3,386,539	£8,916,915	£9,444,729	£8,896,812	£9,022,555	£8,762,818	£10,255,943
60% LAR - 40% CIR	5%	£7,153,058	£3,550,925	£3,580,885	£3,611,845	£3,746,362	£3,546,162	£4,034,554
60% LAR - 40% CIR	10%	£7,407,112	£3,026,143	£3,026,408	£3,033,696	£3,046,117	£3,129,478	£3,146,174
60% LAR - 40% CIR	15%	£6,770,844	£2,109,330	£2,103,369	£2,108,130	£2,111,630	£2,144,302	£2,189,833
60% LAR - 40% CIR	20%	£6,121,568	£1,251,910	£1,249,818	£1,251,910	£1,251,910	£1,260,478	£1,261,474
60% LAR - 40% CIR	25%	£5,453,337	£32,461,843	£32,401,677	£32,541,136	£32,660,787	£33,417,840	£33,839,863
60% LAR - 40% CIR	30%	£4,813,938	£13,209,138	£13,211,913	£13,211,913	£13,211,913	£13,211,913	£13,211,913
60% LAR - 40% CIR	35%	£4,176,135	£1,007,136	£1,007,136	£1,007,136	£1,007,136	£1,007,136	£1,007,136
60% LAR - 40% CIR	40%	£3,544,743	£14,735,133	£14,735,133	£14,735,133	£14,735,133	£14,735,133	£14,735,133
60% LAR - 40% CIR	45%	£3,544,743	£14,735,133	£14,735,133	£14,735,133	£14,735,133	£14,735,133	£14,735,133
60% LAR - 40% CIR	50%	£3,544,743	£14,735,133	£14,735,133	£14,735,133	£14,735,133	£14,735,133	£14,735,133

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£242,814	£2,367,772	£2,427,704	£2,477,986	£2,603,692	£3,360,952	£3,789,389
60% LAR - 40% CIR	5%	£1,396,834	£3,819,367	£3,848,559	£3,898,219	£4,025,886	£4,785,768	£5,207,634
60% LAR - 40% CIR	10%	£2,252,684	£4,572,065	£4,572,065	£4,572,065	£4,572,065	£4,572,065	£4,572,065
60% LAR - 40% CIR	15%	£3,058,222	£5,272,966	£5,302,945	£5,302,945	£5,302,945	£5,302,945	£5,302,945
60% LAR - 40% CIR	20%	£3,897,193	£5,958,485	£5,958,485	£5,958,485	£5,958,485	£5,958,485	£5,958,485
60% LAR - 40% CIR	25%	£4,741,814	£6,748,419	£6,748,419	£6,748,419	£6,748,419	£6,748,419	£6,748,419
60% LAR - 40% CIR	30%	£5,593,046	£7,525,489	£7,525,489	£7,525,489	£7,525,489	£7,525,489	£7,525,489
60% LAR - 40% CIR	35%	£6,441,328	£8,295,125	£8,295,125	£8,295,125	£8,295,125	£8,295,125	£8,295,125
60% LAR - 40% CIR	40%	£7,283,320	£9,058,766	£9,058,766	£9,058,766	£9,058,766	£9,058,766	£9,058,766
60% LAR - 40% CIR	45%	£8,112,320	£9,814,407	£9,814,407	£9,814,407	£9,814,407	£9,814,407	£9,814,407
60% LAR - 40% CIR	50%	£8,942,862	£10,562,048	£10,562,048	£10,562,048	£10,562,048	£10,562,048	£10,562,048

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£2,029,779	£777,527	£777,527	£817,434	£842,632	£1,703,430	£2,127,159
60% LAR - 40% CIR	5%	£1,792,849	£3,461,432	£3,461,432	£3,461,432	£3,461,432	£3,461,432	£3,461,432
60% LAR - 40% CIR	10%	£2,029,779	£2,206,020	£2,206,020	£2,206,020	£2,206,020	£2,206,020	£2,206,020
60% LAR - 40% CIR	15%	£2,252,684	£2,958,981	£2,958,981	£2,958,981	£2,958,981	£2,958,981	£2,958,981
60% LAR - 40% CIR	20%	£2,476,599	£3,691,421	£3,691,421	£3,691,421	£3,691,421	£3,691,421	£3,691,421
60% LAR - 40% CIR	25%	£2,700,514	£4,412,288	£4,412,288	£4,412,288	£4,412,288	£4,412,288	£4,412,288
60% LAR - 40% CIR	30%	£2,924,429	£5,128,156	£5,128,156	£5,128,156	£5,128,156	£5,128,156	£5,128,156
60% LAR - 40% CIR	35%	£3,148,344	£5,843,024	£5,843,024	£5,843,024	£5,843,024	£5,843,024	£5,843,024
60% LAR - 40% CIR	40%	£3,372,259	£6,557,892	£6,557,892	£6,557,892	£6,557,892	£6,557,892	£6,557,892
60% LAR - 40% CIR	45%	£3,596,174	£7,272,760	£7,272,760	£7,272,760	£7,272,760	£7,272,760	£7,272,760
60% LAR - 40% CIR	50%	£3,820,089	£7,987,628	£7,987,628	£7,987,628	£7,987,628	£7,987,628	£7,987,628

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£2,596,126	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186
60% LAR - 40% CIR	5%	£2,596,126	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186
60% LAR - 40% CIR	10%	£2,596,126	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186
60% LAR - 40% CIR	15%	£2,596,126	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186
60% LAR - 40% CIR	20%	£2,596,126	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186
60% LAR - 40% CIR	25%	£2,596,126	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186
60% LAR - 40% CIR	30%	£2,596,126	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186
60% LAR - 40% CIR	35%	£2,596,126	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186
60% LAR - 40% CIR	40%	£2,596,126	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186
60% LAR - 40% CIR	45%	£2,596,126	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186
60% LAR - 40% CIR	50%	£2,596,126	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186	£2,767,186

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area	Zone B - £1,000 psf					
No Units	60	Sales value inflation	Base					
Site Area	0.14 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR - CIR					
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£3,970,503	£7,008,671	£9,978,742	£8,928,460	£8,802,754	£8,648,518	£5,625,487
60% LAR - 40% CIR	10%	£3,789,254	£6,735,297	£9,705,483	£8,136,407	£8,030,184	£7,878,961	£4,861,461
60% LAR - 40% CIR	15%	£3,656,595	£5,456,573	£5,426,664	£5,376,766	£5,252,019	£4,502,269	£4,080,102
60% LAR - 40% CIR	20%	£2,000,203	£4,671,963	£4,642,339	£4,592,810	£4,468,286	£3,713,537	£3,292,803
60% LAR - 40% CIR	25%	£3,086,609	£3,880,101	£3,850,123	£3,799,791	£3,751,362	£2,918,990	£2,499,560
60% LAR - 40% CIR	30%	£5,192,229	£3,077,099	£3,047,197	£2,997,007	£2,871,532	£2,118,684	£1,700,434
60% LAR - 40% CIR	35%	£2,281,158	£2,268,680	£2,238,648	£2,188,780	£2,093,625	£1,612,678	£1,395,465
60% LAR - 40% CIR	40%	£3,382,771	£1,454,390	£1,425,126	£1,375,174	£1,290,297	£501,030	£84,771
60% LAR - 40% CIR	45%	£2,412,661	£555,816	£556,936	£559,428	£431,602	£338,229	£70,946
60% LAR - 40% CIR	50%	£1,436,389	£198,613	£227,678	£275,762	£409,972	£1,191,227	£1,625,255
60% LAR - 40% CIR	55%	£552,556	£1,064,698	£1,095,732	£1,147,743	£1,277,773	£2,057,948	£2,491,380
Residual Land values compared to benchmark land values								
Higher Value Secondary Offices								
£97,649,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£4,399,487	£7,550,444	£7,581,255	£7,636,349	£7,755,547	£8,066,761	£9,624,281
60% LAR - 40% CIR	10%	£3,889,748	£6,229,365	£6,267,077	£6,408,875	£6,653,822	£7,383,473	£8,705,679
60% LAR - 40% CIR	15%	£3,765,548	£5,111,708	£5,113,460	£5,193,139	£5,172,466	£4,964,899	£4,694,499
60% LAR - 40% CIR	20%	£2,989,812	£3,303,340	£3,303,518	£3,385,355	£3,311,779	£3,069,732	£3,128,317
60% LAR - 40% CIR	25%	£3,104,642	£2,704,642	£2,704,642	£2,704,642	£2,704,642	£2,704,642	£2,704,642
60% LAR - 40% CIR	30%	£3,305,581	£1,517,501	£1,548,805	£1,598,598	£1,722,116	£1,471,064	£2,800,229
60% LAR - 40% CIR	35%	£3,362,763	£1,138,641	£1,138,641	£1,138,641	£1,138,641	£1,138,641	£1,138,641
60% LAR - 40% CIR	40%	£1,132,160	£1,160,583	£1,170,651	£1,170,651	£1,170,651	£1,170,651	£1,170,651
60% LAR - 40% CIR	45%	£1,260,322	£1,362,324	£1,410,519	£1,445,553	£1,415,513	£1,415,513	£1,415,513
60% LAR - 40% CIR	50%	£13,233,148	£14,050,480	£14,081,479	£14,503,484	£15,063,014	£16,463,668	£16,471,021
Residual Land values compared to benchmark land values								
Medium Value Secondary Offices								
£57,186,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£1,587,805	£1,084,847	£1,084,878	£1,144,898	£1,270,983	£2,024,800	£2,443,800
60% LAR - 40% CIR	10%	£1,612,602	£1,089,000	£1,092,699	£1,152,699	£1,283,834	£2,096,807	£2,516,807
60% LAR - 40% CIR	15%	£1,777,552	£2,916,945	£2,946,653	£2,886,552	£2,821,296	£3,571,049	£3,563,215
60% LAR - 40% CIR	20%	£1,814,368	£4,401,368	£4,401,368	£4,401,368	£4,401,368	£4,401,368	£4,401,368
60% LAR - 40% CIR	25%	£2,981,098	£3,369,219	£3,369,219	£3,369,219	£3,369,219	£3,369,219	£3,369,219
60% LAR - 40% CIR	30%	£1,333,132	£2,804,638	£2,804,638	£2,804,638	£2,804,638	£2,804,638	£2,804,638
60% LAR - 40% CIR	35%	£4,713,547	£9,818,117	£9,818,117	£9,818,117	£9,818,117	£9,818,117	£9,818,117
60% LAR - 40% CIR	40%	£1,340,861	£7,437,805	£7,437,805	£7,437,805	£7,437,805	£7,437,805	£7,437,805
60% LAR - 40% CIR	45%	£3,177,824	£6,269,301	£6,269,301	£6,269,301	£6,269,301	£6,269,301	£6,269,301
60% LAR - 40% CIR	50%	£3,588,722	£9,138,639	£9,138,639	£9,138,639	£9,138,639	£9,138,639	£9,138,639
Residual Land values compared to benchmark land values								
Lower Value Secondary Offices / Community Space								
£48,425,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£3,964,572	£1,302,316	£1,292,385	£1,222,361	£1,098,401	£425,135	£111,616
60% LAR - 40% CIR	10%	£3,079,901	£508,944	£499,130	£449,048	£372,641	£227,802	£94,852
60% LAR - 40% CIR	15%	£1,196,662	£498,980	£498,980	£498,980	£498,980	£498,980	£498,980
60% LAR - 40% CIR	20%	£1,293,850	£1,034,400	£1,084,014	£1,113,743	£1,238,087	£1,982,816	£2,413,550
60% LAR - 40% CIR	25%	£2,927,576	£1,608,252	£1,608,252	£1,608,252	£1,608,252	£1,608,252	£1,608,252
60% LAR - 40% CIR	30%	£614,624	£2,425,054	£2,425,054	£2,425,054	£2,425,054	£2,425,054	£2,425,054
60% LAR - 40% CIR	35%	£1,426,195	£3,437,873	£3,437,873	£3,437,873	£3,437,873	£3,437,873	£3,437,873
60% LAR - 40% CIR	40%	£2,613,562	£4,251,453	£4,251,453	£4,251,453	£4,251,453	£4,251,453	£4,251,453
60% LAR - 40% CIR	45%	£3,273,802	£5,070,537	£5,070,537	£5,070,537	£5,070,537	£5,070,537	£5,070,537
60% LAR - 40% CIR	50%	£4,410,864	£5,803,886	£5,803,886	£5,803,886	£5,803,886	£5,803,886	£5,803,886
60% LAR - 40% CIR	55%	£5,153,757	£9,771,061	£9,852,085	£9,852,085	£9,852,085	£9,852,085	£9,852,085
Residual Land values compared to benchmark land values								
Secondary Industrial/Storage/Distribution								
£26,601,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£5,177,879	£5,100,286	£5,210,369	£5,220,025	£5,121,817	£3,130,174	£2,721,721
60% LAR - 40% CIR	10%	£4,987,819	£2,547,997	£2,547,997	£2,547,997	£2,547,997	£2,547,997	£2,547,997
60% LAR - 40% CIR	15%	£4,901,800	£1,763,377	£1,763,377	£1,763,377	£1,763,377	£1,763,377	£1,763,377
60% LAR - 40% CIR	20%	£3,190,552	£971,725	£941,746	£891,414	£760,580	£10,813	£689,816
60% LAR - 40% CIR	25%	£2,283,863	£169,722	£169,722	£169,722	£169,722	£169,722	£169,722
60% LAR - 40% CIR	30%	£1,371,782	£969,696	£969,696	£969,696	£969,696	£969,696	£969,696
60% LAR - 40% CIR	35%	£1,644,358	£1,453,476	£1,453,476	£1,453,476	£1,453,476	£1,453,476	£1,453,476
60% LAR - 40% CIR	40%	£4,914,649	£2,772,501	£2,772,501	£2,772,501	£2,772,501	£2,772,501	£2,772,501
60% LAR - 40% CIR	45%	£1,412,988	£3,194,360	£3,194,360	£3,194,360	£3,194,360	£3,194,360	£3,194,360
60% LAR - 40% CIR	50%	£2,365,761	£3,973,075	£4,004,108	£4,004,108	£4,004,108	£4,004,108	£4,004,108

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area	Zone B - £1,100 pcf					
No Units	60	Sales value inflation	Base					
Site Area	0.14 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR, CIR					
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		
60% LAR - 40% CIR	0%	£11,025,715	£8,341,799	£8,311,870	£8,261,588	£8,135,882	£7,381,646	£6,962,825
60% LAR - 40% CIR	5%	£10,073,306	£7,601,710	£7,417,956	£7,423,877	£7,296,685	£6,544,422	£6,126,965
60% LAR - 40% CIR	10%	£9,115,309	£6,856,189	£6,626,480	£6,576,562	£6,451,834	£5,703,356	£5,287,534
60% LAR - 40% CIR	15%	£8,161,775	£6,005,112	£5,775,498	£5,725,788	£5,601,445	£4,855,505	£4,440,537
60% LAR - 40% CIR	20%	£7,182,782	£4,948,593	£4,619,084	£4,669,489	£4,545,551	£3,798,739	£3,379,311
60% LAR - 40% CIR	25%	£6,206,323	£4,086,685	£4,057,233	£4,007,797	£3,883,799	£3,130,950	£2,712,701
60% LAR - 40% CIR	30%	£5,238,513	£3,213,461	£3,133,586	£3,133,586	£3,009,456	£2,257,460	£1,840,267
60% LAR - 40% CIR	35%	£4,243,386	£2,332,198	£2,302,423	£2,292,472	£2,127,594	£1,378,327	£962,688
60% LAR - 40% CIR	40%	£3,242,685	£1,445,659	£1,415,933	£1,396,049	£1,241,415	£463,611	£78,565
60% LAR - 40% CIR	45%	£2,249,781	£553,898	£554,122	£474,352	£345,925	£44,398	£484,429
60% LAR - 40% CIR	50%	£1,236,406	£438,490	£389,523	£441,535	£571,564	£1,351,740	£1,785,171

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

		£97,649,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£3,112,435	£8,263,372	£9,311,781	£8,301,889	£8,489,076	£7,540,319	£7,657,676
60% LAR - 40% CIR	5%	£2,824,421	£7,129,803	£7,108,261	£7,236,160	£7,103,567	£6,162,366	£6,280,207
60% LAR - 40% CIR	10%	£2,533,864	£6,000,628	£6,014,241	£6,096,971	£6,164,266	£5,209,236	£5,326,554
60% LAR - 40% CIR	15%	£2,259,979	£4,857,749	£4,866,577	£4,916,253	£5,046,190	£4,107,092	£4,226,439
60% LAR - 40% CIR	20%	£1,984,958	£3,724,808	£3,728,508	£3,759,568	£3,897,963	£3,001,042	£3,120,401
60% LAR - 40% CIR	25%	£1,712,229	£2,602,113	£2,602,113	£2,652,176	£2,777,395	£2,112,281	£2,181,474
60% LAR - 40% CIR	30%	£1,440,594	£1,480,394	£1,480,394	£1,514,853	£1,639,544	£1,000,411	£1,034,612
60% LAR - 40% CIR	35%	£1,169,746	£1,340,113	£1,340,113	£1,369,688	£1,484,326	£826,136	£870,579
60% LAR - 40% CIR	40%	£893,961	£1,231,833	£1,231,833	£1,211,388	£1,313,616	£410,203	£434,676
60% LAR - 40% CIR	45%	£624,817	£1,144,231	£1,144,231	£1,122,224	£1,202,805	£117,481	£153,614

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

		£57,186,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£2,862,387	£268,481	£238,553	£188,270	£92,585	£997,672	£1,119,862
60% LAR - 40% CIR	5%	£1,968,689	£197,586	£187,865	£155,445	£77,885	£732,566	£848,453
60% LAR - 40% CIR	10%	£1,041,991	£1,417,128	£1,446,838	£1,498,738	£1,621,483	£2,369,962	£2,785,784
60% LAR - 40% CIR	15%	£745,457	£2,206,206	£2,297,876	£2,342,548	£2,421,882	£3,517,811	£4,033,207
60% LAR - 40% CIR	20%	£489,656	£3,124,725	£3,154,264	£3,203,629	£3,327,767	£4,074,678	£4,644,004
60% LAR - 40% CIR	25%	£1,884,895	£3,960,833	£4,016,085	£4,088,521	£4,186,519	£4,942,368	£5,380,617
60% LAR - 40% CIR	30%	£2,441,802	£4,869,080	£4,869,080	£4,939,763	£5,064,917	£5,815,688	£6,233,001
60% LAR - 40% CIR	35%	£3,829,334	£5,771,119	£5,771,119	£5,820,846	£5,845,724	£6,894,961	£7,111,250
60% LAR - 40% CIR	40%	£3,903,392	£1,907,685	£1,907,685	£1,912,090	£1,913,688	£2,916,707	£2,944,124
60% LAR - 40% CIR	45%	£3,523,317	£1,519,510	£1,519,510	£1,516,907	£1,517,352	£8,487,116	£8,501,748
60% LAR - 40% CIR	50%	£8,644,812	£8,837,888	£8,867,861	£8,974,892	£8,844,882	£9,826,087	£9,838,498

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

		£48,425,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£5,319,362	£2,835,246	£2,805,517	£2,955,295	£2,429,529	£1,875,293	£1,296,273
60% LAR - 40% CIR	5%	£4,396,953	£1,796,417	£1,765,603	£1,719,520	£1,599,312	£1,309,009	£1,041,712
60% LAR - 40% CIR	10%	£3,459,956	£949,130	£901,127	£870,127	£744,452	£618,495	£484,495
60% LAR - 40% CIR	15%	£2,445,422	£98,759	£89,145	£108,608	£102,848	£480,848	£412,615
60% LAR - 40% CIR	20%	£1,476,459	£282,788	£197,988	£188,668	£169,832	£1,707,614	£1,521,692
60% LAR - 40% CIR	25%	£1,619,668	£1,619,668	£1,645,120	£1,655,554	£1,625,554	£2,401,000	£2,401,000
60% LAR - 40% CIR	30%	£2,077,886	£2,452,862	£2,522,725	£2,572,788	£2,697,967	£3,448,983	£3,889,688
60% LAR - 40% CIR	35%	£1,862,868	£3,174,105	£3,403,838	£3,453,881	£3,576,769	£4,328,008	£4,744,285
60% LAR - 40% CIR	40%	£2,453,358	£4,260,724	£4,299,450	£4,340,304	£4,484,938	£5,212,742	£5,628,180
60% LAR - 40% CIR	45%	£3,460,521	£5,102,545	£5,155,831	£5,208,625	£5,268,421	£6,010,761	£6,584,165
60% LAR - 40% CIR	50%	£4,457,847	£6,064,843	£6,065,816	£6,117,888	£6,277,917	£7,088,383	£7,487,524

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

		£26,601,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,154,539	£5,533,522	£5,403,593	£5,212,472	£5,261,296	£4,873,286	£4,719,288
60% LAR - 40% CIR	5%	£6,266,932	£4,563,363	£4,563,363	£4,571,486	£4,582,598	£3,813,646	£3,813,646
60% LAR - 40% CIR	10%	£5,243,399	£3,747,812	£3,718,103	£3,689,205	£3,643,458	£2,794,979	£2,794,979
60% LAR - 40% CIR	15%	£2,886,126	£2,886,126	£2,880,122	£2,871,362	£2,860,000	£1,847,128	£1,847,128
60% LAR - 40% CIR	20%	£2,274,386	£2,040,216	£2,010,687	£1,961,176	£1,937,176	£1,090,363	£1,070,034
60% LAR - 40% CIR	25%	£3,289,688	£1,179,309	£1,149,896	£1,109,421	£1,099,421	£729,514	£699,695
60% LAR - 40% CIR	30%	£2,320,136	£305,005	£275,251	£225,180	£100,000	£668,917	£1,088,150
60% LAR - 40% CIR	35%	£1,120,059	£676,716	£680,394	£780,782	£780,782	£1,431,660	£1,446,205
60% LAR - 40% CIR	40%	£344,619	£1,462,148	£1,462,272	£1,462,272	£1,460,861	£2,114,358	£2,114,358
60% LAR - 40% CIR	45%	£699,596	£2,354,969	£2,384,254	£2,434,024	£2,598,451	£3,322,775	£3,758,805
60% LAR - 40% CIR	50%	£1,668,817	£3,088,688	£3,261,801	£3,346,871	£3,470,961	£4,260,118	£4,668,542

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats

No Units	60
Site Area	0.14 Ha

Residual land values:

Value Area	Zone B - £1,150 pcf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£12,380,506	£3,674,927	£3,644,999	£3,564,738	£3,489,011	£8,714,774	£3,295,754
60% LAR - 40% CIR	10%	£11,360,359	£8,786,241	£8,738,427	£8,688,344	£8,563,138	£7,811,893	£7,394,535
60% LAR - 40% CIR	15%	£10,334,621	£7,856,004	£7,826,266	£7,776,366	£7,651,650	£6,903,171	£6,487,350
60% LAR - 40% CIR	20%	£9,303,348	£6,926,271	£6,906,537	£6,856,527	£6,731,814	£6,000,684	£5,574,252
60% LAR - 40% CIR	25%	£8,269,595	£6,015,095	£5,995,267	£5,935,262	£5,810,554	£5,088,428	£4,655,302
60% LAR - 40% CIR	30%	£7,234,417	£5,086,531	£5,057,079	£5,007,642	£4,884,054	£4,142,520	£3,724,966
60% LAR - 40% CIR	35%	£6,178,866	£4,152,032	£4,122,587	£4,073,136	£3,950,659	£3,214,441	£2,795,048
60% LAR - 40% CIR	40%	£5,124,000	£3,209,496	£3,179,720	£3,129,769	£3,004,891	£2,255,625	£1,839,365
60% LAR - 40% CIR	45%	£4,065,971	£2,255,442	£2,225,716	£2,175,665	£2,051,728	£1,303,420	£887,595
60% LAR - 40% CIR	50%	£3,002,533	£1,298,137	£1,269,451	£1,219,680	£1,092,254	£345,686	£71,800
60% LAR - 40% CIR	55%	£1,924,217	£331,636	£301,981	£252,279	£128,025	£45,531	£1,078,962

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£2,425,393	£2,017,500	£2,047,314	£2,017,397	£2,022,694	£2,017,844	£2,381,251
60% LAR - 40% CIR	10%	£2,431,120	£2,025,727	£2,055,245	£2,025,345	£2,030,642	£2,025,792	£2,387,005
60% LAR - 40% CIR	15%	£2,442,861	£2,047,470	£2,077,084	£2,047,184	£2,052,481	£2,047,631	£2,392,758
60% LAR - 40% CIR	20%	£2,515,144	£2,170,949	£2,200,174	£2,169,739	£2,175,036	£2,170,186	£2,518,031
60% LAR - 40% CIR	25%	£2,587,428	£2,295,428	£2,325,203	£2,294,768	£2,300,065	£2,295,215	£2,583,284
60% LAR - 40% CIR	30%	£2,659,712	£2,420,907	£2,450,682	£2,420,247	£2,425,544	£2,420,694	£2,648,537
60% LAR - 40% CIR	35%	£2,732,000	£2,546,386	£2,576,161	£2,545,726	£2,551,023	£2,546,173	£2,713,790
60% LAR - 40% CIR	40%	£2,804,284	£2,671,865	£2,701,640	£2,671,205	£2,676,502	£2,671,652	£2,779,043
60% LAR - 40% CIR	45%	£2,876,568	£2,797,344	£2,827,119	£2,796,684	£2,801,981	£2,797,131	£2,844,296
60% LAR - 40% CIR	50%	£2,948,852	£2,922,823	£2,952,598	£2,922,163	£2,927,460	£2,922,610	£2,952,849

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£4,397,189	£1,601,609	£1,571,662	£1,521,369	£1,566,693	£541,436	£222,436
60% LAR - 40% CIR	10%	£3,397,981	£984,603	£985,109	£975,025	£975,531	£491,436	£191,436
60% LAR - 40% CIR	15%	£2,397,773	£671,315	£671,821	£661,737	£662,243	£381,436	£151,436
60% LAR - 40% CIR	20%	£1,397,565	£358,027	£358,533	£348,449	£348,955	£261,436	£111,436
60% LAR - 40% CIR	25%	£897,357	£204,739	£205,245	£195,161	£195,667	£181,436	£71,436
60% LAR - 40% CIR	30%	£397,149	£91,451	£91,957	£81,367	£81,873	£67,436	£21,436
60% LAR - 40% CIR	35%	£147,941	£32,163	£32,669	£21,973	£22,479	£9,436	£1,436
60% LAR - 40% CIR	40%	£147,941	£32,163	£32,669	£21,973	£22,479	£9,436	£1,436
60% LAR - 40% CIR	45%	£147,941	£32,163	£32,669	£21,973	£22,479	£9,436	£1,436
60% LAR - 40% CIR	50%	£147,941	£32,163	£32,669	£21,973	£22,479	£9,436	£1,436

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£6,674,153	£3,368,274	£3,338,346	£3,258,361	£3,182,659	£3,008,241	£2,589,601
60% LAR - 40% CIR	10%	£5,654,006	£3,041,888	£3,012,074	£2,932,091	£2,856,785	£2,682,367	£2,263,727
60% LAR - 40% CIR	15%	£4,633,859	£2,718,501	£2,688,687	£2,608,704	£2,533,398	£2,358,980	£1,940,340
60% LAR - 40% CIR	20%	£3,613,712	£2,395,114	£2,365,300	£2,285,317	£2,210,011	£2,035,593	£1,616,953
60% LAR - 40% CIR	25%	£2,593,565	£2,071,727	£2,041,913	£1,961,930	£1,886,624	£1,712,206	£1,293,566
60% LAR - 40% CIR	30%	£1,573,418	£1,748,340	£1,718,526	£1,638,543	£1,563,237	£1,388,819	£969,179
60% LAR - 40% CIR	35%	£1,573,418	£1,748,340	£1,718,526	£1,638,543	£1,563,237	£1,388,819	£969,179
60% LAR - 40% CIR	40%	£1,573,418	£1,748,340	£1,718,526	£1,638,543	£1,563,237	£1,388,819	£969,179
60% LAR - 40% CIR	45%	£1,573,418	£1,748,340	£1,718,526	£1,638,543	£1,563,237	£1,388,819	£969,179
60% LAR - 40% CIR	50%	£1,573,418	£1,748,340	£1,718,526	£1,638,543	£1,563,237	£1,388,819	£969,179

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£8,471,182	£5,469,865	£5,439,937	£5,359,952	£5,284,967	£5,109,982	£4,689,997
60% LAR - 40% CIR	10%	£7,451,035	£4,847,028	£4,817,099	£4,737,114	£4,662,129	£4,487,144	£4,067,159
60% LAR - 40% CIR	15%	£6,430,888	£4,224,191	£4,194,262	£4,114,277	£4,039,292	£3,864,307	£3,444,322
60% LAR - 40% CIR	20%	£5,410,741	£3,601,354	£3,571,425	£3,491,440	£3,416,455	£3,241,470	£2,821,485
60% LAR - 40% CIR	25%	£4,390,594	£2,978,517	£2,948,588	£2,868,603	£2,793,618	£2,618,633	£2,203,648
60% LAR - 40% CIR	30%	£3,370,447	£2,355,680	£2,325,751	£2,245,766	£2,170,781	£1,995,796	£1,580,811
60% LAR - 40% CIR	35%	£2,350,300	£1,732,843	£1,702,914	£1,622,929	£1,547,944	£1,372,959	£957,974
60% LAR - 40% CIR	40%	£1,330,153	£1,109,006	£1,079,077	£1,009,092	£934,107	£759,122	£534,137
60% LAR - 40% CIR	45%	£1,330,153	£1,109,006	£1,079,077	£1,009,092	£934,107	£759,122	£534,137
60% LAR - 40% CIR	50%	£1,330,153	£1,109,006	£1,079,077	£1,009,092	£934,107	£759,122	£534,137

LB Camden
Local Plan Viability Testing 2025

Res 11 - 60 Flats

No Units	60
Site Area	0.14 Ha

Residual land values:

Value Area	Zone B - £1,200 pcf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£13,735,298	£11,009,055	£10,979,128	£10,927,844	£10,802,139	£10,647,902	£9,626,883
60% LAR - 40% CIR	10%	£12,847,411	£10,034,713	£10,004,999	£9,954,878	£9,829,699	£9,676,366	£8,661,009
60% LAR - 40% CIR	15%	£11,553,933	£9,055,820	£9,026,111	£8,976,212	£8,851,496	£8,702,987	£7,687,165
60% LAR - 40% CIR	20%	£10,454,921	£8,071,430	£8,041,816	£7,992,086	£7,867,763	£7,721,823	£6,707,411
60% LAR - 40% CIR	25%	£9,350,429	£7,081,598	£7,052,089	£7,002,494	£6,878,566	£6,734,930	£5,721,804
60% LAR - 40% CIR	30%	£8,240,510	£6,086,378	£6,056,824	£6,007,489	£5,883,901	£5,740,366	£4,730,402
60% LAR - 40% CIR	35%	£7,135,221	£5,086,922	£5,057,438	£5,007,138	£4,883,899	£4,740,187	£3,729,630
60% LAR - 40% CIR	40%	£6,030,614	£4,079,987	£4,050,659	£4,000,459	£3,878,427	£3,735,922	£2,726,863
60% LAR - 40% CIR	45%	£4,926,145	£3,068,255	£3,039,529	£2,989,678	£2,867,041	£2,725,254	£1,697,789
60% LAR - 40% CIR	50%	£3,747,988	£2,038,498	£2,009,780	£1,959,009	£1,836,582	£1,695,054	£673,268
60% LAR - 40% CIR	55%	£2,610,027	£1,006,480	£976,825	£927,124	£802,870	£67,343	£-372,753

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£11,138,130	£3,751,028	£3,760,842	£3,830,835	£3,956,132	£4,107,975	£3,124,731
60% LAR - 40% CIR	10%	£2,217,808	£4,729,901	£4,739,635	£4,808,528	£4,933,828	£5,082,754	£4,098,276
60% LAR - 40% CIR	15%	£3,100,802	£5,714,911	£5,724,501	£5,793,624	£5,918,728	£6,067,691	£5,082,930
60% LAR - 40% CIR	20%	£4,435,312	£6,704,743	£6,713,877	£6,783,247	£6,907,748	£7,056,911	£6,070,917
60% LAR - 40% CIR	25%	£5,769,384	£7,694,384	£7,703,518	£7,773,011	£7,897,145	£8,046,375	£7,050,333
60% LAR - 40% CIR	30%	£6,860,321	£8,684,919	£8,694,053	£8,763,615	£8,887,392	£9,036,354	£8,040,913
60% LAR - 40% CIR	35%	£7,951,327	£9,675,454	£9,684,588	£9,754,150	£9,877,927	£10,026,889	£9,031,414
60% LAR - 40% CIR	40%	£8,858,986	£10,726,487	£10,735,621	£10,805,219	£10,929,096	£11,077,558	£10,072,963
60% LAR - 40% CIR	45%	£10,039,073	£11,747,275	£11,756,409	£11,826,793	£11,950,751	£12,099,717	£11,093,272
60% LAR - 40% CIR	50%	£11,175,115	£12,778,261	£12,788,018	£12,858,412	£12,982,370	£13,130,388	£12,124,649

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£5,981,981	£2,934,738	£2,904,810	£2,854,527	£2,728,821	£1,974,585	£1,555,585
60% LAR - 40% CIR	5%	£4,514,983	£1,381,386	£1,351,582	£1,281,490	£1,155,291	£1,005,048	£887,691
60% LAR - 40% CIR	10%	£3,480,915	£982,502	£952,794	£902,684	£778,148	£629,689	£498,152
60% LAR - 40% CIR	15%	£2,381,684	£583,618	£553,910	£503,800	£379,264	£230,805	£100,250
60% LAR - 40% CIR	20%	£1,277,711	£185,726	£1,021,249	£1,001,824	£1,004,761	£1,008,388	£2,351,514
60% LAR - 40% CIR	25%	£1,187,183	£1,369,940	£2,018,393	£2,009,829	£2,180,417	£2,300,962	£3,342,815
60% LAR - 40% CIR	30%	£2,364,078	£2,367,498	£3,016,081	£3,006,732	£3,180,468	£3,305,130	£4,348,488
60% LAR - 40% CIR	35%	£2,088,704	£3,363,330	£4,022,659	£4,013,899	£4,184,890	£4,340,365	£5,393,853
60% LAR - 40% CIR	40%	£1,364,127	£4,363,095	£5,071,916	£5,062,795	£5,233,796	£5,380,982	£6,434,448
60% LAR - 40% CIR	45%	£1,152,648	£5,364,352	£6,074,531	£6,065,309	£6,236,310	£6,383,504	£7,430,043
60% LAR - 40% CIR	50%	£8,463,281	£7,088,697	£7,098,491	£7,168,198	£7,237,448	£7,306,979	£8,446,071

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£8,026,952	£5,351,702	£5,271,775	£5,251,485	£5,085,735	£4,341,248	£3,592,530
60% LAR - 40% CIR	10%	£6,941,058	£4,328,361	£4,298,547	£4,248,454	£4,123,596	£3,372,013	£2,594,656
60% LAR - 40% CIR	15%	£5,840,480	£3,340,407	£3,310,728	£3,260,850	£3,141,113	£2,396,634	£1,601,913
60% LAR - 40% CIR	20%	£4,749,589	£2,365,077	£2,335,463	£2,285,733	£2,161,410	£1,415,470	£1,001,058
60% LAR - 40% CIR	25%	£3,644,078	£1,375,245	£1,345,718	£1,295,141	£1,170,205	£828,577	£415,451
60% LAR - 40% CIR	30%	£2,534,157	£380,025	£350,017	£320,010	£290,126	£260,187	£676,951
60% LAR - 40% CIR	35%	£1,418,888	£-20,531	£949,917	£898,221	£822,694	£712,523	£1,678,523
60% LAR - 40% CIR	40%	£298,291	£1,628,368	£1,654,084	£1,746,882	£1,827,888	£2,074,437	£2,688,683
60% LAR - 40% CIR	45%	£897,899	£2,841,098	£2,870,824	£2,920,678	£2,845,312	£3,593,117	£4,008,584
60% LAR - 40% CIR	50%	£1,696,495	£3,860,280	£3,890,973	£3,940,923	£3,861,921	£4,613,185	£5,031,084
60% LAR - 40% CIR	55%	£1,696,538	£4,889,873	£4,920,528	£4,970,558	£4,903,483	£5,649,310	£6,075,155

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£10,826,322	£9,589,919	£9,589,751	£9,075,288	£7,893,782	£7,189,548	£6,720,266
60% LAR - 40% CIR	10%	£9,739,034	£7,126,537	£7,086,523	£7,046,445	£6,547,252	£5,969,886	£5,762,632
60% LAR - 40% CIR	15%	£8,645,556	£6,147,444	£6,117,735	£6,077,835	£5,643,089	£5,194,010	£4,778,789
60% LAR - 40% CIR	20%	£7,486,645	£5,163,053	£5,133,440	£5,093,710	£4,690,387	£4,313,448	£3,799,035
60% LAR - 40% CIR	25%	£6,442,262	£4,173,221	£4,143,693	£4,094,117	£3,970,180	£3,720,563	£3,813,427
60% LAR - 40% CIR	30%	£5,392,134	£3,178,001	£3,148,548	£3,099,172	£2,975,584	£2,853,980	£1,822,029
60% LAR - 40% CIR	35%	£4,168,844	£2,177,445	£2,148,000	£2,098,749	£1,975,473	£1,738,811	£1,021,453
60% LAR - 40% CIR	40%	£3,086,228	£1,177,011	£1,142,282	£1,093,082	£1,070,081	£1,224,541	£1,917,171
60% LAR - 40% CIR	45%	£1,975,369	£16,879	£127,152	£77,268	£49,441	£29,041	£1,020,269
60% LAR - 40% CIR	50%	£839,252	£989,911	£989,967	£949,368	£1,073,784	£1,820,353	£2,435,108
60% LAR - 40% CIR	55%	£698,936	£1,801,498	£1,831,051	£1,801,250	£2,105,807	£2,801,048	£3,261,138

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area		Zone B - £1,250 pcf	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		Base	
Residual land values:		Tenure		LAR - CIR	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, C			

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area	Zone B - £1,300 pcf					
No Units	60	Sales value inflation	Base					
Site Area	0.14 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR, CIR					
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 40% CIR	5%	£16,444,881	£13,674,312	£13,644,384	£13,594,102	£13,468,395	£12,714,159	£12,295,139
60% LAR: 40% CIR	10%	£15,211,814	£12,567,456	£12,537,481	£12,487,780	£12,362,853	£11,611,110	£11,193,063
60% LAR: 40% CIR	15%	£13,992,558	£11,455,451	£11,425,742	£11,375,843	£11,251,097	£10,502,818	£10,086,756
60% LAR: 40% CIR	20%	£12,758,067	£10,337,749	£10,308,134	£10,258,405	£10,134,082	£9,388,140	£8,973,729
60% LAR: 40% CIR	25%	£11,518,095	£9,214,603	£9,185,074	£9,135,499	£9,011,162	£8,267,835	£7,854,809
60% LAR: 40% CIR	30%	£10,272,698	£8,096,069	£8,066,617	£8,017,162	£7,893,592	£7,142,059	£6,730,095
60% LAR: 40% CIR	35%	£9,041,929	£6,982,202	£6,952,841	£6,903,536	£6,780,220	£6,029,588	£5,620,544
60% LAR: 40% CIR	40%	£7,786,843	£5,813,054	£5,783,728	£5,734,526	£5,611,524	£4,873,518	£4,463,515
60% LAR: 40% CIR	45%	£6,544,465	£4,638,680	£4,609,417	£4,560,296	£4,447,735	£3,710,969	£3,317,415
60% LAR: 40% CIR	50%	£5,237,939	£3,519,134	£3,489,895	£3,440,871	£3,318,315	£2,572,681	£2,177,927
60% LAR: 40% CIR	55%	£3,966,229	£2,356,169	£2,326,513	£2,276,812	£2,152,557	£1,407,031	£992,850
Residual Land values compared to benchmark land values								
Higher Value Secondary Offices								
£97,649,000								
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 40% CIR	5%	£1,436,719	£1,218,095	£1,247,686	£1,297,891	£1,423,188	£2,174,431	£2,591,789
60% LAR: 40% CIR	10%	£1,200,817	£1,000,265	£1,029,050	£1,078,988	£1,204,844	£1,961,121	£2,378,640
60% LAR: 40% CIR	15%	£1,000,799	£844,460	£873,401	£923,242	£1,049,401	£1,800,801	£2,217,072
60% LAR: 40% CIR	20%	£857,848	£717,118	£746,061	£795,932	£922,179	£1,557,899	£1,930,301
60% LAR: 40% CIR	25%	£744,779	£618,163	£647,097	£696,927	£823,224	£1,405,486	£1,748,686
60% LAR: 40% CIR	30%	£6,761,812	£5,833,326	£6,082,523	£6,413,239	£7,035,313	£1,276,174	£1,581,067
60% LAR: 40% CIR	35%	£5,981,884	£5,177,807	£5,427,004	£5,757,719	£6,379,016	£1,144,207	£1,448,207
60% LAR: 40% CIR	40%	£5,281,246	£4,512,081	£4,761,278	£5,091,993	£5,713,517	£1,016,722	£1,285,525
60% LAR: 40% CIR	45%	£4,547,802	£3,846,268	£4,095,465	£4,426,179	£5,040,245	£887,330	£1,127,819
60% LAR: 40% CIR	50%	£3,818,812	£3,180,072	£3,429,228	£3,760,528	£4,163,184	£758,070	£954,766
Residual Land values compared to benchmark land values								
Medium Value Secondary Offices								
£57,186,000								
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 40% CIR	5%	£8,371,564	£5,600,994	£5,571,068	£5,520,784	£5,366,077	£4,640,841	£4,221,822
60% LAR: 40% CIR	10%	£7,148,196	£4,894,339	£4,864,528	£4,814,463	£4,659,225	£3,937,862	£3,520,635
60% LAR: 40% CIR	15%	£5,919,241	£3,382,134	£3,352,424	£3,302,509	£3,177,779	£2,429,361	£2,013,478
60% LAR: 40% CIR	20%	£4,644,779	£2,264,431	£2,234,819	£2,185,081	£2,060,764	£1,314,623	£900,511
60% LAR: 40% CIR	25%	£3,444,779	£1,141,286	£1,111,727	£1,062,181	£936,244	£545,618	£345,618
60% LAR: 40% CIR	30%	£2,196,380	£12,752	£16,761	£49,136	£189,226	£951,296	£1,343,221
60% LAR: 40% CIR	35%	£1,461,812	£1,101,918	£1,131,912	£1,161,912	£1,191,912	£1,061,912	£1,061,912
60% LAR: 40% CIR	40%	£997,419	£2,280,264	£2,289,592	£2,338,799	£2,481,794	£1,391,799	£1,591,799
60% LAR: 40% CIR	45%	£848,812	£1,805,818	£1,815,812	£1,865,818	£1,915,812	£1,342,818	£1,542,818
60% LAR: 40% CIR	50%	£1,153,174	£4,504,184	£4,514,211	£4,613,449	£4,713,093	£1,500,538	£1,713,501
60% LAR: 40% CIR	55%	£4,507,888	£2,717,149	£2,726,804	£2,736,399	£2,746,001	£2,756,001	£2,766,001
Residual Land values compared to benchmark land values								
Lower Value Secondary Offices / Community Space								
£48,425,000								
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 40% CIR	5%	£10,788,529	£7,367,359	£7,336,031	£7,305,742	£7,275,525	£5,588,786	£5,588,786
60% LAR: 40% CIR	10%	£9,515,181	£6,861,303	£6,831,490	£6,791,407	£6,696,200	£5,004,967	£5,004,967
60% LAR: 40% CIR	15%	£8,286,255	£5,140,088	£5,110,389	£5,070,690	£4,944,444	£4,796,265	£4,796,265
60% LAR: 40% CIR	20%	£7,051,714	£4,631,396	£4,601,781	£4,562,052	£4,427,729	£3,681,787	£3,681,787
60% LAR: 40% CIR	25%	£5,811,742	£3,558,250	£3,528,721	£3,478,721	£3,365,699	£2,861,582	£2,861,582
60% LAR: 40% CIR	30%	£4,566,845	£2,729,116	£2,700,284	£2,670,984	£2,577,259	£2,155,706	£2,155,706
60% LAR: 40% CIR	35%	£3,315,576	£1,245,849	£1,216,484	£1,187,153	£1,143,876	£904,215	£904,215
60% LAR: 40% CIR	40%	£2,059,690	£106,701	£107,373	£108,173	£109,009	£84,849	£84,849
60% LAR: 40% CIR	45%	£798,142	£1,857,873	£1,868,952	£1,879,098	£1,888,818	£1,875,384	£1,888,818
60% LAR: 40% CIR	50%	£1,156,124	£3,180,184	£3,190,184	£3,195,840	£3,200,401	£3,193,028	£3,193,028
60% LAR: 40% CIR	55%	£1,156,124	£3,180,184	£3,190,184	£3,195,840	£3,200,401	£3,193,028	£3,193,028
Residual Land values compared to benchmark land values								
Secondary Industrial/Storage/Distribution								
£26,601,000								
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 40% CIR	5%	£12,313,119	£10,789,535	£10,726,007	£10,663,728	£10,601,019	£9,865,185	£9,865,185
60% LAR: 40% CIR	10%	£11,084,192	£9,447,075	£9,383,280	£9,319,384	£9,255,116	£8,520,833	£8,520,833
60% LAR: 40% CIR	15%	£9,849,690	£8,247,075	£8,182,785	£8,118,407	£8,054,221	£7,319,419	£7,319,419
60% LAR: 40% CIR	20%	£8,609,719	£7,039,227	£6,974,937	£6,910,647	£6,846,357	£6,111,555	£6,111,555
60% LAR: 40% CIR	25%	£7,369,821	£5,827,893	£5,763,603	£5,699,313	£5,635,023	£4,900,221	£4,900,221
60% LAR: 40% CIR	30%	£6,129,923	£4,616,925	£4,552,635	£4,488,345	£4,424,055	£3,689,253	£3,689,253
60% LAR: 40% CIR	35%	£4,889,925	£3,405,957	£3,341,667	£3,277,377	£3,213,087	£2,478,285	£2,478,285
60% LAR: 40% CIR	40%	£3,649,927	£2,194,989	£2,130,699	£2,066,409	£2,002,119	£1,267,317	£1,267,317
60% LAR: 40% CIR	45%	£2,409,929	£983,991	£969,701	£955,411	£941,121	£647,319	£647,319
60% LAR: 40% CIR	50%	£1,169,931	£383,993	£369,703	£355,413	£341,123	£47,321	£47,321

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Plots		Value Area		Zone B - £900 psf	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		Base	
Residual land values:		Tenure		LAR : CR	

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area		Zone B - £1,050 psf	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		Base	
Residual land values:		Tenure		LAR - CR	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, C			

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments	Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Embodied Carbon				
60% LAR - 40% CR	5%	£3,312,182	£12,543,887	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243				
60% LAR - 40% CR	10%	£3,312,182	£12,543,887	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243				
60% LAR - 40% CR	15%	£3,312,182	£12,543,887	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243				
60% LAR - 40% CR	20%	£3,312,182	£12,543,887	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243				
60% LAR - 40% CR	25%	£3,312,182	£12,543,887	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243				
60% LAR - 40% CR	30%	£3,312,182	£12,543,887	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243				
60% LAR - 40% CR	35%	£3,312,182	£12,543,887	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243				
60% LAR - 40% CR	40%	£3,312,182	£12,543,887	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243				
60% LAR - 40% CR	45%	£3,312,182	£12,543,887	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243				
60% LAR - 40% CR	50%	£3,312,182	£12,543,887	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243	£13,631,243				

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon									
60% LAR - 40% CR	5%	£1,004,304	£3,357,775	£3,445,111	£3,445,111	£3,445,111	£3,445,111	£3,445,111									
60% LAR - 40% CR	10%	£1,004,304	£3,357,775	£3,445,111	£3,445,111	£3,445,111	£3,445,111	£3,445,111									
60% LAR - 40% CR	15%	£1,004,304	£3,357,775	£3,445,111	£3,445,111	£3,445,111	£3,445,111	£3,445,111									
60% LAR - 40% CR	20%	£1,004,304	£3,357,775	£3,445,111	£3,445,111	£3,445,111	£3,445,111	£3,445,111									
60% LAR - 40% CR	25%	£1,004,304	£3,357,775	£3,445,111	£3,445,111	£3,445,111	£3,445,111	£3,445,111									
60% LAR - 40% CR	30%	£1,004,304	£3,357,775	£3,445,111	£3,445,111	£3,445,111	£3,445,111	£3,445,111									
60% LAR - 40% CR	35%	£1,004,304	£3,357,775	£3,445,111	£3,445,111	£3,445,111	£3,445,111	£3,445,111									
60% LAR - 40% CR	40%	£1,004,304	£3,357,775	£3,445,111	£3,445,111	£3,445,111	£3,445,111	£3,445,111									
60% LAR - 40% CR	45%	£1,004,304	£3,357,775	£3,445,111	£3,445,111	£3,445,111	£3,445,111	£3,445,111									
60% LAR - 40% CR	50%	£1,004,304	£3,357,775	£3,445,111	£3,445,111	£3,445,111	£3,445,111	£3,445,111									

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon					
60% LAR - 40% CR	5%	£2,883,635	£1,248,729	£2,399,045	£2,399,045	£2,399,045	£2,399,045	£2,399,045					
60% LAR - 40% CR	10%	£1,777,212	£2,514,411	£3,263,473	£3,263,473	£3,263,473	£3,263,473	£3,263,473					
60% LAR - 40% CR	15%	£1,777,212	£2,514,411	£3,263,473	£3,263,473	£3,263,473	£3,263,473	£3,263,473					
60% LAR - 40% CR	20%	£1,777,212	£2,514,411	£3,263,473	£3,263,473	£3,263,473	£3,263,473	£3,263,473					
60% LAR - 40% CR	25%	£1,777,212	£2,514,411	£3,263,473	£3,263,473	£3,263,473	£3,263,473	£3,263,473					
60% LAR - 40% CR	30%	£1,777,212	£2,514,411	£3,263,473	£3,263,473	£3,263,473	£3,263,473	£3,263,473					
60% LAR - 40% CR	35%	£1,777,212	£2,514,411	£3,263,473	£3,263,473	£3,263,473	£3,263,473	£3,263,473					
60% LAR - 40% CR	40%	£1,777,212	£2,514,411	£3,263,473	£3,263,473	£3,263,473	£3,263,473	£3,263,473					
60% LAR - 40% CR	45%	£1,777,212	£2,514,411	£3,263,473	£3,263,473	£3,263,473	£3,263,473	£3,263,473					
60% LAR - 40% CR	50%	£1,777,212	£2,514,411	£3,263,473	£3,263,473	£3,263,473	£3,263,473	£3,263,473					

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

LB Camden
Local Plan Viability Testing 2025

Res 12 - 75 Flats		Value Area		Zone B - £1,100 paf	
No Units		75		Base	
Site Area		0.2 Ha		Base	
				LAR - CR	
Residual land values:					
Tenure		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
% AH		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
60% LAR - 40% CR		£1,195,392		£3,307,811	
60% LAR - 40% CR		5% £12,569,481		£7,188,756	
60% LAR - 40% CR		10% £1,317,314		£6,113,603	
60% LAR - 40% CR		15% £10,167,568		£5,054,686	
60% LAR - 40% CR		20% £9,699,352		£4,069,514	
60% LAR - 40% CR		25% £7,738,252		£3,061,049	
60% LAR - 40% CR		30% £6,513,490		£2,069,958	
60% LAR - 40% CR		35% £5,362,580		£1,069,511	
60% LAR - 40% CR		40% £4,044,093		£746,386	
60% LAR - 40% CR		45% £2,789,835		£262,754	
60% LAR - 40% CR		50% £1,525,617		£1,054,648	

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

			£37,659,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£9,763,248	£10,969,807	£12,541,479	£12,104,073	£12,590,592	£13,054,328	£13,533,894
60% LAR - 40% CR	5%	£1,913,943	£4,193,943	£4,193,943	£4,193,943	£4,193,943	£4,193,943	£4,193,943
60% LAR - 40% CR	10%	£3,105,261	£3,104,264	£14,115,032	£14,115,143	£14,115,143	£14,115,143	£14,115,143
60% LAR - 40% CR	15%	£10,316,527	£4,143,930	£19,228,089	£19,228,089	£19,228,089	£19,228,089	£19,228,089
60% LAR - 40% CR	20%	£11,534,937	£1,126,178	£16,174,617	£16,174,617	£16,174,617	£16,174,617	£16,174,617
60% LAR - 40% CR	25%	£10,739,339	£4,161,018	£17,292,282	£17,292,282	£17,292,282	£17,292,282	£17,292,282
60% LAR - 40% CR	30%	£10,739,339	£1,140,744	£17,292,282	£17,292,282	£17,292,282	£17,292,282	£17,292,282
60% LAR - 40% CR	35%	£10,739,339	£1,140,744	£17,292,282	£17,292,282	£17,292,282	£17,292,282	£17,292,282
60% LAR - 40% CR	40%	£10,739,339	£1,140,744	£17,292,282	£17,292,282	£17,292,282	£17,292,282	£17,292,282
60% LAR - 40% CR	45%	£10,739,339	£1,140,744	£17,292,282	£17,292,282	£17,292,282	£17,292,282	£17,292,282
60% LAR - 40% CR	50%	£10,739,339	£1,140,744	£17,292,282	£17,292,282	£17,292,282	£17,292,282	£17,292,282

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

			£37,186,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,292,771	£2,374,895	£4,193,943	£4,193,943	£4,193,943	£4,193,943	£4,193,943
60% LAR - 40% CR	5%	£1,292,771	£2,374,895	£4,193,943	£4,193,943	£4,193,943	£4,193,943	£4,193,943
60% LAR - 40% CR	10%	£1,292,771	£2,374,895	£4,193,943	£4,193,943	£4,193,943	£4,193,943	£4,193,943
60% LAR - 40% CR	15%	£1,292,771	£2,374,895	£4,193,943	£4,193,943	£4,193,943	£4,193,943	£4,193,943
60% LAR - 40% CR	20%	£1,292,771	£2,374,895	£4,193,943	£4,193,943	£4,193,943	£4,193,943	£4,193,943
60% LAR - 40% CR	25%	£1,292,771	£2,374,895	£4,193,943	£4,193,943	£4,193,943	£4,193,943	£4,193,943
60% LAR - 40% CR	30%	£1,292,771	£2,374,895	£4,193,943	£4,193,943	£4,193,943	£4,193,943	£4,193,943
60% LAR - 40% CR	35%	£1,292,771	£2,374,895	£4,193,943	£4,193,943	£4,193,943	£4,193,943	£4,193,943
60% LAR - 40% CR	40%	£1,292,771	£2,374,895	£4,193,943	£4,193,943	£4,193,943	£4,193,943	£4,193,943
60% LAR - 40% CR	45%	£1,292,771	£2,374,895	£4,193,943	£4,193,943	£4,193,943	£4,193,943	£4,193,943
60% LAR - 40% CR	50%	£1,292,771	£2,374,895	£4,193,943	£4,193,943	£4,193,943	£4,193,943	£4,193,943

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

			£40,420,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£4,591,850	£13,493,710	£7,492,727	£7,492,727	£7,492,727	£7,492,727	£7,492,727
60% LAR - 40% CR	5%	£4,591,850	£13,493,710	£7,492,727	£7,492,727	£7,492,727	£7,492,727	£7,492,727
60% LAR - 40% CR	10%	£4,591,850	£13,493,710	£7,492,727	£7,492,727	£7,492,727	£7,492,727	£7,492,727
60% LAR - 40% CR	15%	£4,591,850	£13,493,710	£7,492,727	£7,492,727	£7,492,727	£7,492,727	£7,492,727
60% LAR - 40% CR	20%	£4,591,850	£13,493,710	£7,492,727	£7,492,727	£7,492,727	£7,492,727	£7,492,727
60% LAR - 40% CR	25%	£4,591,850	£13,493,710	£7,492,727	£7,492,727	£7,492,727	£7,492,727	£7,492,727
60% LAR - 40% CR	30%	£4,591,850	£13,493,710	£7,492,727	£7,492,727	£7,492,727	£7,492,727	£7,492,727
60% LAR - 40% CR	35%	£4,591,850	£13,493,710	£7,492,727	£7,492,727	£7,492,727	£7,492,727	£7,492,727
60% LAR - 40% CR	40%	£4,591,850	£13,493,710	£7,492,727	£7,492,727	£7,492,727	£7,492,727	£7,492,727
60% LAR - 40% CR	45%	£4,591,850	£13,493,710	£7,492,727	£7,492,727	£7,492,727	£7,492,727	£7,492,727
60% LAR - 40% CR	50%	£4,591,850	£13,493,710	£7,492,727	£7,492,727	£7,492,727	£7,492,727	£7,492,727

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

			£20,401,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£9,503,496	£4,248,035	£3,165,373	£3,165,373	£3,165,373	£3,165,373	£3,165,373
60% LAR - 40% CR	5%	£2,392,597	£3,162,899	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597
60% LAR - 40% CR	10%	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597
60% LAR - 40% CR	15%	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597
60% LAR - 40% CR	20%	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597
60% LAR - 40% CR	25%	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597
60% LAR - 40% CR	30%	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597
60% LAR - 40% CR	35%	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597
60% LAR - 40% CR	40%	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597
60% LAR - 40% CR	45%	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597
60% LAR - 40% CR	50%	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597	£2,392,597

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area		Zone B - £1,150 paf			
No Units	75	Sales value inflation	Base	Sales value inflation	Base		
Site Area	0.2 Ha	Build cost inflation	Base	Build cost inflation	Base		
Residual land values:		Tenure	LAR - CR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£11,045,452	£11,025,311	£11,010,295	£11,010,295	£11,010,295	£11,010,295
60% LAR - 40% CR	5%	£14,178,297	£8,898,111	£8,814,450	£8,751,845	£8,595,335	£7,555,282
60% LAR - 40% CR	10%	£12,866,125	£8,768,560	£7,981,363	£7,812,580	£7,445,057	£6,355,091
60% LAR - 40% CR	15%	£11,607,033	£7,810,013	£6,541,966	£6,479,805	£6,324,400	£5,384,352
60% LAR - 40% CR	20%	£11,311,003	£6,444,238	£5,249,819	£5,172,444	£4,958,852	£4,134,446
60% LAR - 40% CR	25%	£9,008,370	£5,308,498	£4,225,382	£4,153,045	£4,006,851	£3,085,740
60% LAR - 40% CR	30%	£7,688,532	£4,152,780	£3,052,514	£2,989,335	£2,833,488	£1,894,804
60% LAR - 40% CR	35%	£6,382,848	£2,940,180	£1,931,321	£1,868,882	£1,652,785	£1,161,801
60% LAR - 40% CR	40%	£5,065,187	£1,758,052	£882,876	£820,559	£464,767	£490,887
60% LAR - 40% CR	45%	£3,731,016	£501,250	£335,638	£300,743	£793,905	£1,740,975
60% LAR - 40% CR	50%	£2,382,880	£671,886	£1,794,257	£1,859,271	£2,021,807	£2,997,028

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area		Zone B - £1,200 paf	
No Units	75	Sales value inflation		Base	
Site Area	0.2 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR : CR	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR - 40% CR	5%	£11,165,871	£12,093,122	£11,605,705	£11,988,771
60% LAR - 40% CR	5%	£13,787,112	£11,478,201	£13,397,439	£10,334,936
60% LAR - 40% CR	10%	£14,430,366	£10,259,454	£9,115,735	£9,961,426
60% LAR - 40% CR	15%	£13,045,500	£9,031,492	£7,954,415	£7,740,849
60% LAR - 40% CR	20%	£11,659,853	£7,727,386	£6,651,611	£6,358,793
60% LAR - 40% CR	25%	£10,274,487	£6,556,267	£5,481,542	£5,272,747
60% LAR - 40% CR	30%	£9,884,379	£5,308,175	£4,234,492	£4,014,465
60% LAR - 40% CR	35%	£7,483,617	£4,045,810	£2,987,342	£2,749,403
60% LAR - 40% CR	40%	£6,076,281	£2,770,918	£1,695,143	£1,632,826
60% LAR - 40% CR	45%	£4,662,435	£1,486,183	£415,168	£392,286
60% LAR - 40% CR	50%	£3,245,143	£200,615	£911,495	£976,515

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

					£37,449,000	
Tenure	% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
60% LAR - 40% CR	5%	£1,445,717	£7,394,608	£6,871,255	£6,507,893	£5,554,402
60% LAR - 40% CR	5%	£1,414,816	£6,174,666	£5,651,313	£5,389,406	£4,435,015
60% LAR - 40% CR	10%	£2,225,353	£10,241,367	£11,314,614	£11,376,575	£11,484,405
60% LAR - 40% CR	15%	£1,636,844	£11,419,443	£12,545,189	£12,607,138	£12,604,038
60% LAR - 40% CR	20%	£1,334,342	£11,716,862	£11,746,383	£11,740,300	£11,740,300
60% LAR - 40% CR	25%	£1,389,254	£13,964,058	£13,238,314	£13,238,314	£13,238,314
60% LAR - 40% CR	30%	£1,389,254	£13,964,058	£13,238,314	£13,238,314	£13,238,314
60% LAR - 40% CR	35%	£1,389,254	£13,964,058	£13,238,314	£13,238,314	£13,238,314
60% LAR - 40% CR	40%	£1,389,254	£13,964,058	£13,238,314	£13,238,314	£13,238,314
60% LAR - 40% CR	45%	£1,389,254	£13,964,058	£13,238,314	£13,238,314	£13,238,314
60% LAR - 40% CR	50%	£1,389,254	£13,964,058	£13,238,314	£13,238,314	£13,238,314

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

					£37,186,000	
Tenure	% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
60% LAR - 40% CR	5%	£2,550,452	£101,407	£3,791,172	£3,791,172	£1,738,341
60% LAR - 40% CR	5%	£1,783,780	£1,559,216	£1,338,313	£1,338,313	£1,338,313
60% LAR - 40% CR	10%	£1,783,780	£1,559,216	£1,338,313	£1,338,313	£1,338,313
60% LAR - 40% CR	15%	£1,783,780	£1,559,216	£1,338,313	£1,338,313	£1,338,313
60% LAR - 40% CR	20%	£1,783,780	£1,559,216	£1,338,313	£1,338,313	£1,338,313
60% LAR - 40% CR	25%	£1,783,780	£1,559,216	£1,338,313	£1,338,313	£1,338,313
60% LAR - 40% CR	30%	£1,783,780	£1,559,216	£1,338,313	£1,338,313	£1,338,313
60% LAR - 40% CR	35%	£1,783,780	£1,559,216	£1,338,313	£1,338,313	£1,338,313
60% LAR - 40% CR	40%	£1,783,780	£1,559,216	£1,338,313	£1,338,313	£1,338,313
60% LAR - 40% CR	45%	£1,783,780	£1,559,216	£1,338,313	£1,338,313	£1,338,313
60% LAR - 40% CR	50%	£1,783,780	£1,559,216	£1,338,313	£1,338,313	£1,338,313

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

					£48,420,000	
Tenure	% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
60% LAR - 40% CR	5%	£7,859,481	£3,990,370	£2,419,957	£2,357,354	£2,206,755
60% LAR - 40% CR	5%	£5,169,350	£2,133,581	£1,688,139	£1,688,139	£1,688,139
60% LAR - 40% CR	10%	£6,442,434	£2,280,179	£1,824,917	£1,824,917	£1,824,917
60% LAR - 40% CR	15%	£5,089,693	£1,053,631	£1,914,914	£1,914,914	£1,914,914
60% LAR - 40% CR	20%	£4,688,233	£1,089,248	£2,049,881	£2,049,881	£2,049,881
60% LAR - 40% CR	25%	£4,281,365	£1,251,365	£2,155,498	£2,155,498	£2,155,498
60% LAR - 40% CR	30%	£3,909,144	£2,069,498	£1,744,140	£1,744,140	£1,744,140
60% LAR - 40% CR	35%	£3,601,044	£1,511,817	£1,604,019	£1,604,019	£1,604,019
60% LAR - 40% CR	40%	£1,901,381	£3,358,713	£2,212,419	£2,212,419	£2,212,419
60% LAR - 40% CR	45%	£1,901,381	£3,358,713	£2,212,419	£2,212,419	£2,212,419
60% LAR - 40% CR	50%	£1,901,381	£3,358,713	£2,212,419	£2,212,419	£2,212,419

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

					£20,601,000	
Tenure	% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
60% LAR - 40% CR	5%	£11,721,125	£7,412,215	£6,351,352	£5,288,949	£4,681,688
60% LAR - 40% CR	5%	£10,374,273	£6,182,437	£5,253,212	£4,491,445	£3,442,105
60% LAR - 40% CR	10%	£9,980,513	£4,965,475	£3,882,428	£3,830,267	£2,724,429
60% LAR - 40% CR	15%	£7,899,889	£3,711,899	£2,699,829	£2,647,264	£1,924,874
60% LAR - 40% CR	20%	£6,212,500	£2,420,280	£1,423,555	£1,361,760	£1,060,925
60% LAR - 40% CR	25%	£4,818,389	£1,242,188	£717,505	£717,505	£590,265
60% LAR - 40% CR	30%	£3,477,630	£51,461,944	£1,766,864	£1,766,864	£1,766,864
60% LAR - 40% CR	35%	£2,010,294	£1,290,088	£3,370,644	£2,988,953	£2,523,709
60% LAR - 40% CR	40%	£598,444	£2,516,824	£3,664,616	£3,713,032	£3,664,616
60% LAR - 40% CR	50%	£598,444	£3,664,616	£3,713,032	£3,664,616	£3,664,616

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area		Zone B - £1,250 psf			
No Units	75	Sales value inflation	Base		Base		
Site Area	0.2 Ha	Build cost inflation	Base		Base		
Residual land values:		Tenure	LAR - CIR				
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£12,395,927	£13,961,291	£11,889,620	£11,818,025	£11,781,517	£10,822,442
60% LAR - 40% CIR	5%	£13,844,406	£17,798,184	£12,641,753	£12,619,139	£12,608,186	£10,977,837
60% LAR - 40% CIR	15%	£14,485,967	£10,447,011	£9,374,864	£9,312,702	£9,157,298	£9,224,872
60% LAR - 40% CIR	20%	£13,003,677	£9,153,514	£8,809,179	£8,788,919	£8,814,891	£8,337,767
60% LAR - 40% CIR	25%	£11,948,004	£7,808,074	£8,735,349	£8,677,584	£8,521,069	£7,596,151
60% LAR - 40% CIR	30%	£10,999,818	£6,474,061	£8,410,621	£8,348,982	£8,194,886	£4,206,788
60% LAR - 40% CIR	35%	£8,584,368	£5,136,345	£7,040,564	£6,972,125	£6,844,033	£2,869,443
60% LAR - 40% CIR	40%	£7,092,375	£3,783,185	£2,707,409	£2,645,091	£2,489,299	£1,054,943
60% LAR - 40% CIR	45%	£5,693,895	£2,417,073	£1,345,078	£1,280,862	£1,125,332	£382,134
60% LAR - 40% CIR	50%	£4,088,892	£1,044,170	£28,915	£93,700	£256,288	£1,231,906

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

		£37,449,000							
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR	0%	£1,676,952	£5,511,598	£7,293,255	£7,344,804	£7,511,812	£8,458,387	£8,972,063	
60% LAR - 40% CIR	5%	£2,174,836	£7,174,836	£9,474,836	£9,474,836	£9,474,836	£10,974,836	£11,565,971	
60% LAR - 40% CIR	15%	£4,785,861	£8,524,018	£9,897,861	£9,969,127	£10,163,531	£11,267,507	£11,565,971	
60% LAR - 40% CIR	20%	£9,512,132	£10,142,315	£11,212,949	£11,212,949	£11,426,939	£12,598,495	£12,914,872	
60% LAR - 40% CIR	25%	£17,724,255	£11,546,105	£12,547,718	£12,547,718	£12,547,718	£10,666,097	£10,666,097	
60% LAR - 40% CIR	30%	£19,013,011	£10,798,168	£11,389,208	£11,389,208	£11,437,343	£10,515,071	£10,515,071	
60% LAR - 40% CIR	35%	£14,138,483	£9,474,836	£10,470,174	£10,470,174	£10,470,174	£7,983,709	£7,983,709	
60% LAR - 40% CIR	40%	£11,189,243	£7,174,836	£10,409,944	£10,409,944	£10,409,944	£19,719,739	£19,719,739	
60% LAR - 40% CIR	45%	£13,163,814	£10,409,944	£10,409,944	£10,409,944	£10,409,944	£10,409,944	£10,409,944	
60% LAR - 40% CIR	50%	£15,143,817	£10,409,944	£10,409,944	£10,409,944	£10,409,944	£10,409,944	£10,409,944	

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

						Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent & Biodiversity		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR - 40% CIR	0%	£3,418,255	£3,418,255	£3,418,255	£3,418,255	£3,418,255	£3,418,255	£3,418,255	£3,418,255	£3,418,255	£3,418,255	£3,418,255	£3,418,255
60% LAR - 40% CIR	5%	£4,102,906	£4,102,906	£4,102,906	£4,102,906	£4,102,906	£4,102,906	£4,102,906	£4,102,906	£4,102,906	£4,102,906	£4,102,906	£4,102,906
60% LAR - 40% CIR	15%	£8,205,812	£8,205,812	£8,205,812	£8,205,812	£8,205,812	£8,205,812	£8,205,812	£8,205,812	£8,205,812	£8,205,812	£8,205,812	£8,205,812
60% LAR - 40% CIR	20%	£12,308,718	£12,308,718	£12,308,718	£12,308,718	£12,308,718	£12,308,718	£12,308,718	£12,308,718	£12,308,718	£12,308,718	£12,308,718	£12,308,718
60% LAR - 40% CIR	25%	£16,411,624	£16,411,624	£16,411,624	£16,411,624	£16,411,624	£16,411,624	£16,411,624	£16,411,624	£16,411,624	£16,411,624	£16,411,624	£16,411,624
60% LAR - 40% CIR	30%	£20,514,530	£20,514,530	£20,514,530	£20,514,530	£20,514,530	£20,514,530	£20,514,530	£20,514,530	£20,514,530	£20,514,530	£20,514,530	£20,514,530
60% LAR - 40% CIR	35%	£24,617,436	£24,617,436	£24,617,436	£24,617,436	£24,617,436	£24,617,436	£24,617,436	£24,617,436	£24,617,436	£24,617,436	£24,617,436	£24,617,436
60% LAR - 40% CIR	40%	£28,720,342	£28,720,342	£28,720,342	£28,720,342	£28,720,342	£28,720,342	£28,720,342	£28,720,342	£28,720,342	£28,720,342	£28,720,342	£28,720,342
60% LAR - 40% CIR	45%	£32,823,248	£32,823,248	£32,823,248	£32,823,248	£32,823,248	£32,823,248	£32,823,248	£32,823,248	£32,823,248	£32,823,248	£32,823,248	£32,823,248
60% LAR - 40% CIR	50%	£36,926,154	£36,926,154	£36,926,154	£36,926,154	£36,926,154	£36,926,154	£36,926,154	£36,926,154	£36,926,154	£36,926,154	£36,926,154	£36,926,154

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

														</					

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats			Value Area	Zone B - £1,300 paf
No Units	75		Sales value inflation	Base
Site Area	0.2 Ha		Build cost inflation	Base
Residual land values:			Tenure	LAR - CR
Tenure	% AH			
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent
		£19,054,742	£14,844,381	£13,501,115
60% LAR - 40% CR	5%	£17,458,547	£13,257,363	£11,666,989
60% LAR - 40% CR	10%	£15,923,433	£11,864,360	£10,073,747
60% LAR - 40% CR	15%	£14,512,488	£10,463,643	£8,670,242
60% LAR - 40% CR	20%	£13,218,721	£9,055,892	£7,427,363
60% LAR - 40% CR	25%	£11,205,261	£7,041,148	£6,077,108
60% LAR - 40% CR	30%	£9,685,154	£5,719,513	£5,103,844
60% LAR - 40% CR	35%	£8,108,488	£4,791,045	£3,718,675
60% LAR - 40% CR	40%	£6,525,273	£3,364,980	£2,270,088
60% LAR - 40% CR	45%	£4,935,637	£1,887,726	£815,203

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

			£37,449,000					
Tenure	% AH							
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	5%	£2,688,367	£4,624,448	£5,789,115	£5,771,714	£5,525,223	£5,467,277	£3,988,973
60% LAR - 40% CR	10%	£1,949,283	£3,871,866	£4,781,519	£4,764,245	£4,498,455	£4,440,495	£3,149,529
60% LAR - 40% CR	15%	£1,347,585	£2,508,409	£3,481,518	£3,463,676	£3,189,052	£3,171,308	£2,148,522
60% LAR - 40% CR	20%	£887,881	£1,600,166	£2,176,617	£2,158,961	£1,908,883	£1,901,335	£1,141,244
60% LAR - 40% CR	25%	£4,124,103	£1,710,647	£1,243,673	£1,225,406	£1,140,608,102	£1,123,812	£1,141,807
60% LAR - 40% CR	30%	£9,217,588	£1,181,081	£1,238,721	£1,217,360	£1,231,496	£1,239,512	£1,143,985
60% LAR - 40% CR	35%	£11,003,418	£1,300,318	£1,178,488	£1,158,227	£1,182,703	£1,187,987	£1,143,985
60% LAR - 40% CR	40%	£11,169,301	£1,461,784	£1,133,131	£1,113,471	£1,157,783	£1,168,119	£1,123,337
60% LAR - 40% CR	45%	£12,147,456	£1,507,545	£1,124,403	£1,104,403	£1,143,148	£1,154,124	£1,105,228
60% LAR - 40% CR	50%	£13,317,315	£1,385,194	£1,137,638	£1,118,783	£1,043,071	£1,051,311	£95,183,93

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

			£37,186,000					
Tenure	% AH							
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	5%	£7,716,532	£3,357,876	£2,977,558	£2,914,255	£2,557,886	£2,538,942	£1,786,325
60% LAR - 40% CR	10%	£5,325,211	£2,111,212	£1,831,519	£1,768,216	£1,515,255	£1,496,311	£1,097,447
60% LAR - 40% CR	15%	£3,638,755	£1,377,650	£1,094,586	£1,031,283	£879,725	£860,781	£615,104
60% LAR - 40% CR	20%	£2,088,758	£825,088	£585,754	£542,363	£478,088	£470,218	£336,628
60% LAR - 40% CR	25%	£1,326,429	£420,809	£280,854	£253,839	£213,839	£205,969	£149,529
60% LAR - 40% CR	30%	£1,147,491	£3,545,583	£4,759,013	£4,771,241	£4,825,538	£4,838,514	£3,570,687
60% LAR - 40% CR	35%	£1,691,497	£3,667,588	£4,724,867	£4,746,867	£4,844,119	£4,866,119	£3,600,686
60% LAR - 40% CR	40%	£1,178,243	£3,589,895	£7,387,339	£7,393,363	£7,738,145	£7,743,901	£5,239,295
60% LAR - 40% CR	45%	£4,764,402	£1,841,267	£1,508,121	£1,487,241	£1,503,267	£1,518,052	£1,085,116
60% LAR - 40% CR	50%	£3,951,004	£3,598,584	£4,214,858	£4,033,530	£3,688,053	£3,505,485	£3,177,234

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

			£48,420,000					
Tenure	% AH							
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	5%	£11,092,111	£8,895,749	£5,586,087	£5,523,484	£5,386,973	£4,427,921	£3,908,224
60% LAR - 40% CR	10%	£9,495,491	£5,303,332	£2,813,681	£2,741,267	£2,585,334	£2,549,791	£2,239,590
60% LAR - 40% CR	15%	£6,987,837	£2,886,729	£2,813,681	£2,751,519	£2,586,115	£2,603,089	£1,145,675
60% LAR - 40% CR	20%	£2,801,011	£2,801,011	£1,412,280	£1,412,280	£1,412,280	£1,412,280	£1,412,280
60% LAR - 40% CR	25%	£4,861,589	£1,078,250	£11,525	£10,525	£10,525	£11,518,913	£1,048,037
60% LAR - 40% CR	30%	£3,977,520	£239,886	£1,495,024	£1,461,362	£1,618,239	£1,549,513	£1,081,388
60% LAR - 40% CR	35%	£1,707,522	£1,707,522	£1,707,522	£1,707,522	£1,707,522	£1,707,522	£1,707,522
60% LAR - 40% CR	40%	£1,130,617	£1,146,386	£4,217,297	£4,217,297	£4,179,088	£4,179,088	£3,935,136
60% LAR - 40% CR	45%	£1,201,380	£2,589,507	£2,383,424	£2,383,424	£2,383,424	£2,383,424	£2,383,424
60% LAR - 40% CR	50%	£1,201,380	£2,589,507	£2,383,424	£2,383,424	£2,383,424	£2,383,424	£2,383,424

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

			£20,601,000					
Tenure	% AH							
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	5%	£14,838,753	£10,278,384	£9,487,732	£9,435,128	£9,278,619	£9,339,565	£7,817,869
60% LAR - 40% CR	10%	£13,450,465	£8,911,576	£8,113,285	£8,052,512	£7,896,971	£7,957,380	£6,435,369
60% LAR - 40% CR	15%	£11,850,440	£7,788,373	£6,725,720	£6,663,164	£6,507,760	£6,578,334	£5,057,320
60% LAR - 40% CR	20%	£10,809,881	£6,667,688	£5,667,688	£5,605,132	£5,449,728	£5,520,302	£4,000,288
60% LAR - 40% CR	25%	£8,762,734	£4,989,895	£3,923,170	£3,861,376	£3,705,969	£3,776,543	£2,255,971
60% LAR - 40% CR	30%	£7,189,274	£3,575,181	£2,511,121	£2,449,482	£2,294,385	£2,364,959	£1,840,267
60% LAR - 40% CR	35%	£6,615,167	£2,153,525	£1,091,857	£1,030,366	£978,825	£989,405	£769,244
60% LAR - 40% CR	40%	£4,042,482	£725,059	£368,512	£368,512	£368,512	£368,512	£368,512
60% LAR - 40% CR	45%	£2,459,287	£2,459,287	£1,794,694	£1,794,694	£1,794,694	£1,794,694	£1,794,694
60% LAR - 40% CR	50%	£889,850	£2,178,262	£3,250,954	£3,312,911	£3,468,326	£4,414,731	£4,898,521

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Plots		Value Area	Zone B - £900 psf					
No Units	135	Sales value inflation	Base					
Site Area	1.04 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAM CIR					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	69,708,526	67,517,001	61,360,151	61,483,251	61,781,000	61,637,496	64,653,327
60% LAR 40% CIR	5%	67,209,383	65,177,326	59,017,386	59,140,486	59,438,235	59,294,731	62,315,180
60% LAR 40% CIR	10%	65,694,523	63,811,567	57,651,423	57,774,523	58,072,272	57,928,768	60,977,019
60% LAR 40% CIR	15%	64,167,375	62,320,124	56,220,065	56,343,165	56,640,914	56,497,410	59,549,870
60% LAR 40% CIR	20%	62,636,967	60,844,864	54,846,550	54,969,650	55,267,400	55,123,896	58,122,721
60% LAR 40% CIR	25%	61,073,425	59,379,648	53,478,666	53,601,766	53,899,515	53,756,011	56,695,572
60% LAR 40% CIR	30%	59,581,653	57,931,341	52,130,340	52,253,440	52,551,190	52,407,686	55,268,423
60% LAR 40% CIR	35%	58,142,891	56,494,805	50,803,340	50,926,440	51,224,190	51,080,686	53,841,274
60% LAR 40% CIR	40%	56,782,064	55,172,905	49,502,805	49,625,905	49,923,655	49,780,151	52,414,125
60% LAR 40% CIR	45%	55,434,249	53,849,405	48,224,305	48,347,405	48,645,155	48,501,651	51,000,976
60% LAR 40% CIR	50%	54,099,312	52,531,912	46,966,464	47,089,564	47,387,313	47,243,809	49,587,827
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	234,191,441	210,922,057	174,036,499	174,159,599	174,457,348	174,313,844	177,328,811
60% LAR 40% CIR	5%	229,110,258	205,841,298	169,021,154	169,144,254	169,442,003	169,298,500	172,313,768
60% LAR 40% CIR	10%	224,029,075	200,760,115	164,005,811	164,128,911	164,426,660	164,283,157	167,228,585
60% LAR 40% CIR	15%	218,947,892	195,678,932	158,990,428	159,113,528	159,411,277	159,267,774	162,143,432
60% LAR 40% CIR	20%	213,866,709	190,597,749	153,975,045	154,098,145	154,395,894	154,252,391	157,058,283
60% LAR 40% CIR	25%	208,785,526	185,516,566	148,959,662	149,082,762	149,380,511	149,237,008	151,923,090
60% LAR 40% CIR	30%	203,704,343	180,435,383	143,944,279	144,067,379	144,365,128	144,221,625	146,787,901
60% LAR 40% CIR	35%	198,623,160	175,354,200	138,928,896	139,051,996	139,349,745	139,206,242	141,652,712
60% LAR 40% CIR	40%	193,541,977	170,273,017	133,913,513	134,036,613	134,334,362	134,190,859	136,517,523
60% LAR 40% CIR	45%	188,460,794	165,191,834	128,898,130	129,021,230	129,318,979	129,175,476	131,382,334
60% LAR 40% CIR	50%	183,379,611	160,110,651	123,882,747	124,005,847	124,303,596	124,160,093	126,247,145
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£97,196,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	459,679,935	459,634,481	480,745,913	480,689,713	481,176,482	481,022,938	484,048,795
60% LAR 40% CIR	5%	459,679,935	459,634,481	480,745,913	480,689,713	481,176,482	481,022,938	484,048,795
60% LAR 40% CIR	10%	459,679,935	459,634,481	480,745,913	480,689,713	481,176,482	481,022,938	484,048,795
60% LAR 40% CIR	15%	459,679,935	459,634,481	480,745,913	480,689,713	481,176,482	481,022,938	484,048,795
60% LAR 40% CIR	20%	459,679,935	459,634,481	480,745,913	480,689,713	481,176,482	481,022,938	484,048,795
60% LAR 40% CIR	25%	459,679,935	459,634,481	480,745,913	480,689,713	481,176,482	481,022,938	484,048,795
60% LAR 40% CIR	30%	459,679,935	459,634,481	480,745,913	480,689,713	481,176,482	481,022,938	484,048,795
60% LAR 40% CIR	35%	459,679,935	459,634,481	480,745,913	480,689,713	481,176,482	481,022,938	484,048,795
60% LAR 40% CIR	40%	459,679,935	459,634,481	480,745,913	480,689,713	481,176,482	481,022,938	484,048,795
60% LAR 40% CIR	45%	459,679,935	459,634,481	480,745,913	480,689,713	481,176,482	481,022,938	484,048,795
60% LAR 40% CIR	50%	459,679,935	459,634,481	480,745,913	480,689,713	481,176,482	481,022,938	484,048,795
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£40,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	234,191,441	210,922,057	174,036,499	174,159,599	174,457,348	174,313,844	177,328,811
60% LAR 40% CIR	5%	229,110,258	205,841,298	169,021,154	169,144,254	169,442,003	169,298,500	172,313,768
60% LAR 40% CIR	10%	224,029,075	200,760,115	164,005,811	164,128,911	164,426,660	164,283,157	167,228,585
60% LAR 40% CIR	15%	218,947,892	195,678,932	158,990,428	159,113,528	159,411,277	159,267,774	162,143,432
60% LAR 40% CIR	20%	213,866,709	190,597,749	153,975,045	154,098,145	154,395,894	154,252,391	157,058,283
60% LAR 40% CIR	25%	208,785,526	185,516,566	148,959,662	149,082,762	149,380,511	149,237,008	151,923,090
60% LAR 40% CIR	30%	203,704,343	180,435,383	143,944,279	144,067,379	144,365,128	144,221,625	146,787,901
60% LAR 40% CIR	35%	198,623,160	175,354,200	138,928,896	139,051,996	139,349,745	139,206,242	141,652,712
60% LAR 40% CIR	40%	193,541,977	170,273,017	133,913,513	134,036,613	134,334,362	134,190,859	136,517,523
60% LAR 40% CIR	45%	188,460,794	165,191,834	128,898,130	129,021,230	129,318,979	129,175,476	131,382,334
60% LAR 40% CIR	50%	183,379,611	160,110,651	123,882,747	124,005,847	124,303,596	124,160,093	126,247,145
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£20,601,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	234,191,441	210,922,057	174,036,499	174,159,599	174,457,348	174,313,844	177,328,811
60% LAR 40% CIR	5%	229,110,258	205,841,298	169,021,154	169,144,254	169,442,003	169,298,500	172,313,768
60% LAR 40% CIR	10%	224,029,075	200,760,115	164,005,811	164,128,911	164,426,660	164,283,157	167,228,585
60% LAR 40% CIR	15%	218,947,892	195,678,932	158,990,428	159,113,528	159,411,277	159,267,774	162,143,432
60% LAR 40% CIR	20%	213,866,709	190,597,749	153,975,045	154,098,145	154,395,894	154,252,391	157,058,283
60% LAR 40% CIR	25%	208,785,526	185,516,566	148,959,662	149,082,762	149,380,511	149,237,008	151,923,090
60% LAR 40% CIR	30%	203,704,343	180,435,383	143,944,279	144,067,379	144,365,128	144,221,625	146,787,901
60% LAR 40% CIR	35%	198,623,160	175,354,200	138,928,896	139,051,996	139,349,745	139,206,242	141,652,712
60% LAR 40% CIR	40%	193,541,977	170,273,017	133,913,513	134,036,613	134,334,362	134,190,859	136,517,523
60% LAR 40% CIR	45%	188,460,794	165,191,834	128,898,130	129,021,230	129,318,979	129,175,476	131,382,334
60% LAR 40% CIR	50%	183,379,611	160,110,651	123,882,747	124,005,847	124,303,596	124,160,093	126,247,145

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone B - E950 paf			
No Units Site Area		135 1.04 Ha		Sales value inflation Build cost inflation Tenure		Base Base LAR - CIR	
Residual land values:							

LB Camden
Local Plan Viability Testing 2025

Res 13 - 135 Flats		Value Area		Zone B - £1,000 psf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Base Base LAR - CIR	
Residual land values:					
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106,	

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone B - £1,100 paf													
No Units Site Area		Sales value inflation Build cost inflation		Base Base													
135 1.04 Ha				LAR, CIR													
Residual land values:																	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon					
Tenure		%AH															
00% LAR - 40% CIR		0%		£20,850,484		£12,757,305		£10,698,015		£10,578,588		£10,280,019		£8,488,608		£7,493,379	
00% LAR - 40% CIR		5%		£18,258,134		£10,913,918		£8,962,563		£8,743,619		£8,446,262		£6,881,713		£5,910,317	
00% LAR - 40% CIR		10%		£16,652,490		£9,056,509		£7,012,503		£6,863,963		£6,557,611		£4,819,503		£3,831,684	
00% LAR - 40% CIR		15%		£14,531,559		£7,185,208		£5,147,913		£5,020,763		£4,734,385		£2,962,118		£1,977,525	
00% LAR - 40% CIR		20%		£12,381,493		£5,300,150		£3,288,952		£3,151,155		£2,866,662		£1,089,708		£94,193	
00% LAR - 40% CIR		25%		£10,218,293		£3,401,465		£1,375,758		£1,258,279		£964,584		£435,814		£-1,844,902	
00% LAR - 40% CIR		30%		£8,092,088		£1,489,258		£-504,425		£-390,223		£-692,217		£-2,794,185		£-3,809,634	
00% LAR - 40% CIR		35%		£5,853,008		£-459,065		£-2,537,599		£-2,658,139		£-2,959,490		£-4,767,599		£-5,772,154	
00% LAR - 40% CIR		40%		£3,681,175		£-2,455,296		£-4,530,019		£-4,699,334		£-4,951,131		£-6,755,949		£-7,758,055	
00% LAR - 40% CIR		45%		£1,436,721		£-4,465,030		£-6,536,534		£-6,655,665		£-6,958,592		£-8,759,961		£-9,760,055	
00% LAR - 40% CIR		50%		£-817,526		£-6,488,125		£-8,557,009		£-8,676,987		£-8,976,934		£-10,776,611		£-11,776,430	
Residual Land values compared to benchmark land values Higher Value Secondary Offices								£97,649,000									

LB Camden
Local Plan Viability Testing 2025

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

No Units	135
Site Area	1.04 Ha

Residual land values:

Value Area	Zone B - £1,150 pcf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£23,864,963	£15,756,851	£13,697,561	£13,578,134	£13,279,566	£11,486,154	£10,492,505
60% LAR, 40% CIR	10%	£17,621,868	£13,733,487	£11,712,152	£11,593,187	£11,294,722	£9,511,283	£8,519,902
60% LAR, 40% CIR	15%	£16,365,540	£11,756,101	£9,712,095	£9,593,555	£9,297,203	£7,519,095	£6,531,236
60% LAR, 40% CIR	20%	£17,065,984	£9,734,623	£7,697,529	£7,578,377	£7,283,969	£5,511,732	£4,527,141
60% LAR, 40% CIR	25%	£14,813,368	£7,699,788	£5,668,590	£5,550,760	£5,256,300	£3,468,343	£2,507,701
60% LAR, 40% CIR	30%	£12,504,511	£5,651,126	£3,625,418	£3,507,539	£3,214,243	£1,452,070	£465,990
60% LAR, 40% CIR	35%	£10,175,892	£3,588,971	£1,569,151	£1,450,955	£1,157,931	£-939,716	£-1,437,365
60% LAR, 40% CIR	40%	£7,834,396	£1,513,454	£-528,864	£-458,204	£-350,556	£-2,758,865	£-3,763,170
60% LAR, 40% CIR	45%	£5,480,143	£-600,867	£-2,765,015	£-2,765,930	£-3,066,728	£-4,347,566	£-5,354,160
60% LAR, 40% CIR	50%	£3,113,280	£-2,765,162	£-4,508,665	£-4,506,768	£-5,257,125	£-7,559,593	£-8,560,187
60% LAR, 40% CIR	55%	£733,916	£-4,942,791	£-7,011,675	£-7,131,653	£-7,431,598	£-9,231,275	£-10,231,096

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£17,752,252	£17,641,243	£16,662,379	£16,611,544	£16,108,959	£14,844,447	£14,844,447
60% LAR, 40% CIR	10%	£16,259,740	£16,248,630	£15,839,635	£15,811,176	£15,307,625	£13,885,436	£13,885,436
60% LAR, 40% CIR	15%	£14,406,146	£14,400,907	£13,701,260	£13,645,264	£13,140,124	£11,690,098	£11,690,098
60% LAR, 40% CIR	20%	£13,981,963	£13,704,943	£12,736,141	£12,683,338	£12,184,431	£10,710,387	£10,710,387
60% LAR, 40% CIR	25%	£12,776,322	£12,471,313	£11,361,603	£11,308,760	£10,816,467	£9,338,144	£9,338,144
60% LAR, 40% CIR	30%	£11,238,539	£10,715,702	£9,833,800	£9,753,175	£9,269,730	£7,783,044	£7,783,044
60% LAR, 40% CIR	35%	£9,580,912	£8,988,304	£8,169,076	£8,088,271	£7,603,249	£6,115,135	£6,115,135
60% LAR, 40% CIR	40%	£7,504,327	£6,804,523	£6,100,445	£6,020,663	£5,535,439	£4,046,257	£4,046,257
60% LAR, 40% CIR	45%	£5,261,450	£4,561,646	£3,857,336	£3,777,527	£3,292,302	£1,803,118	£1,803,118
60% LAR, 40% CIR	50%	£3,007,614	£2,307,810	£1,604,486	£1,524,684	£1,039,455	£-451,722	£-451,722

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£33,580,495	£33,628,810	£33,687,500	£33,697,327	£33,185,895	£31,897,308	£31,897,308
60% LAR, 40% CIR	10%	£27,763,855	£27,812,170	£27,870,860	£27,880,687	£27,369,255	£26,080,668	£26,080,668
60% LAR, 40% CIR	15%	£24,018,921	£24,067,236	£24,125,926	£24,135,753	£23,624,321	£22,335,734	£22,335,734
60% LAR, 40% CIR	20%	£22,266,617	£22,314,932	£22,373,622	£22,383,449	£21,872,017	£20,583,430	£20,583,430
60% LAR, 40% CIR	25%	£24,572,055	£24,620,370	£24,679,060	£24,688,887	£24,177,455	£22,888,868	£22,888,868
60% LAR, 40% CIR	30%	£24,860,961	£24,909,276	£24,967,966	£24,977,793	£24,466,361	£23,177,774	£23,177,774
60% LAR, 40% CIR	35%	£24,000,370	£24,048,685	£24,107,375	£24,117,202	£23,605,770	£22,317,183	£22,317,183
60% LAR, 40% CIR	40%	£21,351,086	£21,399,401	£21,458,091	£21,467,918	£20,956,486	£19,667,899	£19,667,899
60% LAR, 40% CIR	45%	£18,965,312	£19,013,627	£19,072,317	£19,082,144	£18,570,712	£17,282,125	£17,282,125
60% LAR, 40% CIR	50%	£16,727,181	£16,775,496	£16,834,186	£16,844,013	£16,332,581	£15,044,000	£15,044,000
60% LAR, 40% CIR	55%	£14,667,685	£14,715,999	£14,774,689	£14,784,516	£14,273,084	£12,984,497	£12,984,497

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£2,477,737	£2,477,737	£2,477,737	£2,477,737	£2,477,737	£2,477,737	£2,477,737
60% LAR, 40% CIR	10%	£20,352,707	£20,352,707	£20,352,707	£20,352,707	£20,352,707	£20,352,707	£20,352,707
60% LAR, 40% CIR	15%	£22,878,831	£22,878,831	£22,878,831	£22,878,831	£22,878,831	£22,878,831	£22,878,831
60% LAR, 40% CIR	20%	£27,301,447	£27,301,447	£27,301,447	£27,301,447	£27,301,447	£27,301,447	£27,301,447
60% LAR, 40% CIR	25%	£24,768,724	£24,768,724	£24,768,724	£24,768,724	£24,768,724	£24,768,724	£24,768,724
60% LAR, 40% CIR	30%	£24,140,220	£24,140,220	£24,140,220	£24,140,220	£24,140,220	£24,140,220	£24,140,220
60% LAR, 40% CIR	35%	£26,494,469	£26,494,469	£26,494,469	£26,494,469	£26,494,469	£26,494,469	£26,494,469
60% LAR, 40% CIR	40%	£28,980,315	£28,980,315	£28,980,315	£28,980,315	£28,980,315	£28,980,315	£28,980,315
60% LAR, 40% CIR	45%	£31,355,595	£31,355,595	£31,355,595	£31,355,595	£31,355,595	£31,355,595	£31,355,595
60% LAR, 40% CIR	50%	£34,355,595	£34,355,595	£34,355,595	£34,355,595	£34,355,595	£34,355,595	£34,355,595

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£2,477,737	£2,477,737	£2,477,737	£2,477,737	£2,477,737	£2,477,737	£2,477,737
60% LAR, 40% CIR	10%	£22,878,831	£22,878,831	£22,878,831	£22,878,831	£22,878,831	£22,878,831	£22,878,831
60% LAR, 40% CIR	15%	£24,768,724	£24,768,724	£24,768,724	£24,768,724	£24,768,724	£24,768,724	£24,768,724
60% LAR, 40% CIR	20%	£27,301,447	£27,301,447	£27,301,447	£27,301,447	£27,301,447	£27,301,447	£27,301,447
60% LAR, 40% CIR	25%	£24,768,724	£24,768,724	£24,768,724	£24,768,724	£24,768,724	£24,768,724	£24,768,724
60% LAR, 40% CIR	30%	£24,140,220	£24,140,220	£24,140,220	£24,140,220	£24,140,220	£24,140,220	£24,140,220
60% LAR, 40% CIR	35%	£26,494,469	£26,494,469	£26,494,469	£26,494,469	£26,494,469	£26,494,469	£26,494,469
60% LAR, 40% CIR	40%	£28,980,315	£28,980,315	£28,980,315	£28,980,315	£28,980,315	£28,980,315	£28,980,315
60% LAR, 40% CIR	45%	£31,355,595	£31,355,595	£31,355,595	£31,355,595	£31,355,595	£31,355,595	£31,355,595
60% LAR, 40% CIR	50%	£34,355,595	£34,355,595	£34,355,595	£34,355,595	£34,355,595	£34,355,595	£34,355,595

LB Camden
Local Plan Viability Testing 2025

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

No Units	135
Site Area	1.04 Ha

Residual land values:

Value Area	Zone B - £1,200 pcf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£26,879,482	£18,756,387	£16,697,108	£16,577,881	£16,279,113	£14,487,701	£13,492,473
60% LAR - 40% CIR	10%	£24,485,482	£16,813,357	£14,561,722	£14,442,737	£14,145,341	£11,369,473	£10,374,245
60% LAR - 40% CIR	15%	£22,078,589	£14,455,693	£12,411,687	£12,293,147	£11,996,795	£10,218,687	£9,230,448
60% LAR - 40% CIR	20%	£19,658,309	£12,284,439	£10,247,143	£10,128,992	£9,833,614	£8,061,348	£7,076,735
60% LAR - 40% CIR	25%	£17,244,868	£10,059,425	£8,088,227	£7,969,439	£7,655,537	£5,888,981	£4,903,338
60% LAR - 40% CIR	30%	£14,778,690	£7,800,786	£5,875,077	£5,757,600	£5,463,904	£3,701,730	£2,722,745
60% LAR - 40% CIR	35%	£12,309,095	£5,588,653	£3,652,834	£3,535,639	£3,242,657	£1,496,741	£518,197
60% LAR - 40% CIR	40%	£9,815,783	£3,463,160	£1,446,633	£1,329,688	£1,037,326	£474,970	£1,754,235
60% LAR - 40% CIR	45%	£7,399,022	£1,224,438	£481,212	£461,531	£144,387	£3,147,106	£4,448,759
60% LAR - 40% CIR	50%	£4,789,940	£1,160,268	£3,136,797	£3,256,928	£3,257,257	£5,359,225	£6,360,519
60% LAR - 40% CIR	55%	£2,258,062	£3,397,456	£5,466,339	£5,586,318	£5,886,264	£7,685,941	£8,685,762

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

£97,649,000								
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£76,919,048	£84,791,671	£89,843,009	£89,551,974	£87,259,390	£84,887,761	£80,035,811
60% LAR - 40% CIR	10%	£75,925,141	£86,880,233	£88,803,043	£88,111,984	£86,407,888	£83,188,544	£78,173,662
60% LAR - 40% CIR	15%	£61,146,461	£69,120,262	£61,151,986	£61,212,117	£60,243,383	£56,941,291	£54,901,291
60% LAR - 40% CIR	20%	£61,170,763	£61,305,308	£63,336,204	£63,148,351	£63,148,351	£59,510,730	£56,497,293
60% LAR - 40% CIR	25%	£61,170,763	£61,305,308	£63,336,204	£63,148,351	£63,148,351	£59,510,730	£56,497,293
60% LAR - 40% CIR	30%	£61,305,308	£63,336,204	£63,336,204	£63,336,204	£63,336,204	£59,510,730	£56,497,293
60% LAR - 40% CIR	35%	£61,305,308	£63,336,204	£63,336,204	£63,336,204	£63,336,204	£59,510,730	£56,497,293
60% LAR - 40% CIR	40%	£61,305,308	£63,336,204	£63,336,204	£63,336,204	£63,336,204	£59,510,730	£56,497,293
60% LAR - 40% CIR	45%	£61,305,308	£63,336,204	£63,336,204	£63,336,204	£63,336,204	£59,510,730	£56,497,293
60% LAR - 40% CIR	50%	£61,305,308	£63,336,204	£63,336,204	£63,336,204	£63,336,204	£59,510,730	£56,497,293

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

£97,186,000								
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£92,955,999	£90,829,954	£92,888,353	£92,887,795	£93,106,345	£94,897,761	£94,897,761
60% LAR - 40% CIR	10%	£92,955,999	£90,829,954	£92,888,353	£92,887,795	£93,106,345	£94,897,761	£94,897,761
60% LAR - 40% CIR	15%	£92,955,999	£90,829,954	£92,888,353	£92,887,795	£93,106,345	£94,897,761	£94,897,761
60% LAR - 40% CIR	20%	£92,955,999	£90,829,954	£92,888,353	£92,887,795	£93,106,345	£94,897,761	£94,897,761
60% LAR - 40% CIR	25%	£92,955,999	£90,829,954	£92,888,353	£92,887,795	£93,106,345	£94,897,761	£94,897,761
60% LAR - 40% CIR	30%	£92,955,999	£90,829,954	£92,888,353	£92,887,795	£93,106,345	£94,897,761	£94,897,761
60% LAR - 40% CIR	35%	£92,955,999	£90,829,954	£92,888,353	£92,887,795	£93,106,345	£94,897,761	£94,897,761
60% LAR - 40% CIR	40%	£92,955,999	£90,829,954	£92,888,353	£92,887,795	£93,106,345	£94,897,761	£94,897,761
60% LAR - 40% CIR	45%	£92,955,999	£90,829,954	£92,888,353	£92,887,795	£93,106,345	£94,897,761	£94,897,761
60% LAR - 40% CIR	50%	£92,955,999	£90,829,954	£92,888,353	£92,887,795	£93,106,345	£94,897,761	£94,897,761

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

£48,425,000								
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£17,488,933	£29,361,558	£27,412,893	£27,231,898	£27,829,274	£29,613,763	£30,625,149
60% LAR - 40% CIR	10%	£17,488,933	£29,361,558	£27,412,893	£27,231,898	£27,829,274	£29,613,763	£30,625,149
60% LAR - 40% CIR	15%	£17,488,933	£29,361,558	£27,412,893	£27,231,898	£27,829,274	£29,613,763	£30,625,149
60% LAR - 40% CIR	20%	£17,488,933	£29,361,558	£27,412,893	£27,231,898	£27,829,274	£29,613,763	£30,625,149
60% LAR - 40% CIR	25%	£17,488,933	£29,361,558	£27,412,893	£27,231,898	£27,829,274	£29,613,763	£30,625,149
60% LAR - 40% CIR	30%	£17,488,933	£29,361,558	£27,412,893	£27,231,898	£27,829,274	£29,613,763	£30,625,149
60% LAR - 40% CIR	35%	£17,488,933	£29,361,558	£27,412,893	£27,231,898	£27,829,274	£29,613,763	£30,625,149
60% LAR - 40% CIR	40%	£17,488,933	£29,361,558	£27,412,893	£27,231,898	£27,829,274	£29,613,763	£30,625,149
60% LAR - 40% CIR	45%	£17,488,933	£29,361,558	£27,412,893	£27,231,898	£27,829,274	£29,613,763	£30,625,149
60% LAR - 40% CIR	50%	£17,488,933	£29,361,558	£27,412,893	£27,231,898	£27,829,274	£29,613,763	£30,625,149

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

£26,601,000								
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£1,095,118	£2,798,386	£2,631,631	£2,631,631	£2,718,053	£2,853,284	£2,973,673
60% LAR - 40% CIR	10%	£1,095,118	£2,798,386	£2,631,631	£2,631,631	£2,718,053	£2,853,284	£2,973,673
60% LAR - 40% CIR	15%	£1,095,118	£2,798,386	£2,631,631	£2,631,631	£2,718,053	£2,853,284	£2,973,673
60% LAR - 40% CIR	20%	£1,095,118	£2,798,386	£2,631,631	£2,631,631	£2,718,053	£2,853,284	£2,973,673
60% LAR - 40% CIR	25%	£1,095,118	£2,798,386	£2,631,631	£2,631,631	£2,718,053	£2,853,284	£2,973,673
60% LAR - 40% CIR	30%	£1,095,118	£2,798,386	£2,631,631	£2,631,631	£2,718,053	£2,853,284	£2,973,673
60% LAR - 40% CIR	35%	£1,095,118	£2,798,386	£2,631,631	£2,631,631	£2,718,053	£2,853,284	£2,973,673
60% LAR - 40% CIR	40%	£1,095,118	£2,798,386	£2,631,631	£2,631,631	£2,718,053	£2,853,284	£2,973,673
60% LAR - 40% CIR	45%	£1,095,118	£2,798,386	£2,631,631	£2,631,631	£2,718,053	£2,853,284	£2,973,673
60% LAR - 40% CIR	50%	£1,095,118	£2,798,386	£2,631,631	£2,631,631	£2,718,053	£2,853,284	£2,973,673

LB Camden
Local Plan Viability Testing 2025

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

No Units	135
Site Area	1.04 Ha

Residual land values:

Value Area	Zone B - £1,250 per
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£29,893,961	£21,723,172	£19,694,831	£19,577,199	£19,278,660	£17,487,247	£16,492,020
60% LAR - 40% CIR	10%	£27,349,456	£19,448,833	£17,411,261	£17,293,326	£16,994,811	£15,210,422	£14,215,038
60% LAR - 40% CIR	15%	£24,791,638	£17,155,285	£15,111,279	£14,993,739	£14,696,387	£12,918,279	£11,930,440
60% LAR - 40% CIR	20%	£22,220,633	£14,834,053	£12,796,758	£12,678,606	£12,383,229	£10,610,963	£9,626,370
60% LAR - 40% CIR	25%	£19,638,567	£12,499,062	£10,467,864	£10,350,067	£10,055,574	£8,288,618	£7,303,975
60% LAR - 40% CIR	30%	£17,059,565	£10,150,446	£8,124,738	£8,007,259	£7,713,564	£5,951,390	£4,966,732
60% LAR - 40% CIR	35%	£14,479,753	£7,788,338	£5,765,516	£5,650,322	£5,356,423	£3,594,423	£2,609,666
60% LAR - 40% CIR	40%	£11,897,771	£5,412,866	£3,398,338	£3,279,393	£2,987,032	£1,222,863	£250,873
60% LAR - 40% CIR	45%	£9,315,663	£3,034,166	£1,011,341	£984,612	£862,790	£1,156,703	£2,125,958
60% LAR - 40% CIR	50%	£6,733,399	£622,371	£1,436,925	£1,557,388	£1,857,388	£3,869,367	£4,680,405
60% LAR - 40% CIR	55%	£3,782,206	£1,852,122	£3,921,005	£4,040,983	£4,340,929	£6,140,606	£7,140,427

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£24,555,274	£17,656,098	£15,961,439	£15,843,435	£15,544,820	£13,764,306	£12,765,662
60% LAR - 40% CIR	10%	£22,011,062	£15,246,446	£13,553,811	£13,435,807	£13,137,192	£11,356,678	£10,357,934
60% LAR - 40% CIR	15%	£19,466,849	£12,836,794	£11,146,181	£11,028,177	£10,729,562	£8,949,048	£7,950,304
60% LAR - 40% CIR	20%	£16,922,636	£10,427,142	£8,736,529	£8,618,525	£8,319,910	£6,540,396	£5,541,652
60% LAR - 40% CIR	25%	£14,378,423	£8,017,490	£6,326,877	£6,208,873	£5,910,258	£4,130,744	£3,131,999
60% LAR - 40% CIR	30%	£11,834,210	£5,607,838	£3,917,225	£3,799,221	£3,500,606	£1,721,092	£722,347
60% LAR - 40% CIR	35%	£9,289,997	£3,198,186	£1,507,573	£1,389,569	£1,090,954	£1,311,544	£1,532,134
60% LAR - 40% CIR	40%	£6,745,784	£76,531	£2,898,925	£3,019,898	£3,320,871	£5,121,461	£5,922,051
60% LAR - 40% CIR	45%	£4,201,571	£1,242,622	£4,314,888	£4,435,861	£4,736,834	£6,537,417	£7,337,427
60% LAR - 40% CIR	50%	£1,657,358	£1,256,652	£6,350,736	£6,471,709	£6,772,682	£8,573,265	£9,373,675

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£23,451,590	£17,662,289	£15,966,630	£15,848,626	£15,549,011	£13,764,306	£12,765,662
60% LAR - 40% CIR	10%	£20,907,377	£15,252,637	£13,556,979	£13,438,975	£13,139,360	£11,356,678	£10,357,934
60% LAR - 40% CIR	15%	£18,363,164	£12,842,985	£11,151,327	£11,033,323	£10,733,708	£8,949,048	£7,950,304
60% LAR - 40% CIR	20%	£15,818,951	£10,433,333	£8,741,675	£8,623,671	£8,324,056	£6,540,396	£5,541,652
60% LAR - 40% CIR	25%	£13,274,738	£8,023,681	£6,332,023	£6,214,019	£5,914,404	£4,130,744	£3,131,999
60% LAR - 40% CIR	30%	£10,730,525	£5,614,029	£3,922,375	£3,804,371	£3,504,756	£1,721,092	£722,347
60% LAR - 40% CIR	35%	£8,186,312	£3,204,377	£1,512,727	£1,394,723	£1,096,108	£1,311,544	£1,532,134
60% LAR - 40% CIR	40%	£5,642,099	£71,880	£2,903,289	£3,024,262	£3,325,235	£5,121,461	£5,922,051
60% LAR - 40% CIR	45%	£3,097,886	£1,256,652	£4,319,898	£4,440,871	£4,741,844	£6,537,417	£7,337,427
60% LAR - 40% CIR	50%	£562,673	£1,270,682	£6,355,736	£6,476,709	£6,777,682	£8,573,265	£9,373,675

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£14,651,199	£12,525,962	£12,463,324	£12,463,324	£12,463,324	£12,463,324	£12,463,324
60% LAR - 40% CIR	10%	£12,107,000	£10,111,765	£10,051,179	£10,051,179	£10,051,179	£10,051,179	£10,051,179
60% LAR - 40% CIR	15%	£9,562,801	£7,667,567	£7,606,981	£7,606,981	£7,606,981	£7,606,981	£7,606,981
60% LAR - 40% CIR	20%	£7,018,602	£5,223,373	£5,162,787	£5,162,787	£5,162,787	£5,162,787	£5,162,787
60% LAR - 40% CIR	25%	£4,474,403	£2,779,180	£2,718,594	£2,718,594	£2,718,594	£2,718,594	£2,718,594
60% LAR - 40% CIR	30%	£1,930,204	£34,068	£33,482	£33,482	£33,482	£33,482	£33,482
60% LAR - 40% CIR	35%	£1,386,005	£1,386,005	£1,386,005	£1,386,005	£1,386,005	£1,386,005	£1,386,005
60% LAR - 40% CIR	40%	£832,806	£832,806	£832,806	£832,806	£832,806	£832,806	£832,806
60% LAR - 40% CIR	45%	£278,607	£278,607	£278,607	£278,607	£278,607	£278,607	£278,607
60% LAR - 40% CIR	50%	£134,303	£134,303	£134,303	£134,303	£134,303	£134,303	£134,303

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£15,056,815	£12,463,324	£12,463,324	£12,463,324	£12,463,324	£12,463,324	£12,463,324
60% LAR - 40% CIR	10%	£12,512,616	£10,051,179	£10,051,179	£10,051,179	£10,051,179	£10,051,179	£10,051,179
60% LAR - 40% CIR	15%	£9,968,417	£7,640,981	£7,640,981	£7,640,981	£7,640,981	£7,640,981	£7,640,981
60% LAR - 40% CIR	20%	£7,424,218	£5,229,783	£5,229,783	£5,229,783	£5,229,783	£5,229,783	£5,229,783
60% LAR - 40% CIR	25%	£4,880,019	£2,818,585	£2,818,585	£2,818,585	£2,818,585	£2,818,585	£2,818,585
60% LAR - 40% CIR	30%	£2,335,820	£34,280	£34,280	£34,280	£34,280	£34,280	£34,280
60% LAR - 40% CIR	35%	£1,791,621	£1,791,621	£1,791,621	£1,791,621	£1,791,621	£1,791,621	£1,791,621
60% LAR - 40% CIR	40%	£1,247,422	£1,247,422	£1,247,422	£1,247,422	£1,247,422	£1,247,422	£1,247,422
60% LAR - 40% CIR	45%	£693,223	£693,223	£693,223	£693,223	£693,223	£693,223	£693,223
60% LAR - 40% CIR	50%	£449,024	£449,024	£449,024	£449,024	£449,024	£449,024	£449,024

LB Camden
Local Plan Viability Testing 2025

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

No Units	135
Site Area	1.04 Ha

Residual land values:

Value Area	Zone B - £1,300 pcf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£32,808,480	£34,689,466	£22,061,128	£22,543,496	£22,549,414	£20,484,926	£19,491,366
60% LAR - 40% CIR	10%	£30,113,230	£22,269,115	£20,244,110	£20,128,632	£19,831,986	£18,559,991	£17,644,635
60% LAR - 40% CIR	15%	£27,504,687	£19,629,940	£17,810,871	£17,692,331	£17,395,979	£15,617,871	£14,630,033
60% LAR - 40% CIR	20%	£24,762,957	£17,379,650	£16,346,373	£15,228,221	£14,932,844	£13,160,577	£12,175,984
60% LAR - 40% CIR	25%	£22,548,767	£14,988,699	£12,867,951	£12,749,705	£12,455,212	£10,688,265	£9,708,813
60% LAR - 40% CIR	30%	£19,300,439	£12,400,106	£10,374,398	£10,256,520	£9,963,223	£8,201,050	£7,222,064
60% LAR - 40% CIR	35%	£16,588,019	£9,888,019	£7,867,159	£7,750,005	£7,457,010	£5,699,106	£4,722,488
60% LAR - 40% CIR	40%	£13,766,682	£7,362,871	£5,345,643	£5,228,099	£4,936,737	£3,182,267	£2,208,029
60% LAR - 40% CIR	45%	£10,967,070	£4,830,884	£2,811,070	£2,694,440	£2,402,517	£651,560	£430,365
60% LAR - 40% CIR	50%	£8,142,858	£2,272,122	£258,368	£140,662	£157,520	£1,569,489	£2,960,582
60% LAR - 40% CIR	55%	£5,306,351	£306,786	£2,375,670	£2,495,648	£2,795,595	£4,995,272	£5,595,062

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£21,781,560	£19,138,116	£31,158,621	£31,275,736	£31,269,744	£31,344,740	£34,335,122
60% LAR - 40% CIR	10%	£17,960,943	£17,274,792	£28,393,899	£28,112,606	£28,008,751	£28,789,890	£28,774,698
60% LAR - 40% CIR	15%	£16,861,174	£14,620,130	£26,094,356	£26,116,669	£26,412,867	£26,249,154	£26,264,741
60% LAR - 40% CIR	20%	£17,350,364	£16,500,321	£28,517,229	£28,693,038	£28,940,318	£28,710,474	£27,899,116
60% LAR - 40% CIR	25%	£16,004,663	£14,404,362	£21,158,311	£21,169,311	£21,417,417	£21,344,861	£20,344,486
60% LAR - 40% CIR	30%	£14,854,328	£13,118,711	£20,517,532	£20,654,726	£20,947,711	£20,759,824	£19,662,243
60% LAR - 40% CIR	35%	£13,618,179	£11,818,461	£19,451,098	£19,515,611	£19,761,246	£19,524,111	£18,344,474
60% LAR - 40% CIR	40%	£10,437,560	£9,080,337	£16,363,681	£16,315,831	£16,562,213	£16,100,753	£15,143,686
60% LAR - 40% CIR	45%	£8,261,773	£7,131,609	£13,145,743	£13,264,098	£13,564,250	£13,064,215	£12,438,313
60% LAR - 40% CIR	50%	£5,698,380	£3,101,711,411	£10,730,691	£10,800,319	£10,920,326	£10,609,002	£10,689,622

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£26,477,951	£34,689,993	£39,724,339	£39,841,995	£39,718,047	£39,800,536	£39,889,895
60% LAR - 40% CIR	10%	£23,612,251	£31,118,487	£36,229,331	£36,269,342	£36,135,475	£36,195,475	£36,284,628
60% LAR - 40% CIR	15%	£21,860,774	£29,555,512	£34,574,590	£34,693,131	£34,569,282	£34,767,591	£34,759,429
60% LAR - 40% CIR	20%	£24,902,249	£24,205,941	£34,930,698	£34,941,748	£34,933,248	£34,924,585	£34,925,478
60% LAR - 40% CIR	25%	£23,517,395	£24,489,761	£35,517,860	£35,635,757	£35,556,566	£35,607,705	£35,673,849
60% LAR - 40% CIR	30%	£20,960,593	£20,885,359	£34,011,053	£34,138,342	£34,022,236	£34,184,412	£34,019,597
60% LAR - 40% CIR	35%	£18,845,339	£18,497,442	£31,510,251	£31,634,427	£31,504,442	£31,608,108	£31,464,474
60% LAR - 40% CIR	40%	£15,618,779	£15,022,860	£24,039,419	£24,138,393	£24,048,724	£24,252,884	£23,717,433
60% LAR - 40% CIR	45%	£13,618,179	£13,461,361	£20,614,361	£20,611,321	£20,611,321	£20,611,321	£20,611,321
60% LAR - 40% CIR	50%	£11,242,303	£10,711,340	£17,125,474	£17,124,830	£17,124,830	£17,124,830	£17,124,830
60% LAR - 40% CIR	55%	£8,699,111	£8,699,238	£14,361,132	£14,361,132	£14,361,132	£14,361,132	£14,361,132

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£11,781,361	£10,708,000	£21,728,505	£21,845,693	£21,738,829	£21,814,624	£21,800,017
60% LAR - 40% CIR	10%	£10,808,884	£10,144,893	£20,343,748	£20,362,388	£20,307,608	£20,391,144	£20,376,613
60% LAR - 40% CIR	15%	£11,781,361	£10,586,015	£20,628,242	£20,746,394	£20,641,772	£20,728,030	£20,708,613
60% LAR - 40% CIR	20%	£10,989,449	£10,275,818	£19,811,114	£19,825,611	£19,745,463	£19,828,585	£19,804,013
60% LAR - 40% CIR	25%	£10,474,176	£10,074,010	£19,068,211	£19,077,686	£19,011,686	£19,095,811	£19,070,811
60% LAR - 40% CIR	30%	£10,242,712	£10,085,595	£18,407,417	£18,424,611	£18,317,596	£18,375,510	£18,352,128
60% LAR - 40% CIR	35%	£10,007,503	£10,012,044	£18,684,672	£18,645,536	£18,607,619	£18,762,048	£18,764,361
60% LAR - 40% CIR	40%	£11,007,545	£10,750,721	£19,163,545	£19,285,275	£19,072,098	£19,123,035	£19,115,571
60% LAR - 40% CIR	45%	£11,811,803	£10,703,484	£19,116,627	£19,183,983	£19,123,135	£19,184,104	£19,183,135
60% LAR - 40% CIR	50%	£10,989,385	£10,281,401	£18,553,288	£18,470,510	£18,470,510	£18,589,887	£18,589,887

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£1,115,114	£1,238,122	£1,267,782	£1,180	£1,605,068	£1,333,355	£1,324,797
60% LAR - 40% CIR	10%	£1,115,114	£1,238,122	£1,267,782	£1,180	£1,605,068	£1,333,355	£1,324,797
60% LAR - 40% CIR	15%	£1,115,114	£1,238,122	£1,267,782	£1,180	£1,605,068	£1,333,355	£1,324,797
60% LAR - 40% CIR	20%	£1,115,114	£1,238,122	£1,267,782	£1,180	£1,605,068	£1,333,355	£1,324,797
60% LAR - 40% CIR	25%	£1,115,114	£1,238,122	£1,267,782	£1,180	£1,605,068	£1,333,355	£1,324,797
60% LAR - 40% CIR	30%	£1,115,114	£1,238,122	£1,267,782	£1,180	£1,605,068	£1,333,355	£1,324,797
60% LAR - 40% CIR	35%	£1,115,114	£1,238,122	£1,267,782	£1,180	£1,605,068	£1,333,355	£1,324,797
60% LAR - 40% CIR	40%	£1,115,114	£1,238,122	£1,267,782	£1,180	£1,605,068	£1,333,355	£1,324,797
60% LAR - 40% CIR	45%	£1,115,114	£1,238,122	£1,267,782	£1,180	£1,605,068	£1,333,355	£1,324,797
60% LAR - 40% CIR	50%	£1,115,114	£1,238,122	£1,267,782	£1,180	£1,605,068	£1,333,355	£1,324,797

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Plots		Value Area	Zone B - £900 psf					
No Units	190	Sales value inflation	Base					
Site Area	0.27 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAM CIR					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£10,512,887	£2,502,971	£1,058,803	£922,026	£580,087	£1,502,320	£1,297,356
60% LAR 40% CIR	5%	£9,862,263	£1,133,753	£300,623	£447,984	£193,814	£2,897,817	£2,683,830
60% LAR 40% CIR	10%	£7,196,726	£254,516	£1,721,141	£1,861,103	£2,211,010	£4,310,448	£4,077,177
60% LAR 40% CIR	15%	£5,516,412	£1,685,613	£3,158,706	£3,288,223	£3,647,015	£5,739,762	£5,507,235
60% LAR 40% CIR	20%	£3,921,458	£3,143,267	£4,671,124	£4,751,236	£5,099,018	£7,168,703	£6,939,849
60% LAR 40% CIR	25%	£2,112,001	£4,616,244	£9,081,245	£9,219,995	£9,566,889	£8,648,116	£8,416,866
60% LAR 40% CIR	30%	£388,175	£5,106,312	£7,565,921	£7,650,430	£8,050,430	£9,128,645	£8,909,111
60% LAR 40% CIR	35%	£1,374,604	£7,607,356	£9,066,006	£9,264,153	£9,649,522	£11,621,735	£11,391,489
60% LAR 40% CIR	40%	£3,186,334	£10,126,233	£10,581,356	£10,719,357	£11,064,025	£13,134,632	£12,902,787
60% LAR 40% CIR	45%	£5,000,450	£10,657,797	£12,111,807	£12,249,513	£12,593,780	£14,655,380	£14,426,889
60% LAR 40% CIR	50%	£8,834,812	£12,204,907	£13,667,227	£13,794,773	£14,138,638	£16,201,826	£15,972,582
Residual Land values compared to benchmark land values Higher Value Secondary Offices								
£97,649,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£17,769,281	£25,407,792	£26,841,169	£27,079,806	£27,425,359	£28,039,491	£28,265,175
60% LAR 40% CIR	5%	£16,434,334	£26,386,001	£26,352,886	£26,402,640	£26,682,256	£27,041,060	£27,138,722
60% LAR 40% CIR	10%	£21,115,134	£26,817,136	£26,760,262	£26,799,196	£26,972,960	£27,347,130	£27,444,801
60% LAR 40% CIR	20%	£22,810,597	£26,714,843	£21,143,869	£21,162,730	£21,170,561	£21,817,248	£21,865,395
60% LAR 40% CIR	25%	£22,113,044	£25,242,798	£21,247,796	£21,262,112	£21,267,661	£21,364,414	£21,369,661
60% LAR 40% CIR	30%	£25,243,361	£22,735,838	£24,197,497	£24,135,895	£24,081,968	£24,728,331	£24,727,877
60% LAR 40% CIR	35%	£26,181,373	£26,436,860	£26,436,860	£26,436,860	£26,436,860	£26,436,860	£26,436,860
60% LAR 40% CIR	40%	£26,811,879	£27,112,855	£27,112,855	£27,112,855	£27,112,855	£27,112,855	£27,112,855
60% LAR 40% CIR	45%	£21,631,595	£27,286,342	£26,743,352	£26,861,559	£26,825,325	£27,286,342	£27,286,342
60% LAR 40% CIR	50%	£23,456,251	£26,838,480	£26,268,773	£26,426,116	£26,470,184	£26,838,480	£26,838,480
Residual Land values compared to benchmark land values Medium Value Secondary Offices								
£67,196,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£9,993,294	£19,099,211	£14,597,375	£14,674,154	£15,016,595	£17,098,509	£16,963,592
60% LAR 40% CIR	5%	£8,133,815	£16,446,426	£15,069,806	£15,069,806	£15,395,896	£16,869,987	£16,869,987
60% LAR 40% CIR	10%	£9,589,458	£15,859,698	£17,317,323	£17,457,285	£17,807,152	£19,909,639	£19,873,356
60% LAR 40% CIR	15%	£16,075,775	£17,251,734	£16,264,866	£16,264,866	£16,264,866	£16,264,866	£16,264,866
60% LAR 40% CIR	20%	£11,774,724	£16,739,475	£20,208,308	£20,347,418	£20,695,955	£22,761,684	£22,500,511
60% LAR 40% CIR	25%	£13,484,181	£20,219,428	£21,877,427	£21,916,177	£22,103,051	£24,344,296	£24,013,948
60% LAR 40% CIR	30%	£15,745,003	£21,700,484	£23,302,103	£23,302,103	£23,302,103	£23,302,103	£23,302,103
60% LAR 40% CIR	35%	£18,970,798	£22,203,536	£24,892,186	£24,892,186	£24,892,186	£24,892,186	£24,892,186
60% LAR 40% CIR	40%	£16,174,116	£23,164,411	£26,127,612	£26,127,612	£26,127,612	£26,127,612	£26,127,612
60% LAR 40% CIR	45%	£22,569,537	£26,253,879	£27,107,366	£27,107,366	£27,107,366	£27,107,366	£27,107,366
60% LAR 40% CIR	50%	£22,456,984	£27,801,988	£28,253,458	£28,253,458	£28,253,458	£28,253,458	£28,253,458
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space								
£40,420,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£2,101,373	£9,889,893	£11,333,290	£11,211,950	£11,817,450	£13,911,532	£13,897,467
60% LAR 40% CIR	5%	£3,609,811	£11,218,132	£12,344,177	£12,344,177	£12,344,177	£12,344,177	£12,344,177
60% LAR 40% CIR	10%	£5,507,225	£12,708,248	£14,182,343	£14,321,860	£14,670,651	£16,763,598	£16,530,871
60% LAR 40% CIR	15%	£7,259,175	£14,196,936	£15,855,786	£15,716,673	£16,122,654	£18,299,939	£18,127,466
60% LAR 40% CIR	20%	£8,466,026	£17,034,861	£16,638,866	£16,638,866	£16,638,866	£16,638,866	£16,638,866
60% LAR 40% CIR	25%	£10,635,459	£17,122,948	£16,589,528	£16,727,880	£16,074,058	£21,150,481	£20,919,787
60% LAR 40% CIR	30%	£16,186,241	£16,638,866	£20,869,862	£20,927,789	£20,927,789	£20,927,789	£20,927,789
60% LAR 40% CIR	35%	£14,293,570	£20,148,889	£21,894,986	£21,742,893	£22,087,692	£24,159,286	£23,928,423
60% LAR 40% CIR	40%	£16,034,086	£23,081,433	£23,302,103	£23,302,103	£23,302,103	£23,302,103	£23,302,103
60% LAR 40% CIR	45%	£17,858,435	£25,238,544	£24,680,864	£24,618,438	£25,165,215	£27,235,492	£27,068,718
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution								
£20,601,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£3,433,433	£1,485,701	£5,038,078	£5,038,078	£5,038,078	£5,038,078	£5,038,078
60% LAR 40% CIR	5%	£1,578,271	£1,872,070	£7,399,966	£7,399,966	£7,399,966	£7,399,966	£7,399,966
60% LAR 40% CIR	10%	£3,890,851	£2,364,907	£8,771,161	£8,771,161	£8,771,161	£8,771,161	£8,771,161
60% LAR 40% CIR	15%	£1,796,996	£6,701,702	£10,250,279	£10,369,891	£10,717,472	£12,804,107	£12,722,304
60% LAR 40% CIR	20%	£3,433,433	£10,364,908	£11,899,896	£11,899,896	£11,899,896	£11,899,896	£11,899,896
60% LAR 40% CIR	25%	£3,230,278	£11,722,977	£13,184,716	£13,184,716	£13,184,716	£13,184,716	£13,184,716
60% LAR 40% CIR	30%	£6,933,029	£12,225,811	£14,864,400	£14,864,400	£14,864,400	£14,864,400	£14,864,400
60% LAR 40% CIR	35%	£1,786,768	£14,143,682	£16,106,804	£16,106,804	£16,106,804	£16,106,804	£16,106,804
60% LAR 40% CIR	40%	£17,818,504	£16,278,251	£17,730,261	£17,767,369	£18,212,235	£20,048,524	£20,048,524
60% LAR 40% CIR	45%	£12,453,056	£16,820,392	£18,256,862	£18,413,227	£18,727,063	£21,650,286	£21,650,286

LB Camden
Local Plan Viability Testing 2025

Rest 14 - 150 Flats	
---------------------	--

No Units	190
Site Area	0.27 Ha

Residual land values:

Value Area	Zone B - C90 pcf
------------	------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£13,840,385	£5,811,154	£4,366,987	£4,230,210	£3,888,270	£1,836,628	£2,054,589
80% LAR - 40% CIR	5%	£12,039,284	£4,476,538	£2,337,804	£2,321,543	£2,360,690	£318,916	£444,017
80% LAR - 40% CIR	10%	£10,222,472	£2,726,674	£1,282,955	£1,157,168	£817,700	£1,507,807	£1,007,544
80% LAR - 40% CIR	15%	£8,314,062	£1,161,733	£271,495	£408,915	£752,464	£2,840,657	£2,608,129
80% LAR - 40% CIR	20%	£6,511,012	£454,535	£1,883,554	£2,022,686	£2,370,448	£4,457,133	£4,225,278
80% LAR - 40% CIR	25%	£4,633,458	£2,058,210	£3,523,211	£3,661,960	£4,008,835	£9,090,081	£8,858,832
80% LAR - 40% CIR	30%	£2,716,813	£3,716,813	£5,314,423	£5,316,821	£4,739,346	£17,336,631	£17,098,631
80% LAR - 40% CIR	35%	£835,387	£5,390,363	£6,849,042	£6,887,190	£7,332,559	£9,494,772	£9,174,528
80% LAR - 40% CIR	40%	£1,161,493	£7,076,805	£8,534,422	£8,677,638	£9,017,586	£11,586,265	£11,656,960
80% LAR - 40% CIR	45%	£3,084,075	£8,761,908	£10,235,915	£10,373,621	£10,717,688	£12,783,489	£12,553,978
80% LAR - 40% CIR	50%	£5,101,744	£10,499,551	£11,951,871	£12,089,418	£12,433,282	£14,496,469	£14,267,227

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

							£97,649,000	
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£14,562,261	£2,255,018	£23,763,742	£23,530,552	£24,270,695	£36,114,566	£35,877,465
80% LAR - 40% CIR	5%	£13,469,017	£23,404,872	£25,338,586	£25,114,138	£25,813,840	£27,472,352	£27,236,848
80% LAR - 40% CIR	10%	£13,462,484	£23,409,812	£26,961,040	£26,746,481	£27,484,610	£29,472,202	£29,248,471
80% LAR - 40% CIR	15%	£20,120,324	£27,590,580	£28,815,100	£28,594,212	£29,061,963	£31,989,478	£31,694,823
80% LAR - 40% CIR	20%	£24,688,176	£28,688,176	£31,744,748	£31,521,607	£32,040,360	£34,495,171	£34,194,814
80% LAR - 40% CIR	25%	£23,860,396	£30,348,350	£31,800,960	£31,588,396	£32,284,467	£34,370,892	£34,161,173
80% LAR - 40% CIR	30%	£23,917,331	£33,917,331	£33,917,331	£33,917,331	£33,917,331	£39,365,354	£39,154,411
80% LAR - 40% CIR	35%	£27,132,359	£34,700,351	£36,169,468	£36,043,416	£36,549,143	£43,717,750	£43,481,865
80% LAR - 40% CIR	40%	£29,125,621	£35,413,451	£36,807,261	£36,705,167	£37,340,434	£49,415,334	£49,186,524
80% LAR - 40% CIR	50%	£31,133,488	£37,131,087	£38,563,417	£38,464,960	£39,064,667	£51,126,015	£50,893,772

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

							£57,186,000	
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,755,787	£9,785,359	£11,229,169	£11,368,977	£11,797,912	£13,789,954	£13,531,589
80% LAR - 40% CIR	5%	£1,586,886	£1,519,654	£11,849,636	£11,759,378	£12,229,262	£14,229,026	£14,000,124
80% LAR - 40% CIR	10%	£5,373,736	£12,869,508	£14,303,227	£14,438,914	£14,778,482	£16,836,989	£16,604,120
80% LAR - 40% CIR	15%	£7,222,126	£14,434,448	£16,861,077	£16,995,827	£17,335,395	£19,438,838	£19,204,371
80% LAR - 40% CIR	20%	£9,580,176	£16,020,717	£17,475,726	£17,610,446	£17,950,030	£20,033,315	£19,821,481
80% LAR - 40% CIR	25%	£10,962,224	£17,654,392	£18,119,339	£18,268,142	£18,605,017	£21,689,263	£21,495,014
80% LAR - 40% CIR	30%	£12,644,644	£19,112,098	£19,774,604	£19,913,033	£20,259,103	£23,135,368	£22,944,814
80% LAR - 40% CIR	35%	£14,756,785	£22,445,224	£22,583,172	£22,728,741	£23,000,564	£24,770,709	£24,584,441
80% LAR - 40% CIR	40%	£16,807,462	£25,814,368	£25,113,134	£25,260,111	£25,511,386	£26,434,454	£26,244,411
80% LAR - 40% CIR	45%	£18,990,237	£24,378,087	£27,033,007	£27,059,833	£27,114,070	£28,176,871	£28,101,160
80% LAR - 40% CIR	50%	£20,687,689	£26,099,234	£27,846,854	£27,866,560	£27,889,464	£29,069,464	£28,963,636

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

							£48,425,000	
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,576,753	£5,149,192	£6,451,451	£6,451,451	£6,451,451	£6,451,451	£6,451,451
80% LAR - 40% CIR	5%	£1,015,636	£9,747,109	£8,185,831	£8,322,083	£8,892,746	£10,706,890	£10,479,559
80% LAR - 40% CIR	10%	£6,265,699	£9,286,960	£10,531,804	£10,590,769	£10,901,807	£12,294,443	£12,061,755
80% LAR - 40% CIR	15%	£2,649,874	£9,861,903	£11,295,131	£11,432,551	£11,776,161	£13,864,283	£13,631,769
80% LAR - 40% CIR	20%	£4,512,642	£11,448,171	£12,801,170	£12,860,593	£13,381,094	£15,489,759	£15,257,245
80% LAR - 40% CIR	25%	£5,586,378	£13,001,647	£14,546,871	£14,606,471	£15,032,471	£17,133,117	£16,898,595
80% LAR - 40% CIR	30%	£6,262,595	£14,740,430	£16,202,059	£16,340,487	£16,686,558	£18,762,883	£18,532,359
80% LAR - 40% CIR	35%	£10,148,649	£16,414,030	£17,872,076	£18,010,827	£18,356,169	£20,428,697	£20,194,163
80% LAR - 40% CIR	40%	£12,125,947	£18,102,442	£19,559,559	£19,698,498	£20,041,234	£22,109,841	£21,879,890
80% LAR - 40% CIR	45%	£14,017,112	£19,898,145	£21,358,523	£21,497,288	£21,841,544	£23,801,125	£23,571,613
80% LAR - 40% CIR	50%	£16,125,585	£21,523,188	£23,075,508	£23,113,558	£23,456,918	£25,520,168	£25,290,853

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

							£26,601,000	
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,221,936	£10,269,869	£12,780,601	£12,780,601	£12,780,601	£12,780,601	£12,780,601
80% LAR - 40% CIR	5%	£6,265,699	£10,269,869	£12,780,601	£12,780,601	£12,780,601	£12,780,601	£12,780,601
80% LAR - 40% CIR	10%	£4,684,018	£12,861,781	£14,325,491	£14,481,287	£14,890,735	£16,890,735	£16,658,288
80% LAR - 40% CIR	15%	£2,755,667	£4,456,172	£6,898,961	£6,970,912	£7,200,019	£8,406,111	£8,226,108
80% LAR - 40% CIR	20%	£1,802,557	£9,042,869	£7,502,509	£7,621,121	£7,888,962	£9,043,734	£8,843,734
80% LAR - 40% CIR	25%	£986,946	£10,986,946	£10,986,946	£10,986,946	£10,986,946	£10,986,946	£10,986,946
80% LAR - 40% CIR	30%	£2,878,817	£9,338,268	£10,766,877	£10,766,877	£10,766,877	£10,766,877	£10,766,877
80% LAR - 40% CIR	35%	£4,183,068	£11,038,438	£12,487,487	£12,638,643	£12,801,013	£13,523,227	£13,292,881
80% LAR - 40% CIR	40%	£5,116,849	£12,667,260	£14,250,260	£14,353,371	£14,456,663	£15,174,668	£14,942,614
80% LAR - 40% CIR	45%	£8,712,530	£14,400,360	£16,854,370	£16,854,370	£16,854,370	£17,572,433	£17,342,433
80% LAR - 40% CIR	50%	£10,205,368	£16,118,008	£18,710,028	£18,710,028	£18,710,028	£19,428,094	£19,196,041

LB Camden
Local Plan Viability Testing 2025

Rest 14 - 150 Flats	
---------------------	--

No Units	190
Site Area	0.27 Ha

Residual land values:

Value Area	Zone B - £1,000 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£17,180,963	£9,119,338	£7,875,170	£7,538,363	£7,198,454	£5,144,811	£5,372,771
60% LAR - 40% CIR	10%	£15,183,841	£7,419,302	£5,980,578	£5,644,317	£5,303,664	£3,459,790	£3,686,852
60% LAR - 40% CIR	15%	£13,212,033	£5,704,039	£4,270,321	£4,134,533	£3,795,065	£1,768,257	£1,984,569
60% LAR - 40% CIR	20%	£11,215,669	£3,973,689	£2,544,541	£2,409,186	£2,070,801	£40,483	£68,074
60% LAR - 40% CIR	25%	£9,200,564	£2,228,991	£863,383	£668,420	£331,015	£1,728,964	£1,496,710
60% LAR - 40% CIR	30%	£7,184,914	£489,286	£967,552	£1,104,218	£1,450,801	£3,532,047	£3,300,797
60% LAR - 40% CIR	35%	£5,164,986	£1,329,115	£2,795,924	£2,929,355	£3,275,624	£5,951,648	£5,721,134
60% LAR - 40% CIR	40%	£3,020,649	£3,173,430	£4,632,080	£4,770,228	£5,115,596	£7,487,810	£6,857,584
60% LAR - 40% CIR	45%	£893,508	£5,102,379	£6,468,485	£6,628,403	£6,971,171	£9,339,777	£8,809,620
60% LAR - 40% CIR	50%	£1,187,841	£8,906,014	£9,380,023	£9,487,730	£9,841,997	£10,907,597	£10,676,088
60% LAR - 40% CIR	55%	£3,368,676	£8,794,195	£10,246,515	£10,384,061	£10,727,926	£12,791,113	£12,561,870

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£11,437,704	£10,212,243	£20,650,907	£20,193,238	£21,127,881	£21,198,431	£22,944,664
60% LAR - 40% CIR	10%	£11,419,513	£20,827,207	£22,387,225	£22,487,612	£22,856,549	£24,473,268	£24,604,076
60% LAR - 40% CIR	15%	£11,413,817	£22,607,498	£24,081,005	£24,242,606	£24,604,148	£26,364,421	£26,394,421
60% LAR - 40% CIR	20%	£11,420,981	£24,403,114	£25,824,103	£25,953,126	£26,300,310	£28,139,203	£28,139,203
60% LAR - 40% CIR	25%	£11,420,981	£26,198,632	£27,569,264	£27,698,287	£28,045,367	£29,918,416	£29,918,416
60% LAR - 40% CIR	30%	£21,338,050	£27,860,800	£29,422,469	£29,550,836	£29,898,369	£31,863,303	£31,752,673
60% LAR - 40% CIR	35%	£21,338,050	£29,613,390	£31,264,677	£31,392,651	£31,740,424	£33,678,123	£33,567,493
60% LAR - 40% CIR	40%	£21,338,050	£31,365,983	£33,107,040	£33,235,014	£33,582,716	£35,493,123	£35,381,473
60% LAR - 40% CIR	45%	£27,819,387	£33,237,520	£34,951,598	£35,079,572	£35,427,542	£37,239,143	£37,099,613
60% LAR - 40% CIR	50%	£30,600,421	£35,425,740	£36,873,050	£37,001,024	£37,350,997	£39,022,058	£38,793,418

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£1,594,781	£8,476,844	£7,921,812	£8,057,788	£8,388,728	£10,451,371	£10,223,419
60% LAR - 40% CIR	10%	£1,594,781	£10,176,860	£9,520,882	£9,754,885	£10,085,824	£12,136,431	£11,898,019
60% LAR - 40% CIR	15%	£2,384,146	£9,862,143	£11,325,871	£11,491,546	£11,861,116	£13,837,924	£13,611,612
60% LAR - 40% CIR	20%	£4,360,513	£11,032,435	£12,827,480	£13,000,041	£13,355,588	£15,344,048	£15,104,138
60% LAR - 40% CIR	25%	£5,355,518	£13,367,760	£14,793,789	£14,927,782	£15,265,367	£17,324,746	£17,082,881
60% LAR - 40% CIR	30%	£8,441,398	£16,127,898	£18,583,233	£18,709,398	£19,048,363	£21,128,529	£20,889,970
60% LAR - 40% CIR	35%	£10,501,286	£18,025,449	£20,520,106	£20,645,106	£20,984,071	£23,148,003	£22,899,970
60% LAR - 40% CIR	40%	£12,515,533	£20,229,262	£22,529,262	£22,598,419	£22,711,778	£25,173,746	£24,925,746
60% LAR - 40% CIR	45%	£14,861,827	£22,529,262	£24,847,477	£24,920,386	£25,003,295	£27,434,143	£27,186,143
60% LAR - 40% CIR	50%	£18,784,523	£25,250,136	£27,550,205	£27,623,112	£27,736,179	£29,500,770	£29,252,770
60% LAR - 40% CIR	55%	£18,689,687	£24,399,437	£26,824,897	£26,900,248	£27,026,471	£28,887,288	£28,639,288

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£48,425,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£8,197,320	£1,941,461	£1,941,461	£1,941,461	£1,941,461	£1,941,461	£1,941,461
60% LAR - 40% CIR	10%	£8,179,205	£3,864,334	£3,864,334	£3,864,334	£3,864,334	£3,864,334	£3,864,334
60% LAR - 40% CIR	15%	£7,195,396	£5,791,188	£5,791,188	£5,791,188	£5,791,188	£5,791,188	£5,791,188
60% LAR - 40% CIR	20%	£1,922,032	£7,718,042	£7,718,042	£7,718,042	£7,718,042	£7,718,042	£7,718,042
60% LAR - 40% CIR	25%	£1,824,812	£9,755,245	£9,755,245	£9,755,245	£9,755,245	£9,755,245	£9,755,245
60% LAR - 40% CIR	30%	£1,824,812	£11,792,448	£11,792,448	£11,792,448	£11,792,448	£11,792,448	£11,792,448
60% LAR - 40% CIR	35%	£3,828,740	£13,828,740	£13,828,740	£13,828,740	£13,828,740	£13,828,740	£13,828,740
60% LAR - 40% CIR	40%	£3,828,740	£15,864,943	£15,864,943	£15,864,943	£15,864,943	£15,864,943	£15,864,943
60% LAR - 40% CIR	45%	£10,981,328	£18,058,014	£17,512,131	£17,512,131	£17,512,131	£17,512,131	£17,512,131
60% LAR - 40% CIR	50%	£13,811,478	£19,593,855	£19,593,855	£19,593,855	£19,593,855	£19,593,855	£19,593,855
60% LAR - 40% CIR	55%	£14,365,512	£19,817,831	£20,270,151	£20,270,151	£20,270,151	£20,270,151	£20,270,151

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£26,610,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£1,975,397	£3,864,334	£3,864,334	£3,864,334	£3,864,334	£3,864,334	£3,864,334
60% LAR - 40% CIR	10%	£7,593,578	£5,791,188	£5,791,188	£5,791,188	£5,791,188	£5,791,188	£5,791,188
60% LAR - 40% CIR	15%	£5,527,214	£7,718,042	£7,718,042	£7,718,042	£7,718,042	£7,718,042	£7,718,042
60% LAR - 40% CIR	20%	£3,560,110	£9,755,245	£9,755,245	£9,755,245	£9,755,245	£9,755,245	£9,755,245
60% LAR - 40% CIR	25%	£1,975,397	£11,792,448	£11,792,448	£11,792,448	£11,792,448	£11,792,448	£11,792,448
60% LAR - 40% CIR	30%	£2,927,898	£13,828,740	£13,828,740	£13,828,740	£13,828,740	£13,828,740	£13,828,740
60% LAR - 40% CIR	35%	£4,886,148	£15,864,943	£15,864,943	£15,864,943	£15,864,943	£15,864,943	£15,864,943
60% LAR - 40% CIR	40%	£8,898,298	£17,512,131	£17,512,131	£17,512,131	£17,512,131	£17,512,131	£17,512,131
60% LAR - 40% CIR	45%	£11,897,130	£19,593,855	£19,593,855	£19,593,855	£19,593,855	£19,593,855	£19,593,855
60% LAR - 40% CIR	50%	£13,811,478	£20,270,151	£20,270,151	£20,270,151	£20,270,151	£20,270,151	£20,270,151

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area		Zone B - £1,000 psf											
No Units Site Area 160 0.27 Ha		Sales value inflation Build cost inflation Tenure		Base Base LAR - CIR											
Residual land values:															
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
Tenure		% AH													
60% LAR - 40% CIR		5%		£20,481,540		£12,427,521		£10,983,353		£10,848,577		£10,504,037		£8,452,995	
60% LAR - 40% CIR		10%		£18,348,590		£10,562,075		£9,123,352		£8,987,097		£8,640,439		£6,620,535	
60% LAR - 40% CIR		15%		£16,200,552		£8,681,404		£7,247,685		£7,111,866		£6,772,430		£4,735,622	
60% LAR - 40% CIR		20%		£14,038,160		£6,785,645		£5,356,497		£5,221,142		£4,882,756		£2,852,439	
60% LAR - 40% CIR		25%		£11,861,348		£4,874,539		£3,448,928		£3,314,566		£2,977,581		£953,126	
60% LAR - 40% CIR		30%		£9,670,250		£2,949,424		£1,528,127		£1,393,516		£1,066,990		£478,850	
60% LAR - 40% CIR		35%		£7,448,255		£1,009,239		£-515,004		£-551,352		£-892,231		£2,984,349	
60% LAR - 40% CIR		40%		£5,205,911		£-959,889		£-2,415,117		£-2,553,264		£-2,886,834		£4,970,846	
60% LAR - 40% CIR		45%		£2,949,472		£-2,986,560		£-4,442,065		£-4,576,676		£-4,844,143		£6,960,351	
60% LAR - 40% CIR		50%		£675,078		£-5,000,122		£-6,484,132		£-6,621,839		£-6,966,105		£9,031,705	
60% LAR - 40% CIR		55%		£-1,635,607		£-7,088,840		£-8,541,159		£-8,678,705		£-9,022,570		£11,085,757	
Residual Land values compared to benchmark land values		Higher Value Secondary Offices										£97,649,000			

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area		Zone B - £1,100 paf													
No Units Site Area		Sales value inflation Build cost inflation		Base Base													
		Tenure		LAR - CIR													
Residual land values:																	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
Tenure		%AH															
60% LAR - 40% CIR		0%		£23,802,117		£15,697,557		£14,275,094		£14,140,373		£13,803,971		£11,761,178		£11,989,138	
60% LAR - 40% CIR		5%		£13,502,636		£13,686,323		£12,266,127		£12,129,865		£11,789,213		£9,746,299		£9,972,400	
60% LAR - 40% CIR		10%		£19,189,071		£11,658,769		£10,225,050		£10,089,264		£9,749,796		£7,712,988		£7,936,300	
60% LAR - 40% CIR		15%		£16,860,650		£9,597,601		£8,168,452		£8,033,096		£7,694,712		£5,664,265		£5,889,586	
60% LAR - 40% CIR		20%		£14,517,810		£7,561,485		£6,086,476		£5,951,514		£5,654,107		£3,599,672		£3,824,669	
60% LAR - 40% CIR		25%		£12,160,684		£5,430,561		£4,009,265		£3,874,654		£3,538,127		£1,518,969		£1,743,320	
60% LAR - 40% CIR		30%		£9,789,466		£3,304,663		£1,938,961		£1,772,663		£1,438,916		£596,317		£826,130	
60% LAR - 40% CIR		35%		£7,391,173		£1,204,846		£-213,499		£-349,570		£-689,748		£-2,753,884		£-2,529,638	
60% LAR - 40% CIR		40%		£4,986,637		£-983,852		£-2,365,041		£-2,533,548		£-2,838,316		£-4,446,503		£-4,177,079	
60% LAR - 40% CIR		45%		£2,528,146		£-3,154,231		£-4,608,239		£-4,745,946		£-5,090,213		£-7,155,814		£-6,526,502	
60% LAR - 40% CIR		50%		£75,833		£-5,383,484		£-6,835,803		£-6,973,349		£-7,317,213		£-9,380,401		£-8,151,158	
Residual Land values compared to benchmark land values								Higher Value Secondary Offices									
								£97,649,000									
Tenure		%AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR		0%		£5,128,807		£12,644,222		£14,363,419		£14,551,631		£14,842,332		£16,886,246		£16,655,143	
60% LAR - 40% CIR		5%		£7,442,424		£14,372,777		£16,406,496		£16,542,266		£16,881,750		£19,018,526		£18,692,246	
60% LAR - 40% CIR		10%		£9,730,865		£17,000,484		£18,461,084		£18,644,444		£18,968,634		£20,961,190		£20,611,569	
60% LAR - 40% CIR		15%		£12,113,736		£19,110,590		£20,333,969		£20,510,324		£20,807,438		£22,804,938		£22,404,938	
60% LAR - 40% CIR		20%		£14,517,810		£20,924,261		£22,120,984		£22,342,261		£22,586,618		£24,454,137		£24,004,137	
60% LAR - 40% CIR		25%		£16,844,136		£21,308,577		£23,724,895		£23,938,893		£24,184,629		£26,127,362		£25,667,616	
60% LAR - 40% CIR		30%		£19,095,367		£22,439,703		£25,139,703		£25,389,703		£25,684,694		£27,644,113		£27,164,113	
60% LAR - 40% CIR		35%		£21,264,646		£23,436,367		£26,027,187		£26,302,187		£26,569,681		£29,134,624		£28,644,624	
60% LAR - 40% CIR		40%		£23,400,460		£24,785,716		£26,739,785		£27,039,785		£27,327,785		£30,577,648		£30,077,648	
60% LAR - 40% CIR		45%		£25,565,112		£26,016,026		£27,461,346		£27,766,346		£28,061,346		£31,911,046		£31,401,046	
Residual Land values compared to benchmark land values								Medium Value Secondary Offices									
								£57,186,000									
Tenure		%AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR		0%		£8,205,585		£101,375		£1,321,988		£1,459,809		£1,792,611		£3,855,984		£3,807,944	
60% LAR - 40% CIR		5%		£5,969,756		£1,989,895		£2,496,377		£2,696,377		£2,996,377		£5,869,865		£5,819,865	
60% LAR - 40% CIR		10%		£3,592,890		£3,937,413		£5,371,132		£5,598,819		£5,846,396		£7,863,184		£7,658,852	
60% LAR - 40% CIR		15%		£1,254,429		£5,895,591		£7,427,729		£7,596,964		£7,801,439		£9,551,707		£9,304,136	
60% LAR - 40% CIR		20%		£-1,076,372		£8,074,697		£9,489,705		£9,634,095		£9,772,075		£11,068,510		£10,771,573	
60% LAR - 40% CIR		25%		£-3,435,498		£10,189,621		£11,598,071		£11,721,338		£11,868,595		£14,077,213		£13,693,862	
60% LAR - 40% CIR		30%		£-5,808,773		£12,271,414		£13,689,251		£13,833,519		£13,989,468		£16,162,568		£15,694,614	
60% LAR - 40% CIR		35%		£-8,205,099		£14,331,338		£15,809,681		£15,945,739		£16,085,393		£18,150,368		£17,681,820	
60% LAR - 40% CIR		40%		£-10,600,345		£16,345,045		£17,894,833		£18,021,702		£18,154,468		£19,944,105		£19,474,105	
60% LAR - 40% CIR		45%		£-13,068,136		£18,170,412		£19,904,401		£20,022,138		£20,146,389		£21,701,396		£21,227,484	
60% LAR - 40% CIR		50%		£-15,589,549		£20,079,699		£22,031,984		£22,148,894		£22,263,369		£23,436,969		£22,957,969	
Residual Land values compared to benchmark land values								Lower Value Secondary Offices / Community Space									
								£49,425,000									
Tenure		%AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR		0%		£12,776,280		£4,873,321		£3,251,457		£3,116,798		£2,719,935		£7,527,521		£7,655,552	
60% LAR - 40% CIR		5%		£10,479,302		£2,662,697		£1,242,490		£1,109,229		£769,577		£1,278,337		£1,601,239	
60% LAR - 40% CIR		10%		£8,184,455		£515,132		£-394,666		£-252,966		£-177,974		£-331,640		£-344,132	
60% LAR - 40% CIR		15%		£5,837,014		£-1,426,094		£-2,855,184		£-2,660,536		£-2,339,625		£-3,359,241		£-3,133,850	
60% LAR - 40% CIR		20%		£3,584,773		£-3,569,705		£-4,927,169		£-4,586,120		£-4,265,565		£-5,365,664		£-4,989,492	
60% LAR - 40% CIR		25%		£1,137,647		£-5,693,078		£-7,014,371		£-6,598,866		£-6,195,508		£-7,299,508		£-6,804,517	
60% LAR - 40% CIR		30%		£-1,234,230		£-7,689,661		£-8,116,675		£-7,593,674		£-7,068,726		£-8,160,513		£-7,635,767	
60% LAR - 40% CIR		35%		£-3,616,464		£-9,618,791		£-10,220,735		£-9,510,266		£-8,813,369		£-10,777,526		£-10,044,274	
60% LAR - 40% CIR		40%		£-5,958,899		£-11,567,438		£-12,019,277		£-11,257,195		£-10,561,952		£-12,670,590		£-11,849,740	
60% LAR - 40% CIR		45%		£-8,465,461		£-13,417,685		£-13,633,876		£-12,766,681		£-11,813,890		£-14,179,463		£-13,269,639	
60% LAR - 40% CIR		50%		£-10,967,953		£-15,467,120		£-15,650,439		£-14,598,958		£-13,560,850		£-15,664,937		£-14,514,743	
Residual Land values compared to benchmark land values								Secondary Industrial/Storage/Distribution									
								£26,001,000									
Tenure		%AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR		0%		£16,383,654		£10,019,102		£8,259,239		£8,185,136		£8,185,136		£8,142,723		£8,130,788	
60% LAR - 40% CIR		5%		£15,844,444		£8,967,869		£6,947,672		£6,911,410		£6,910,846		£4,353,844		£4,353,844	
60% LAR - 40% CIR		10%		£13,570,617		£6,040,314		£4,606,595		£4,470,809		£4,311,341		£2,094,033		£2,120,845	
60% LAR - 40% CIR		15%		£11,242,196		£3,076,147		£2,140,997		£2,014,041		£1,854,911		£-27,027		£-27,027	
60% LAR - 40% CIR		20%		£8,899,305		£1,063,030		£-718,022		£-643,059		£-565,651		£-2,818,763		£-2,790,849	
60% LAR - 40% CIR		25%		£6,462,229		£-1,067,805		£-2,696,496		£-2,466,891		£-2,246,891		£-4,599,496		£-4,549,496	
60% LAR - 40% CIR		30%		£4,170,952		£-2,260,498		£-4,711,484		£-4,345,792		£-4,011,534		£-6,504,832		£-6,377,285	
60% LAR - 40% CIR		35%		£1,722,719		£-3,411,609		£-6,811,651		£-6,398,003		£-5,984,263		£-9,572,538		£-9,424,020	
60% LAR - 40% CIR		40%		£-844,814		£-4,562,208		£-8,014,066		£-7,510,066		£-7,006,066		£-11,066,066		£-10,844,066	
60% LAR - 40% CIR		45%		£-2,090,309		£-5,712,885		£-10,228,894		£-9,584,401		£-8,938,669		£-12,774,268		£-12,544,257	
60% LAR - 40% CIR		50%		£-3,443,627		£-6,861,038		£-12,464,257		£-11,650,894		£-10,836,669		£-14,598,665		£-14,264,612	

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area		Zone B - £1,150 pcf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Base Base LAR - CIR	
150 0.27 Ha					
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Offset	

LB Camden
Local Plan Viability Testing 2025

Res 14 - 150 Flats	
--------------------	--

No Units	160
Site Area	0.27 Ha

Residual land values:

Value Area	Zone B - £1,200 pcf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£30,443,271	£22,232,516	£20,810,055	£20,810,334	£20,338,533	£18,317,725	£18,342,258
60% LAR - 40% CIR	10%	£17,812,085	£19,894,537	£18,471,435	£18,343,222	£18,307,889	£15,994,443	£16,174,181
60% LAR - 40% CIR	15%	£25,166,110	£17,541,558	£16,125,386	£15,995,539	£15,661,273	£13,655,077	£13,877,587
60% LAR - 40% CIR	20%	£22,505,631	£15,173,718	£13,766,048	£13,632,727	£13,299,426	£11,288,307	£11,513,887
60% LAR - 40% CIR	25%	£19,830,732	£12,781,156	£11,387,263	£11,254,686	£10,917,201	£8,882,788	£9,117,703
60% LAR - 40% CIR	30%	£17,141,549	£10,392,836	£8,971,539	£8,836,529	£8,500,402	£6,481,244	£6,705,595
60% LAR - 40% CIR	35%	£14,638,215	£7,996,424	£6,584,418	£6,450,120	£6,115,832	£4,277,723	£4,502,442
60% LAR - 40% CIR	40%	£11,720,865	£5,505,484	£4,090,349	£3,956,322	£3,621,256	£1,810,861	£1,834,238
60% LAR - 40% CIR	45%	£8,669,622	£3,040,153	£1,627,474	£1,493,691	£1,159,158	£660,631	£684,242
60% LAR - 40% CIR	50%	£6,236,281	£560,572	£660,332	£368,670	£1,338,430	£3,404,300	£3,174,520
60% LAR - 40% CIR	50%	£3,437,774	£1,872,771	£3,425,091	£3,562,637	£3,906,501	£5,969,688	£5,740,445

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£31,173	£8,737,009	£8,154,110	£8,296,534	£8,623,858	£10,637,552	£10,411,864
60% LAR - 40% CIR	10%	£1,862,435	£3,069,865	£1,535,158	£1,635,898	£1,070,272	£1,576,498	£1,545,036
60% LAR - 40% CIR	15%	£4,145,814	£1,457,407	£1,864,496	£1,248,418	£1,134,118	£1,510,428	£1,517,645
60% LAR - 40% CIR	20%	£3,850,813	£1,184,393	£1,513,583	£1,114,338	£1,114,345	£1,178,780	£1,213,843
60% LAR - 40% CIR	25%	£1,234,551	£1,234,551	£1,234,551	£1,234,551	£1,234,551	£1,234,551	£1,234,551
60% LAR - 40% CIR	30%	£12,153,331	£1,815,121	£2,023,127	£2,023,127	£2,023,127	£2,023,127	£2,023,127
60% LAR - 40% CIR	35%	£1,171,881	£1,171,881	£1,171,881	£1,171,881	£1,171,881	£1,171,881	£1,171,881
60% LAR - 40% CIR	40%	£17,841,514	£1,001,381	£2,064,072	£2,064,072	£2,064,072	£2,064,072	£2,064,072
60% LAR - 40% CIR	45%	£20,455,264	£26,076,874	£27,434,578	£27,434,578	£27,434,578	£27,434,578	£27,434,578
60% LAR - 40% CIR	50%	£23,153,771	£28,004,372	£28,004,372	£28,004,372	£28,004,372	£28,004,372	£28,004,372

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£14,847,085	£8,636,336	£5,213,873	£5,079,152	£4,742,361	£2,721,543	£2,946,077
60% LAR - 40% CIR	10%	£12,115,853	£4,286,354	£2,881,253	£2,747,028	£2,411,507	£938,311	£951,569
60% LAR - 40% CIR	15%	£9,589,528	£1,945,376	£633,404	£669,457	£605,091	£3,843,106	£1,718,184
60% LAR - 40% CIR	20%	£8,867,688	£622,868	£1,336,176	£1,336,176	£1,336,176	£4,307,075	£1,945,255
60% LAR - 40% CIR	25%	£2,24,551	£2,205,105	£4,208,615	£4,341,675	£4,476,581	£5,703,416	£4,476,473
60% LAR - 40% CIR	30%	£1,545,557	£5,303,345	£9,624,643	£8,759,252	£7,995,779	£9,114,936	£8,899,587
60% LAR - 40% CIR	35%	£897,258	£5,115,127	£5,057,704	£5,150,521	£5,150,521	£11,545,250	£11,545,250
60% LAR - 40% CIR	40%	£3,875,317	£1,100,958	£1,100,958	£1,100,958	£1,100,958	£1,100,958	£1,100,958
60% LAR - 40% CIR	45%	£3,891,865	£1,100,958	£1,100,958	£1,100,958	£1,100,958	£1,100,958	£1,100,958
60% LAR - 40% CIR	50%	£3,393,901	£1,100,958	£1,100,958	£1,100,958	£1,100,958	£1,100,958	£1,100,958
60% LAR - 40% CIR	50%	£2,158,668	£17,688,493	£17,688,493	£17,688,493	£17,688,493	£17,688,493	£17,688,493

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£18,219,524	£11,208,081	£5,786,418	£5,851,861	£9,114,895	£7,254,288	£7,518,522
60% LAR - 40% CIR	10%	£16,788,399	£8,670,900	£7,453,799	£7,319,585	£6,984,053	£4,970,857	£5,194,545
60% LAR - 40% CIR	15%	£14,142,414	£6,817,821	£5,105,729	£4,972,023	£4,837,637	£2,831,440	£2,854,351
60% LAR - 40% CIR	20%	£11,481,955	£4,150,082	£2,742,411	£2,609,091	£2,275,791	£2,044,671	£2,044,671
60% LAR - 40% CIR	25%	£8,867,688	£1,787,519	£633,404	£669,457	£605,091	£3,843,106	£1,718,184
60% LAR - 40% CIR	30%	£3,414,578	£2,067,212	£4,485,218	£4,618,017	£4,855,264	£9,389,745	£8,745,874
60% LAR - 40% CIR	35%	£897,258	£5,115,127	£5,057,704	£5,150,521	£5,150,521	£11,545,250	£11,545,250
60% LAR - 40% CIR	40%	£2,239,095	£7,383,484	£9,598,163	£8,529,955	£7,884,435	£11,884,289	£11,884,289
60% LAR - 40% CIR	45%	£3,891,865	£1,100,958	£1,100,958	£1,100,958	£1,100,958	£1,100,958	£1,100,958
60% LAR - 40% CIR	50%	£7,555,652	£12,558,458	£14,448,228	£14,598,473	£14,598,137	£14,598,137	£14,598,137

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£22,753,581	£10,512,083	£10,091,660	£10,091,660	£10,091,660	£10,091,660	£10,091,660
60% LAR - 40% CIR	10%	£19,547,696	£11,923,103	£10,510,931	£10,377,185	£10,042,819	£8,206,622	£8,206,622
60% LAR - 40% CIR	15%	£16,861,717	£9,355,264	£8,147,193	£8,014,273	£7,680,372	£5,869,853	£5,869,853
60% LAR - 40% CIR	20%	£14,212,278	£7,172,701	£5,769,108	£5,636,152	£5,298,746	£3,774,311	£3,774,311
60% LAR - 40% CIR	25%	£11,563,085	£4,774,381	£3,353,095	£3,219,475	£2,881,648	£1,997,789	£1,997,789
60% LAR - 40% CIR	30%	£8,819,760	£2,337,079	£1,919,963	£1,785,665	£1,651,363	£1,240,725	£1,240,725
60% LAR - 40% CIR	35%	£6,124,410	£1,012,801	£1,012,801	£1,012,801	£1,012,801	£1,012,801	£1,012,801
60% LAR - 40% CIR	40%	£3,317,177	£2,018,552	£2,018,552	£2,018,552	£2,018,552	£2,018,552	£2,018,552
60% LAR - 40% CIR	45%	£6,077,828	£3,057,963	£3,057,963	£3,057,963	£3,057,963	£3,057,963	£3,057,963
60% LAR - 40% CIR	50%	£2,018,552	£7,061,228	£7,061,228	£7,061,228	£7,061,228	£7,061,228	£7,061,228

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area		Zone B - £1,250 pcf	
No Units	160	Sales value inflation		Base	
Site Area	0.27 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR - CIR	
		Base Build Costs, Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			

LB Camden
Local Plan Viability Testing 2025

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

No Units	160
Site Area	0.27 Ha

Residual land values:

Value Area	Zone B - £1,300 paf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) and Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£37,523,735	£28,767,479	£27,345,015	£27,210,295	£26,873,484	£24,852,686	£25,077,220
60% LAR, 40% CIR	10%	£34,079,125	£26,102,190	£24,665,648	£24,541,435	£24,211,863	£22,202,195	£22,426,954
60% LAR, 40% CIR	15%	£31,120,047	£23,423,022	£22,010,851	£21,877,104	£21,542,738	£19,536,541	£19,759,452
60% LAR, 40% CIR	20%	£28,146,632	£20,729,435	£19,320,764	£19,187,445	£18,854,144	£16,854,341	£17,076,541
60% LAR, 40% CIR	25%	£25,143,656	£18,019,124	£16,615,531	£16,482,267	£16,150,262	£14,156,251	£14,377,808
60% LAR, 40% CIR	30%	£22,122,415	£15,295,228	£13,895,291	£13,762,704	£13,431,238	£11,442,422	£11,663,401
60% LAR, 40% CIR	35%	£19,087,023	£12,556,883	£11,127,167	£10,997,206	£10,667,206	£8,685,349	£8,906,185
60% LAR, 40% CIR	40%	£16,037,615	£9,804,227	£8,390,887	£8,256,961	£7,921,895	£5,911,500	£6,134,877
60% LAR, 40% CIR	45%	£12,974,654	£7,059,973	£6,649,630	£6,515,018	£6,180,018	£4,169,018	£4,390,110
60% LAR, 40% CIR	50%	£9,897,287	£4,199,573	£3,788,540	£3,653,245	£3,317,245	£1,306,245	£1,527,330
60% LAR, 40% CIR	55%	£6,799,715	£1,375,063	£1,049,449	£1,035,929	£1,008,625	£0,008,625	£0,229,733

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) and Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£7,447,579	£5,266,706	£4,145,697	£4,065,119	£4,015,853	£4,438,840	£4,255,151
60% LAR, 40% CIR	10%	£4,488,501	£3,208,521	£2,420,695	£2,374,442	£2,359,807	£2,769,504	£2,672,001
60% LAR, 40% CIR	15%	£3,155,987	£2,301,111	£1,716,761	£1,704,301	£1,677,446	£1,977,406	£1,904,003
60% LAR, 40% CIR	20%	£2,197,895	£1,612,421	£1,018,019	£1,018,019	£1,018,019	£1,401,363	£1,372,728
60% LAR, 40% CIR	25%	£1,550,666	£1,134,318	£724,582	£724,582	£724,582	£1,000,110	£984,141
60% LAR, 40% CIR	30%	£1,134,521	£814,574	£514,471	£514,471	£514,471	£744,446	£722,366
60% LAR, 40% CIR	35%	£814,574	£574,574	£364,471	£364,471	£364,471	£514,446	£492,366
60% LAR, 40% CIR	40%	£574,574	£364,471	£254,471	£254,471	£254,471	£364,446	£342,366
60% LAR, 40% CIR	45%	£364,471	£254,471	£164,471	£164,471	£164,471	£254,446	£232,366
60% LAR, 40% CIR	50%	£254,471	£164,471	£104,471	£104,471	£104,471	£164,446	£142,366

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) and Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£21,427,553	£13,171,267	£11,748,834	£11,614,114	£11,277,312	£9,256,504	£9,481,038
60% LAR, 40% CIR	10%	£18,462,843	£10,308,588	£9,885,488	£9,855,251	£9,619,721	£8,608,534	£8,830,212
60% LAR, 40% CIR	15%	£15,523,865	£7,806,840	£6,414,669	£6,280,522	£6,046,556	£5,040,360	£5,261,770
60% LAR, 40% CIR	20%	£12,585,666	£5,132,263	£4,234,582	£4,101,263	£3,967,962	£3,258,159	£3,479,569
60% LAR, 40% CIR	25%	£9,547,474	£2,422,842	£2,019,549	£1,986,415	£1,953,281	£1,648,811	£1,774,924
60% LAR, 40% CIR	30%	£6,508,283	£1,120,854	£1,008,854	£1,008,854	£1,008,854	£1,153,396	£1,153,396
60% LAR, 40% CIR	35%	£4,441,433	£574,574	£514,471	£514,471	£514,471	£744,446	£722,366
60% LAR, 40% CIR	40%	£2,364,471	£254,471	£214,471	£214,471	£214,471	£364,446	£342,366
60% LAR, 40% CIR	45%	£1,182,235	£127,235	£107,235	£107,235	£107,235	£182,235	£162,366
60% LAR, 40% CIR	50%	£674,471	£67,447	£57,447	£57,447	£57,447	£97,447	£77,366

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) and Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£26,000,000	£17,743,842	£16,321,375	£16,186,875	£15,849,857	£13,828,048	£14,053,584
60% LAR, 40% CIR	10%	£23,055,488	£15,079,114	£13,662,012	£13,527,799	£13,192,266	£11,179,059	£11,402,758
60% LAR, 40% CIR	15%	£20,110,976	£12,393,386	£11,961,214	£11,825,448	£11,510,102	£9,512,305	£9,735,815
60% LAR, 40% CIR	20%	£17,122,986	£9,704,799	£8,297,128	£8,163,808	£7,830,508	£5,830,704	£6,052,905
60% LAR, 40% CIR	25%	£14,120,050	£6,998,488	£5,591,895	£5,458,961	£5,126,656	£3,126,615	£3,349,171
60% LAR, 40% CIR	30%	£11,088,719	£4,271,591	£3,671,658	£3,538,724	£3,206,809	£1,606,766	£1,829,166
60% LAR, 40% CIR	35%	£8,083,387	£1,533,247	£1,361,551	£1,328,421	£1,295,291	£884,446	£906,728
60% LAR, 40% CIR	40%	£5,019,978	£574,574	£514,471	£514,471	£514,471	£744,446	£722,366
60% LAR, 40% CIR	45%	£2,950,858	£274,574	£254,471	£254,471	£254,471	£364,446	£342,366
60% LAR, 40% CIR	50%	£1,475,424	£137,287	£127,235	£127,235	£127,235	£182,235	£162,366

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) and Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£25,450,270	£13,149,024	£11,689,981	£11,554,881	£11,219,781	£9,198,251	£9,423,785
60% LAR, 40% CIR	10%	£22,501,592	£10,404,568	£9,067,396	£8,932,281	£8,597,181	£6,575,751	£6,801,285
60% LAR, 40% CIR	15%	£19,552,201	£7,659,112	£6,218,000	£6,082,881	£5,747,781	£3,726,351	£3,951,885
60% LAR, 40% CIR	20%	£16,602,810	£4,909,656	£4,268,544	£4,133,424	£3,798,324	£1,776,894	£1,997,428
60% LAR, 40% CIR	25%	£13,653,419	£2,159,200	£1,808,088	£1,672,968	£1,537,848	£977,446	£999,980
60% LAR, 40% CIR	30%	£10,704,028	£1,120,854	£1,008,854	£1,008,854	£1,008,854	£1,153,396	£1,153,396
60% LAR, 40% CIR	35%	£7,754,637	£574,574	£514,471	£514,471	£514,471	£744,446	£722,366
60% LAR, 40% CIR	40%	£4,805,246	£274,574	£254,471	£254,471	£254,471	£364,446	£342,366
60% LAR, 40% CIR	45%	£2,855,855	£137,287	£127,235	£127,235	£127,235	£182,235	£162,366
60% LAR, 40% CIR	50%	£1,380,421	£67,447	£57,447	£57,447	£57,447	£97,447	£77,366

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Plots		Value Area	Zone B - £900 psf					
No Units	200	Sales value inflation	Base					
Site Area	0.29 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAM CIR					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£9,349,877	£2,344,417	£4,391,977	£4,586,497	£5,074,972	£4,036,365	£9,692,115
60% LAR 40% CIR	5%	£9,262,434	£2,090,966	£8,151,129	£8,347,468	£8,939,855	£8,791,538	£11,431,361
60% LAR 40% CIR	10%	£4,173,555	£5,877,528	£7,941,955	£8,138,125	£8,628,448	£11,570,400	£13,204,816
60% LAR 40% CIR	15%	£2,039,128	£7,897,030	£8,755,269	£9,950,809	£10,439,680	£13,372,786	£15,002,268
60% LAR 40% CIR	20%	£117,581	£3,538,123	£11,580,757	£11,785,765	£12,271,286	£15,198,431	£16,823,510
60% LAR 40% CIR	25%	£2,326,051	£11,400,619	£13,448,261	£13,842,788	£14,129,140	£17,047,191	£18,688,332
60% LAR 40% CIR	30%	£4,562,481	£13,286,320	£15,307,588	£15,571,114	£15,797,015	£18,842,111	£20,539,525
60% LAR 40% CIR	35%	£8,848,575	£16,189,062	£17,228,544	£17,422,308	£17,906,718	£20,813,180	£22,427,880
60% LAR 40% CIR	40%	£8,155,072	£17,114,630	£18,155,861	£18,344,384	£18,608,052	£22,728,997	£24,342,586
60% LAR 40% CIR	45%	£11,481,789	£19,060,841	£21,094,558	£21,287,774	£21,770,819	£24,665,091	£26,279,242
60% LAR 40% CIR	50%	£13,828,539	£21,027,507	£23,069,223	£23,252,252	£23,734,825	£26,630,257	£28,238,831
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£21,817,285	£31,890,710	£34,050,843	£34,247,832	£34,735,585	£34,781,232	£36,311,232
60% LAR 40% CIR	5%	£23,726,159	£33,777,243	£35,841,708	£36,037,698	£36,525,164	£36,470,114	£37,941,321
60% LAR 40% CIR	10%	£24,861,586	£36,846,744	£37,854,863	£37,859,632	£38,356,374	£38,301,246	£39,761,963
60% LAR 40% CIR	15%	£28,617,293	£37,437,837	£38,490,471	£38,985,490	£39,471,004	£39,416,149	£40,773,229
60% LAR 40% CIR	20%	£36,453,438	£36,453,438	£37,559,514	£37,559,514	£38,142,112	£38,142,112	£39,204,867
60% LAR 40% CIR	25%	£32,492,193	£31,181,043	£33,227,393	£33,421,425	£33,909,729	£33,854,037	£34,826,226
60% LAR 40% CIR	30%	£34,134,727	£33,388,727	£34,986,727	£35,180,727	£35,668,413	£35,613,284	£36,585,473
60% LAR 40% CIR	35%	£37,054,785	£37,054,785	£37,055,668	£37,244,168	£37,727,785	£37,727,785	£38,711,803
60% LAR 40% CIR	40%	£39,381,503	£38,985,538	£39,942,270	£39,942,270	£40,426,534	£40,426,534	£41,398,588
60% LAR 40% CIR	50%	£41,728,423	£40,602,222	£40,602,222	£40,791,497	£41,004,538	£40,958,872	£41,938,845
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£40,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£7,888,980	£18,883,274	£20,730,834	£20,925,354	£21,412,929	£21,458,242	£22,900,892
60% LAR 40% CIR	5%	£10,059,433	£20,549,853	£22,488,863	£22,683,383	£23,170,957	£23,216,270	£24,658,920
60% LAR 40% CIR	10%	£12,165,302	£22,216,388	£24,280,892	£24,476,362	£24,963,936	£24,999,250	£26,541,893
60% LAR 40% CIR	15%	£14,269,172	£24,135,897	£26,154,328	£26,350,798	£26,838,372	£26,873,686	£28,416,325
60% LAR 40% CIR	20%	£16,453,438	£25,876,959	£27,559,514	£27,755,024	£28,242,598	£28,277,912	£29,818,962
60% LAR 40% CIR	25%	£18,694,909	£27,738,477	£29,271,118	£29,467,593	£29,955,167	£29,990,481	£31,542,026
60% LAR 40% CIR	30%	£21,011,335	£29,653,186	£31,060,440	£31,256,915	£31,744,489	£31,779,803	£33,333,582
60% LAR 40% CIR	35%	£23,187,432	£31,577,919	£32,987,401	£33,183,185	£33,669,575	£33,704,889	£35,258,727
60% LAR 40% CIR	40%	£25,434,035	£33,493,668	£34,903,150	£35,100,604	£35,586,994	£35,622,308	£37,183,865
60% LAR 40% CIR	45%	£27,821,441	£35,399,699	£36,777,115	£36,974,532	£37,461,021	£37,496,335	£39,108,998
60% LAR 40% CIR	50%	£30,367,385	£37,368,398	£38,568,880	£38,766,297	£39,252,789	£39,288,103	£41,079,888
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£20,601,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£2,483,877	£5,970,964	£6,970,964	£7,070,964	£7,170,964	£7,270,964	£7,370,964
60% LAR 40% CIR	5%	£2,598,147	£10,939,667	£12,895,700	£12,996,479	£13,389,426	£13,490,106	£13,883,053
60% LAR 40% CIR	10%	£2,698,424	£11,424,100	£13,480,366	£13,581,145	£13,974,092	£14,074,772	£14,467,719
60% LAR 40% CIR	15%	£2,799,443	£11,910,443	£14,065,809	£14,166,588	£14,559,535	£14,660,215	£15,053,162
60% LAR 40% CIR	20%	£2,899,152	£12,400,886	£14,651,252	£14,752,031	£15,152,482	£15,253,162	£15,648,609
60% LAR 40% CIR	25%	£2,999,152	£12,891,329	£15,236,695	£15,337,474	£15,742,925	£15,843,605	£16,239,052
60% LAR 40% CIR	30%	£3,099,152	£13,381,772	£15,822,138	£15,927,917	£16,338,368	£16,439,048	£16,829,495
60% LAR 40% CIR	35%	£3,199,152	£13,872,215	£16,407,581	£16,523,360	£16,933,809	£17,034,489	£17,424,938
60% LAR 40% CIR	40%	£3,299,152	£14,362,658	£16,993,024	£17,093,803	£17,524,252	£17,624,932	£18,015,381
60% LAR 40% CIR	45%	£3,399,152	£14,853,101	£17,578,467	£17,684,246	£18,114,695	£18,215,375	£18,605,824
60% LAR 40% CIR	50%	£3,499,152	£15,343,544	£18,163,910	£18,274,689	£18,705,138	£18,805,818	£19,196,267
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£20,601,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£2,483,877	£5,970,964	£6,970,964	£7,070,964	£7,170,964	£7,270,964	£7,370,964
60% LAR 40% CIR	5%	£2,598,147	£10,939,667	£12,895,700	£12,996,479	£13,389,426	£13,490,106	£13,883,053
60% LAR 40% CIR	10%	£2,698,424	£11,424,100	£13,480,366	£13,581,145	£13,974,092	£14,074,772	£14,467,719
60% LAR 40% CIR	15%	£2,799,443	£11,910,443	£14,065,809	£14,166,588	£14,559,535	£14,660,215	£15,053,162
60% LAR 40% CIR	20%	£2,899,152	£12,400,886	£14,651,252	£14,752,031	£15,152,482	£15,253,162	£15,648,609
60% LAR 40% CIR	25%	£2,999,152	£12,891,329	£15,236,695	£15,337,474	£15,742,925	£15,843,605	£16,239,052
60% LAR 40% CIR	30%	£3,099,152	£13,381,772	£15,822,138	£15,927,917	£16,338,368	£16,439,048	£16,829,495
60% LAR 40% CIR	35%	£3,199,152	£13,872,215	£16,407,581	£16,523,360	£16,933,809	£17,034,489	£17,424,938
60% LAR 40% CIR	40%	£3,299,152	£14,362,658	£16,993,024	£17,093,803	£17,524,252	£17,624,932	£18,015,381
60% LAR 40% CIR	45%	£3,399,152	£14,853,101	£17,578,467	£17,684,246	£18,114,695	£18,215,375	£18,605,824
60% LAR 40% CIR	50%	£3,499,152	£15,343,544	£18,163,910	£18,274,689	£18,705,138	£18,805,818	£19,196,267

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone B - E950 psf	
No Units Site Area 200 0.29 Ha		Sales value inflation Build cost inflation Tenure		Base Base LAR, CIR	
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & St			

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone B - £1,000 psf				
No Units	200	Sales value inflation		Base				
Site Area	0.29 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR, CIR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		
80% LAR - 40% CIR	5%	£18,925,927	£5,247,876	£4,231,089	£4,039,493	£3,560,503	£598,562	£921,999
80% LAR - 40% CIR	5%	£14,429,872	£4,099,895	£2,999,168	£1,899,258	£1,421,987	£1,483,038	£1,018,817
80% LAR - 40% CIR	10%	£11,912,853	£1,930,195	£73,793	£266,975	£749,931	£3,547,666	£5,259,038
80% LAR - 40% CIR	15%	£9,375,649	£264,409	£2,291,715	£2,484,317	£2,985,822	£5,868,420	£7,497,523
80% LAR - 40% CIR	20%	£6,819,236	£2,589,733	£4,531,518	£4,723,587	£5,210,376	£8,135,517	£9,760,586
80% LAR - 40% CIR	25%	£4,230,991	£4,779,138	£9,826,785	£7,021,317	£7,507,669	£10,425,711	£12,048,850
80% LAR - 40% CIR	30%	£1,603,750	£7,104,280	£9,341,882	£9,341,882	£12,739,784	£14,359,476	£16,000,000
80% LAR - 40% CIR	35%	£1,985,480	£9,450,446	£11,489,929	£11,583,691	£12,168,101	£15,074,562	£16,889,263
80% LAR - 40% CIR	40%	£3,792,253	£11,617,445	£13,853,747	£14,047,689	£17,432,812	£17,432,812	£19,045,004
80% LAR - 40% CIR	45%	£8,547,139	£14,205,080	£16,238,604	£16,432,021	£16,615,067	£19,819,336	£21,423,460
80% LAR - 40% CIR	50%	£9,342,484	£16,613,187	£18,644,902	£18,837,932	£19,320,504	£22,215,937	£23,824,510

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

		£97,649,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	5%	£13,410,543	£21,800,000	£25,809,947	£26,750,500	£28,559,456	£28,477,727	£30,973,511
80% LAR - 40% CIR	10%	£15,986,961	£25,993,519	£27,075,500	£28,166,888	£29,640,645	£29,547,360	£31,516,752
80% LAR - 40% CIR	15%	£18,564,665	£29,154,123	£28,791,450	£29,464,412	£30,860,438	£30,768,134	£32,961,401
80% LAR - 40% CIR	20%	£21,141,478	£30,499,448	£32,431,232	£33,233,311	£33,110,991	£33,018,232	£37,603,511
80% LAR - 40% CIR	25%	£23,718,291	£31,844,773	£36,071,016	£36,872,894	£36,750,467	£36,657,703	£41,648,563
80% LAR - 40% CIR	30%	£26,295,105	£33,003,960	£37,041,264	£37,211,376	£37,726,090	£37,633,326	£42,229,195
80% LAR - 40% CIR	35%	£28,871,918	£34,163,146	£38,011,516	£38,181,684	£38,696,306	£38,603,542	£43,844,719
80% LAR - 40% CIR	40%	£31,448,731	£35,322,332	£39,081,768	£39,051,933	£40,166,521	£40,073,757	£45,460,243
80% LAR - 40% CIR	45%	£34,025,544	£36,481,518	£40,152,020	£40,122,198	£41,641,761	£41,549,007	£47,075,767
80% LAR - 40% CIR	50%	£37,602,358	£37,640,703	£41,222,272	£41,191,476	£43,127,004	£43,034,250	£48,691,291

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

		£57,186,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	5%	£587,070	£10,990,981	£12,107,768	£12,299,384	£12,776,354	£12,852,295	£17,292,819
80% LAR - 40% CIR	10%	£1,090,786	£12,028,103	£13,249,686	£13,441,302	£13,918,272	£14,004,215	£19,441,674
80% LAR - 40% CIR	15%	£4,426,004	£14,468,662	£16,412,650	£16,605,632	£17,083,788	£16,989,523	£21,597,865
80% LAR - 40% CIR	20%	£5,863,268	£16,903,206	£18,850,275	£19,043,175	£19,521,321	£19,427,057	£24,638,793
80% LAR - 40% CIR	25%	£13,550,611	£19,348,761	£20,870,376	£21,063,476	£21,541,622	£21,447,357	£26,009,453
80% LAR - 40% CIR	30%	£12,107,866	£21,117,865	£23,105,637	£23,298,174	£23,586,516	£23,492,251	£28,895,708
80% LAR - 40% CIR	35%	£14,128,108	£22,143,137	£24,496,917	£24,689,218	£24,981,459	£24,887,194	£30,777,051
80% LAR - 40% CIR	40%	£17,494,337	£23,789,303	£27,829,784	£28,022,548	£28,309,968	£28,113,410	£33,128,129
80% LAR - 40% CIR	45%	£20,115,080	£25,189,483	£29,194,615	£29,387,369	£29,674,684	£29,478,126	£35,483,913
80% LAR - 40% CIR	50%	£22,585,367	£26,143,843	£30,717,861	£30,910,615	£31,202,924	£31,006,186	£37,762,361
80% LAR - 40% CIR	55%	£26,981,547	£28,092,494	£33,866,768	£34,059,788	£34,352,697	£34,155,659	£40,963,966

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

		£49,425,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	5%	£5,377,370	£5,377,370	£11,714,662	£11,714,662	£12,191,632	£12,191,632	£14,147,147
80% LAR - 40% CIR	10%	£2,881,106	£7,448,817	£9,458,404	£9,449,313	£10,126,984	£10,112,210	£14,627,886
80% LAR - 40% CIR	15%	£2,942,932	£9,619,335	£11,954,364	£11,945,273	£12,623,945	£12,609,171	£16,181,617
80% LAR - 40% CIR	20%	£2,172,852	£11,812,381	£14,840,267	£14,831,176	£15,518,848	£15,504,074	£19,044,494
80% LAR - 40% CIR	25%	£4,129,394	£14,559,205	£16,096,085	£16,086,994	£16,774,666	£16,760,492	£21,305,155
80% LAR - 40% CIR	30%	£1,917,641	£16,949,768	£18,649,561	£18,640,470	£19,328,142	£19,313,968	£24,866,793
80% LAR - 40% CIR	35%	£3,947,652	£18,652,652	£20,696,110	£20,686,019	£21,373,691	£21,363,517	£26,935,047
80% LAR - 40% CIR	40%	£12,414,662	£20,969,017	£23,008,466	£23,008,466	£23,700,138	£23,690,138	£28,221,484
80% LAR - 40% CIR	45%	£15,324,905	£23,369,016	£25,402,318	£25,392,226	£26,079,438	£26,069,438	£30,593,575
80% LAR - 40% CIR	50%	£18,792,201	£25,773,463	£27,793,723	£27,783,632	£28,470,844	£28,460,844	£33,843,084
80% LAR - 40% CIR	55%	£26,981,556	£28,181,758	£30,101,475	£30,091,384	£30,778,596	£30,768,596	£36,973,653

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

		£26,601,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	5%	£1,781,076	£1,781,076	£1,781,076	£1,781,076	£1,781,076	£1,781,076	£1,781,076
80% LAR - 40% CIR	10%	£1,543,972	£1,781,076	£2,795,832	£2,795,832	£3,444,313	£3,444,313	£3,444,313
80% LAR - 40% CIR	15%	£1,626,853	£3,965,805	£4,192,475	£4,192,475	£4,840,956	£4,840,956	£4,840,956
80% LAR - 40% CIR	20%	£1,499,693	£5,136,499	£5,372,117	£5,372,117	£6,020,698	£6,020,698	£6,020,698
80% LAR - 40% CIR	25%	£1,932,236	£6,307,193	£6,482,759	£6,482,759	£7,171,400	£7,171,400	£7,171,400
80% LAR - 40% CIR	30%	£1,846,889	£7,477,887	£7,588,501	£7,588,501	£8,277,242	£8,277,242	£8,277,242
80% LAR - 40% CIR	35%	£4,385,250	£8,648,580	£8,759,322	£8,759,322	£9,468,163	£9,468,163	£9,468,163
80% LAR - 40% CIR	40%	£3,917,590	£9,819,280	£9,930,061	£9,930,061	£10,639,902	£10,639,902	£10,639,902
80% LAR - 40% CIR	45%	£1,842,522	£11,020,442	£11,131,183	£11,131,183	£11,841,924	£11,841,924	£11,841,924
80% LAR - 40% CIR	50%	£12,433,129	£12,001,698	£12,112,439	£12,112,439	£12,823,180	£12,823,180	£12,823,180
80% LAR - 40% CIR	55%	£15,228,446	£12,498,107	£12,609,622	£12,609,622	£13,320,361	£13,320,361	£13,320,361

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone B - £1,000 psf				
No Units	200	Sales value inflation		Base				
Site Area	0.29 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR - CIR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR	5%	£21,205,956	£10,478,052	£8,491,875	£8,302,858	£7,831,067	£4,965,091	
60% LAR - 40% CIR	10%	£18,503,296	£9,144,102	£8,144,713	£8,004,890	£7,488,591	£2,622,962	
60% LAR - 40% CIR	15%	£15,772,076	£5,780,873	£3,777,993	£3,587,714	£3,112,017	£-1,348,088	
60% LAR - 40% CIR	20%	£13,020,471	£3,376,314	£1,379,476	£1,189,770	£715,502	£-2,162,604	
60% LAR - 40% CIR	25%	£10,348,666	£950,809	£-1,056,468	£-1,248,546	£-1,728,744	£-4,808,924	
60% LAR - 40% CIR	30%	£7,456,812	£-1,518,280	£-3,535,148	£-3,726,789	£-4,205,794	£-7,114,970	
60% LAR - 40% CIR	35%	£4,644,369	£-4,022,170	£-6,087,515	£-6,251,637	£-6,948,742	£-11,296,615	
60% LAR - 40% CIR	40%	£1,776,789	£-6,981,137	£-8,620,618	£-8,814,383	£-9,298,792	£-12,205,254	
60% LAR - 40% CIR	45%	£-1,077,563	£-9,169,852	£-10,508,154	£-11,988,817	£-11,862,274	£-14,784,220	
60% LAR - 40% CIR	50%	£4,079,800	£-11,777,212	£-13,810,927	£-14,004,145	£-14,487,191	£-17,385,462	
60% LAR - 40% CIR	50%	£7,099,458	£-14,406,027	£-16,437,742	£-16,630,771	£-17,113,343	£-20,008,776	
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£9,398,418	£10,755,011	£21,749,844	£21,938,833	£22,414,123	£25,276,752	£26,867,659
60% LAR - 40% CIR	10%	£12,127,888	£22,116,841	£24,121,721	£24,132,090	£24,767,887	£27,641,883	£29,232,782
60% LAR - 40% CIR	15%	£14,819,414	£24,520,493	£26,526,246	£26,540,844	£27,184,412	£30,050,119	£31,641,011
60% LAR - 40% CIR	20%	£17,581,094	£28,949,503	£28,954,102	£28,128,289	£29,624,458	£32,509,438	£34,128,854
60% LAR - 40% CIR	25%	£20,348,666	£33,376,512	£30,417,984	£29,414,864	£31,014,984	£34,958,568	£36,543,424
60% LAR - 40% CIR	30%	£23,125,325	£31,522,485	£33,867,229	£34,111,351	£34,538,056	£37,548,484	£39,109,105
60% LAR - 40% CIR	35%	£25,901,984	£29,668,457	£36,819,851	£37,107,434	£37,568,356	£40,134,406	£41,714,028
60% LAR - 40% CIR	40%	£28,678,643	£27,814,429	£39,772,479	£40,263,811	£40,600,534	£42,720,328	£44,298,129
60% LAR - 40% CIR	45%	£31,455,302	£25,960,401	£42,725,101	£43,801,894	£44,268,905	£45,305,177	£46,893,217
60% LAR - 40% CIR	50%	£34,231,961	£24,106,373	£45,676,727	£46,843,466	£47,313,068	£47,889,406	£49,478,304
Residual Land values compared to benchmark land values		£57,186,000						
Medium Value Secondary Offices		£57,186,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£4,867,069	£3,860,805	£7,847,282	£8,036,999	£8,507,790	£11,373,769	£12,970,469
60% LAR - 40% CIR	10%	£2,164,629	£3,184,136	£5,164,888	£5,354,606	£5,825,397	£8,691,368	£10,288,068
60% LAR - 40% CIR	15%	£268,781	£10,557,884	£12,360,864	£12,121,143	£13,226,840	£16,087,526	£17,689,942
60% LAR - 40% CIR	20%	£-3,518,386	£12,962,543	£14,767,425	£14,527,801	£15,633,505	£18,501,481	£20,103,871
60% LAR - 40% CIR	25%	£-6,866,201	£15,368,040	£17,169,325	£17,587,405	£18,693,101	£21,502,581	£23,104,971
60% LAR - 40% CIR	30%	£-9,992,045	£17,877,137	£19,574,035	£19,995,817	£20,944,851	£23,493,827	£25,074,852
60% LAR - 40% CIR	35%	£-11,604,468	£20,381,027	£22,086,512	£22,508,434	£23,457,438	£25,485,062	£27,066,538
60% LAR - 40% CIR	40%	£-14,362,089	£22,819,884	£24,593,475	£25,101,249	£25,817,849	£27,544,111	£29,109,812
60% LAR - 40% CIR	45%	£-17,486,492	£25,307,131	£27,044,811	£27,552,612	£28,269,132	£30,103,017	£31,714,069
60% LAR - 40% CIR	50%	£-20,118,072	£28,116,360	£30,145,764	£30,143,052	£30,526,048	£31,124,116	£32,734,412
60% LAR - 40% CIR	50%	£-23,438,125	£30,734,484	£32,776,890	£32,768,486	£33,169,260	£33,587,633	£35,195,917
Residual Land values compared to benchmark land values		£48,425,000						
Lower Value Secondary Offices / Community Space		£48,425,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£9,927,355	£1,119,119	£1,847,671	£1,847,671	£1,847,671	£1,847,671	£1,847,671
60% LAR - 40% CIR	10%	£8,994,725	£3,403,810	£3,993,801	£3,584,710	£3,901,981	£8,303,899	£10,618,514
60% LAR - 40% CIR	15%	£2,253,265	£5,107,189	£4,774,733	£2,969,897	£3,448,365	£11,291,164	£13,606,428
60% LAR - 40% CIR	20%	£-1,471,899	£8,172,257	£10,169,095	£10,169,095	£10,833,069	£13,711,176	£16,138,189
60% LAR - 40% CIR	25%	£-3,229,835	£10,597,751	£12,605,640	£12,605,640	£13,732,118	£16,138,495	£18,572,711
60% LAR - 40% CIR	30%	£-4,886,201	£13,018,040	£15,036,129	£15,036,129	£16,163,592	£18,548,001	£20,983,224
60% LAR - 40% CIR	35%	£-6,541,566	£15,438,534	£17,466,618	£17,466,618	£18,594,065	£20,958,514	£23,393,737
60% LAR - 40% CIR	40%	£-8,196,931	£17,859,028	£19,897,112	£19,897,112	£20,967,554	£23,373,028	£25,794,250
60% LAR - 40% CIR	45%	£-9,852,296	£20,279,522	£22,327,606	£22,327,606	£23,400,048	£25,787,541	£28,194,763
60% LAR - 40% CIR	50%	£-11,507,661	£22,699,016	£24,758,100	£24,758,100	£25,822,542	£28,197,054	£30,595,276
Residual Land values compared to benchmark land values		£26,601,000						
Secondary Industrial/Storage/Distribution		£26,601,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£12,217,256	£5,392,352	£2,005,575	£2,418,899	£1,685,000	£1,685,000	£1,685,000
60% LAR - 40% CIR	10%	£12,217,256	£2,256,102	£-668,710	£-668,710	£-668,710	£-668,710	£-668,710
60% LAR - 40% CIR	15%	£9,896,076	£-1,056,137	£-2,108,007	£-2,298,286	£-2,773,981	£-3,603,169	£-4,434,088
60% LAR - 40% CIR	20%	£7,134,471	£-2,500,696	£-3,550,564	£-3,740,843	£-4,216,538	£-5,046,726	£-5,876,914
60% LAR - 40% CIR	25%	£4,382,866	£-3,935,161	£-4,992,489	£-5,182,768	£-5,658,463	£-6,488,651	£-7,318,840
60% LAR - 40% CIR	30%	£1,631,261	£-5,369,620	£-6,434,948	£-6,625,227	£-7,100,922	£-7,931,110	£-8,761,299
60% LAR - 40% CIR	35%	£-1,120,817	£-6,804,079	£-7,875,407	£-8,065,686	£-8,541,381	£-9,371,569	£-10,201,757
60% LAR - 40% CIR	40%	£-2,651,213	£-8,238,538	£-9,315,866	£-9,506,145	£-10,081,780	£-10,911,968	£-11,742,156
60% LAR - 40% CIR	45%	£-4,181,609	£-9,672,997	£-10,756,325	£-10,946,604	£-11,522,242	£-12,352,430	£-13,182,644
60% LAR - 40% CIR	50%	£-5,712,005	£-11,107,456	£-12,196,784	£-12,387,063	£-12,962,680	£-13,792,868	£-14,622,832
60% LAR - 40% CIR	55%	£-7,242,401	£-12,537,915	£-13,637,243	£-13,827,522	£-14,403,157	£-15,233,345	£-16,063,420
60% LAR - 40% CIR	60%	£-8,772,797	£-13,968,374	£-15,067,702	£-15,257,981	£-15,833,592	£-16,663,736	£-17,493,564
60% LAR - 40% CIR	65%	£-10,303,193	£-15,398,833	£-16,498,161	£-16,688,440	£-17,259,053	£-18,093,920	£-18,923,712
60% LAR - 40% CIR	70%	£-11,833,589	£-16,829,292	£-17,928,620	£-18,118,900	£-18,694,564	£-19,524,084	£-20,353,800
60% LAR - 40% CIR	75%	£-13,363,985	£-18,259,751	£-19,359,079	£-19,549,358	£-20,125,023	£-20,954,232	£-21,784,048
60% LAR - 40% CIR	80%	£-14,894,381	£-19,690,210	£-20,789,538	£-20,979,817	£-21,555,482	£-22,384,691	£-23,214,507
60% LAR - 40% CIR	85%	£-16,424,777	£-21,120,669	£-22,219,997	£-22,410,276	£-22,181,041	£-23,015,150	£-24,044,966
60% LAR - 40% CIR	90%	£-17,955,173	£-22,551,128	£-23,650,456	£-23,840,735	£-23,751,500	£-24,645,609	£-25,875,425
60% LAR - 40% CIR	95%	£-19,485,569	£-23,981,587	£-25,080,915	£-25,271,194	£-25,182,059	£-26,276,062	£-27,705,884
60% LAR - 40% CIR	100%	£-21,015,965	£-25,412,046	£-26,511,374	£-26,701,653	£-26,712,524	£-27,906,515	£-29,536,343

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone B - £1,100 paf	
No Units	200	Sales value inflation		Base	
Site Area	0.29 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR, CIR	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, C	

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats

No Units	200
Site Area	0.29 Ha

Residual land values:

Value Area	Zone B - £1,150 pcf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£29,882,721	£18,916,971	£16,950,493	£18,741,777	£16,269,985	£13,439,236	£11,856,598
60% LAR, 40% CIR	10%	£26,572,153	£16,161,874	£14,182,348	£13,984,309	£13,624,210	£10,703,819	£9,136,423
60% LAR, 40% CIR	15%	£23,441,332	£13,385,382	£11,412,604	£11,225,184	£10,756,636	£8,745,548	£6,373,527
60% LAR, 40% CIR	20%	£20,250,450	£10,588,275	£8,621,446	£8,434,591	£7,967,451	£5,143,399	£3,562,507
60% LAR, 40% CIR	25%	£17,108,497	£7,770,534	£5,805,058	£5,615,886	£5,142,886	£2,305,097	£728,497
60% LAR, 40% CIR	30%	£13,888,849	£4,922,333	£2,935,777	£2,747,044	£2,275,210	£458,471	£2,161,047
60% LAR, 40% CIR	35%	£10,648,349	£2,037,659	£55,324	£45,189	£49,012,930	£3,491,265	£5,749,052
60% LAR, 40% CIR	40%	£7,388,173	£901,012	£2,909,842	£3,100,694	£3,577,834	£8,486,837	£8,081,337
60% LAR, 40% CIR	45%	£4,117,063	£3,861,113	£3,907,865	£6,101,432	£6,585,394	£9,487,535	£11,699,227
60% LAR, 40% CIR	50%	£765,183	£8,567,459	£8,955,174	£9,148,392	£9,631,437	£12,520,709	£14,139,860
60% LAR, 40% CIR	50%	£2,635,701	£9,991,705	£12,023,422	£12,216,450	£12,699,023	£15,594,455	£17,203,029

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£13,329,981	£11,736,040	£13,717,867	£13,559,436	£14,375,564	£8,505,268	£16,136,081
60% LAR, 40% CIR	10%	£12,458,387	£10,114,233	£10,487,110	£10,334,530	£11,143,075	£7,594,358	£14,736,181
60% LAR, 40% CIR	15%	£12,469,844	£7,417,440	£7,717,411	£7,564,121	£8,371,428	£6,136,455	£12,774,352
60% LAR, 40% CIR	20%	£13,790,217	£5,129,181	£22,094,657	£22,283,848	£22,769,628	£20,584,707	£27,717,309
60% LAR, 40% CIR	25%	£17,779,468	£2,337,861	£24,419,182	£24,614,913	£24,654,624	£22,461,485	£29,964,711
60% LAR, 40% CIR	30%	£17,251,360	£1,872,885	£27,854,390	£28,044,953	£28,352,814	£21,380,880	£28,886,118
60% LAR, 40% CIR	35%	£17,251,360	£1,872,885	£27,854,390	£28,044,953	£28,352,814	£21,380,880	£28,886,118
60% LAR, 40% CIR	40%	£23,732,044	£1,780,657	£33,807,883	£34,001,186	£34,051,186	£27,387,745	£33,883,811
60% LAR, 40% CIR	45%	£27,134,581	£34,821,174	£36,854,888	£37,048,120	£37,581,752	£40,429,423	£43,039,574
60% LAR, 40% CIR	50%	£20,525,415	£37,691,450	£40,524,138	£40,716,186	£40,868,370	£43,484,170	£46,074,724

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£13,343,864	£2,678,114	£991,636	£402,918	£398,872	£2,889,821	£4,472,259
60% LAR, 40% CIR	10%	£10,233,266	£1,777,885	£1,088,869	£214,647	£214,647	£2,805,268	£4,125,041
60% LAR, 40% CIR	15%	£7,102,474	£2,963,475	£4,629,253	£5,113,673	£5,582,221	£8,381,511	£9,585,535
60% LAR, 40% CIR	20%	£3,951,573	£5,755,054	£7,717,411	£7,564,121	£8,371,428	£11,136,455	£12,774,352
60% LAR, 40% CIR	25%	£777,948	£8,568,268	£10,633,789	£10,722,951	£11,155,971	£14,033,060	£15,610,420
60% LAR, 40% CIR	30%	£2,490,808	£11,416,524	£13,403,080	£13,591,814	£14,063,947	£16,803,128	£18,499,604
60% LAR, 40% CIR	35%	£3,850,894	£14,411,128	£16,261,533	£16,448,288	£16,862,607	£19,610,122	£21,454,452
60% LAR, 40% CIR	40%	£3,850,894	£17,238,870	£19,248,099	£19,438,531	£19,618,882	£22,805,484	£24,421,192
60% LAR, 40% CIR	45%	£13,917,817	£24,813,913	£29,264,616	£29,454,988	£29,645,360	£32,835,887	£34,484,841
60% LAR, 40% CIR	50%	£13,917,817	£21,260,317	£25,284,031	£25,474,730	£25,670,284	£28,868,586	£30,478,717
60% LAR, 40% CIR	50%	£18,619,688	£28,349,662	£32,362,278	£32,548,502	£32,734,726	£35,933,412	£37,941,866

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£18,134,750	£7,358,399	£5,381,052	£5,185,205	£4,721,414	£1,350,265	£18,026
60% LAR, 40% CIR	10%	£15,053,582	£4,613,103	£2,633,776	£2,446,737	£1,976,639	£944,893	£2,411,948
60% LAR, 40% CIR	15%	£11,892,700	£1,538,810	£1,438,967	£1,278,996	£1,091,895	£430,805	£4,125,041
60% LAR, 40% CIR	20%	£9,741,859	£990,297	£2,927,125	£3,113,580	£3,281,120	£8,405,173	£7,386,964
60% LAR, 40% CIR	25%	£5,981,881	£3,778,058	£5,743,514	£5,936,735	£6,105,885	£9,483,584	£10,656,125
60% LAR, 40% CIR	30%	£2,860,255	£6,606,258	£8,603,789	£8,861,636	£9,273,981	£11,115,843	£12,769,619
60% LAR, 40% CIR	35%	£980,222	£10,520,543	£13,503,247	£13,693,780	£14,171,771	£15,639,537	£16,634,974
60% LAR, 40% CIR	40%	£4,900,569	£12,449,384	£16,456,414	£16,646,288	£16,836,162	£18,015,298	£19,204,969
60% LAR, 40% CIR	45%	£7,441,551	£15,429,885	£19,459,540	£19,650,003	£19,840,466	£21,039,608	£22,247,790
60% LAR, 40% CIR	50%	£13,913,388	£18,433,013	£23,031,745	£23,222,745	£23,413,745	£24,603,881	£25,794,017
60% LAR, 40% CIR	50%	£14,184,372	£21,549,977	£25,971,983	£26,168,052	£26,364,121	£27,554,257	£28,744,393

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£20,786,713	£13,133,685	£11,050,495	£10,855,777	£10,660,488	£7,583,236	£5,380,288
60% LAR, 40% CIR	10%	£16,686,153	£10,276,874	£8,296,348	£8,106,369	£7,916,390	£4,817,616	£3,620,622
60% LAR, 40% CIR	15%	£17,053,332	£7,489,382	£5,526,604	£5,336,184	£5,145,764	£2,699,366	£2,487,527
60% LAR, 40% CIR	20%	£14,654,430	£4,702,275	£2,735,446	£2,545,021	£2,354,596	£1,487,451	£1,296,941
60% LAR, 40% CIR	25%	£11,273,297	£1,844,334	£89,942	£270,134	£745,114	£3,580,380	£4,137,383
60% LAR, 40% CIR	30%	£8,902,889	£983,887	£2,914,225	£3,104,295	£3,294,365	£6,489,817	£6,679,041
60% LAR, 40% CIR	35%	£4,762,389	£3,858,371	£14,461,676	£14,651,199	£14,840,722	£18,077,365	£18,267,405
60% LAR, 40% CIR	40%	£1,652,173	£6,767,812	£16,795,842	£16,985,365	£17,174,888	£21,052,537	£21,242,061
60% LAR, 40% CIR	45%	£17,776,866	£26,707,113	£31,793,868	£31,983,391	£32,172,914	£35,407,056	£35,596,580
60% LAR, 40% CIR	50%	£3,130,817	£12,807,458	£14,843,173	£15,034,392	£15,224,611	£18,410,709	£18,600,889
60% LAR, 40% CIR	50%	£3,817,301	£16,877,705	£17,698,422	£17,889,540	£18,080,658	£21,480,455	£21,671,029

LB Camden
Local Plan Viability Testing 2025

Res 15 - 200 Flats	
--------------------	--

No Units	200
Site Area	0.29 Ha

Residual land values:

Value Area	Zone B - £1,200 pcf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs & 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£33,921,104	£23,136,420	£21,149,852	£20,961,235	£20,489,444	£17,658,695	£16,089,056
60% LAR - 40% CIR	10%	£30,588,617	£20,170,160	£18,190,835	£18,002,736	£17,532,686	£14,712,105	£13,144,115
60% LAR - 40% CIR	15%	£27,255,676	£17,162,895	£15,210,117	£15,022,697	£14,554,149	£11,742,859	£10,181,031
60% LAR - 40% CIR	20%	£23,863,056	£14,174,815	£12,207,987	£12,021,131	£11,553,961	£8,751,153	£7,184,020
60% LAR - 40% CIR	25%	£20,510,331	£11,146,101	£9,184,631	£9,000,262	£8,532,411	£5,727,881	£4,151,231
60% LAR - 40% CIR	30%	£17,144,868	£8,096,935	£6,140,234	£5,954,337	£5,484,108	£2,653,107	£1,080,325
60% LAR - 40% CIR	35%	£13,849,967	£5,022,693	£3,040,295	£2,851,138	£2,381,138	£459,597	£-453,967
60% LAR - 40% CIR	40%	£10,175,369	£1,863,573	£-86,364	£-277,216	£-754,346	£-3,817,126	£-5,212,029
60% LAR - 40% CIR	45%	£6,861,913	£-1,274,895	£-3,040,524	£-4,171,078	£-5,347,487	£-9,536,443	£-12,456,054
60% LAR - 40% CIR	50%	£3,156,614	£-4,493,583	£-6,527,267	£-8,720,516	£-10,203,581	£-10,101,832	£-11,711,964
60% LAR - 40% CIR	55%	£-428,501	£-7,784,546	£-9,816,261	£-10,009,289	£-10,491,862	£-13,387,296	£-14,995,869

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

£97,649,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs & 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£1,037,350	£7,729,554	£5,759,680	£5,686,625	£5,197,018	£4,196,898	£3,174,654
60% LAR - 40% CIR	10%	£2,684,836	£10,716,620	£12,688,971	£12,497,217	£11,945,965	£10,136,625	£10,178,023
60% LAR - 40% CIR	15%	£4,306,869	£13,624,480	£16,601,226	£16,414,640	£15,849,122	£14,040,484	£14,040,484
60% LAR - 40% CIR	20%	£7,390,384	£16,753,613	£19,715,083	£19,507,430	£18,967,363	£17,167,883	£17,167,883
60% LAR - 40% CIR	25%	£10,480,175	£19,880,175	£22,789,480	£22,571,915	£22,031,667	£20,231,667	£20,231,667
60% LAR - 40% CIR	30%	£14,243,142	£22,827,114	£24,803,419	£24,587,136	£24,047,136	£22,247,136	£22,247,136
60% LAR - 40% CIR	35%	£18,183,894	£24,445,284	£26,423,221	£26,198,073	£25,658,073	£23,858,073	£23,858,073
60% LAR - 40% CIR	40%	£21,118,401	£26,174,588	£28,188,216	£27,953,163	£27,413,163	£25,613,163	£25,613,163
60% LAR - 40% CIR	45%	£24,743,100	£28,330,297	£29,427,011	£29,182,230	£28,642,230	£26,842,230	£26,842,230
60% LAR - 40% CIR	50%	£28,342,015	£28,684,000	£27,715,675	£27,500,004	£26,960,004	£25,160,004	£25,160,004

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

£57,186,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs & 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£17,582,247	£8,797,572	£4,811,995	£4,622,378	£4,150,587	£1,319,538	£-252,821
60% LAR - 40% CIR	10%	£14,259,760	£3,891,303	£1,851,937	£1,663,627	£1,190,859	£-346,968	£-346,968
60% LAR - 40% CIR	15%	£10,917,019	£-644,036	£-1,128,745	£-1,284,369	£-1,784,708	£-4,395,986	£-4,395,986
60% LAR - 40% CIR	20%	£7,554,168	£-1,969,942	£-2,089,971	£-2,151,726	£-2,644,468	£-5,267,234	£-5,267,234
60% LAR - 40% CIR	25%	£4,171,473	£-5,192,786	£-4,154,226	£-4,154,226	£-4,646,445	£-10,611,026	£-10,611,026
60% LAR - 40% CIR	30%	£1,708,011	£-9,341,952	£-8,198,623	£-8,198,623	£-8,684,230	£-14,686,750	£-14,686,750
60% LAR - 40% CIR	35%	£-2,478,862	£-13,016,252	£-11,016,923	£-11,016,923	£-11,502,657	£-17,469,454	£-17,469,454
60% LAR - 40% CIR	40%	£-5,353,894	£-14,445,284	£-14,423,221	£-14,423,221	£-14,909,263	£-21,355,363	£-21,355,363
60% LAR - 40% CIR	45%	£-8,361,844	£-16,143,184	£-16,143,184	£-16,143,184	£-16,629,226	£-23,117,335	£-23,117,335
60% LAR - 40% CIR	50%	£-11,152,243	£-18,632,440	£-18,632,440	£-18,632,440	£-19,118,418	£-24,440,000	£-24,440,000
60% LAR - 40% CIR	55%	£-16,387,568	£-24,123,493	£-24,123,493	£-24,123,493	£-24,609,739	£-29,726,493	£-29,726,493

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

£48,425,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs & 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£22,372,252	£11,587,058	£3,901,380	£3,412,961	£3,440,373	£8,140,123	£4,537,485
60% LAR - 40% CIR	10%	£19,050,045	£8,621,589	£8,642,263	£8,454,223	£3,984,125	£1,163,534	£1,163,534
60% LAR - 40% CIR	15%	£15,307,365	£5,634,323	£3,961,548	£3,414,128	£3,009,578	£-194,298	£-194,298
60% LAR - 40% CIR	20%	£12,344,484	£2,626,243	£-659,415	£-472,560	£-420	£-2,797,418	£-2,797,418
60% LAR - 40% CIR	25%	£9,381,759	£-468,817	£-2,363,846	£-2,363,846	£-2,818,186	£-5,601,246	£-5,601,246
60% LAR - 40% CIR	30%	£5,559,297	£-1,456,537	£-3,456,537	£-3,456,537	£-4,004,464	£-8,866,464	£-8,866,464
60% LAR - 40% CIR	35%	£2,101,356	£-2,525,971	£-4,508,276	£-4,508,276	£-5,067,434	£-10,932,538	£-10,932,538
60% LAR - 40% CIR	40%	£-1,478,862	£-3,654,068	£-5,654,068	£-5,654,068	£-6,202,818	£-15,165,068	£-15,165,068
60% LAR - 40% CIR	45%	£-4,867,258	£-5,823,397	£-6,823,397	£-6,823,397	£-7,371,614	£-19,999,298	£-19,999,298
60% LAR - 40% CIR	50%	£-8,361,844	£-8,142,154	£-9,142,154	£-9,142,154	£-9,690,405	£-24,336,405	£-24,336,405
60% LAR - 40% CIR	55%	£-11,377,572	£-10,333,117	£-11,333,117	£-11,333,117	£-11,881,367	£-29,543,411	£-29,543,411

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

£26,601,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs & 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£24,712,217	£17,129,420	£12,304,852	£10,912,265	£11,722,885	£10,266,066	£10,266,066
60% LAR - 40% CIR	10%	£21,399,676	£11,206,895	£9,324,117	£8,136,897	£8,948,149	£7,256,110	£7,256,110
60% LAR - 40% CIR	15%	£18,067,056	£8,288,815	£6,321,397	£5,135,131	£5,946,489	£4,265,031	£4,265,031
60% LAR - 40% CIR	20%	£14,824,331	£5,260,101	£3,206,631	£2,112,282	£2,941,411	£2,198,766	£2,198,766
60% LAR - 40% CIR	25%	£11,213,889	£2,240,035	£154,034	£-109,337	£-690,866	£-1,923,895	£-1,923,895
60% LAR - 40% CIR	30%	£7,763,967	£-883,496	£-2,445,735	£-2,445,735	£-2,934,862	£-5,338,367	£-5,338,367
60% LAR - 40% CIR	35%	£4,298,399	£-2,562,427	£-3,672,264	£-3,672,264	£-4,161,246	£-8,541,246	£-8,541,246
60% LAR - 40% CIR	40%	£1,963,319	£-3,760,624	£-4,968,024	£-4,968,024	£-5,434,467	£-10,844,467	£-10,844,467
60% LAR - 40% CIR	45%	£-2,729,396	£-4,978,593	£-6,213,207	£-6,213,207	£-6,685,518	£-12,887,518	£-12,887,518
60% LAR - 40% CIR	50%	£-6,134,861	£-6,130,348	£-7,370,261	£-7,370,261	£-7,837,862	£-13,073,261	£-13,073,261

LB Camden
Local Plan Viability Testing 2025

Res 15 - 200 Flats		Value Area	Zone B - £1,250 pcf					
No Units	200	Sales value inflation	Base					
Site Area	0.29 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR - CIR					
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£38,159,486	£27,308,874	£25,352,252	£25,186,371	£24,701,870	£21,878,154	£20,305,518
60% LAR - 40% CIR	10%	£44,625,080	£24,159,927	£22,199,320	£22,033,281	£21,541,183	£18,720,991	£17,153,568
60% LAR - 40% CIR	15%	£31,070,419	£20,980,409	£19,007,630	£18,820,211	£18,351,662	£15,540,372	£13,978,544
60% LAR - 40% CIR	20%	£27,495,680	£17,761,355	£16,794,528	£16,607,672	£16,140,532	£13,327,683	£11,760,560
60% LAR - 40% CIR	25%	£23,801,037	£14,521,668	£13,556,198	£13,373,849	£12,907,878	£10,121,248	£8,559,843
60% LAR - 40% CIR	30%	£20,286,663	£11,261,529	£9,304,829	£9,118,932	£8,654,189	£5,862,004	£4,298,732
60% LAR - 40% CIR	35%	£16,651,585	£7,981,119	£5,938,068	£5,753,106	£5,285,146	£2,491,146	£931,722
60% LAR - 40% CIR	40%	£12,962,605	£4,674,817	£2,695,979	£2,507,994	£2,048,035	£-793,648	£-2,384,682
60% LAR - 40% CIR	45%	£8,244,024	£1,311,452	£-674,236	£-886,191	£-1,341,180	£-2,169,512	£-3,552,022
60% LAR - 40% CIR	50%	£5,526,330	£-22,103,353	£-44,106,504	£-44,296,818	£-47,775,684	£-59,284,108	£-69,284,108
60% LAR - 40% CIR	55%	£1,751,967	£-45,677,385	£-47,609,101	£-47,802,130	£-48,284,702	£-51,180,135	£-52,788,708
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£10,725,506	£3,739,787	£5,705,984	£5,888,433	£5,358,531	£9,178,123	£10,748,118
60% LAR - 40% CIR	10%	£3,170,705	£-6,919,305	£-16,802,084	£-15,950,592	£-13,540,862	£-12,209,242	£-13,561,170
60% LAR - 40% CIR	15%	£-2,984,877	£-13,134,100	£-24,106,107	£-24,245,045	£-24,159,149	£-31,560,261	£-31,118,544
60% LAR - 40% CIR	20%	£-3,989,877	£-13,379,544	£-18,333,618	£-18,525,868	£-19,901,738	£-28,789,966	£-28,339,871
60% LAR - 40% CIR	25%	£-4,641,582	£-13,631,862	£-14,584,465	£-14,784,465	£-16,144,549	£-25,841,529	£-25,391,710
60% LAR - 40% CIR	30%	£-11,245,128	£-10,518,585	£-21,107,110	£-22,026,036	£-22,523,606	£-32,348,568	£-32,817,892
60% LAR - 40% CIR	35%	£-18,450,102	£-9,224,220	£-28,271,302	£-28,375,102	£-29,501,673	£-43,569,257	£-43,031,769
60% LAR - 40% CIR	40%	£-18,845,358	£-10,089,261	£-35,062,561	£-35,164,536	£-36,504,604	£-55,807,822	£-55,273,822
60% LAR - 40% CIR	45%	£-22,373,384	£-10,033,067	£-43,006,218	£-43,108,334	£-44,573,548	£-73,273,271	£-72,739,622
60% LAR - 40% CIR	50%	£-26,147,847	£-12,477,093	£-50,006,618	£-50,108,844	£-51,684,618	£-82,079,668	£-81,545,622
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£57,186,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£21,850,569	£10,970,017	£9,013,384	£9,827,514	£8,962,813	£5,539,297	£5,966,659
60% LAR - 40% CIR	10%	£18,286,223	£7,821,070	£5,869,463	£6,672,421	£5,202,328	£2,981,734	£3,814,339
60% LAR - 40% CIR	15%	£14,731,562	£4,841,562	£2,668,773	£2,481,354	£2,012,805	£-796,495	£-2,588,513
60% LAR - 40% CIR	20%	£11,556,053	£1,422,456	£-684,969	£-670,186	£-684,969	£-2,001,164	£-2,555,261
60% LAR - 40% CIR	25%	£7,556,180	£-1,422,456	£-1,778,059	£-1,684,059	£-1,630,879	£-3,226,108	£-3,775,014
60% LAR - 40% CIR	30%	£3,947,805	£-5,977,398	£-7,034,028	£-7,219,656	£-7,684,668	£-10,479,893	£-12,152,128
60% LAR - 40% CIR	35%	£-1,312,728	£-11,854,240	£-10,310,243	£-10,465,328	£-10,862,148	£-13,747,171	£-14,381,135
60% LAR - 40% CIR	40%	£-3,175,294	£-13,864,240	£-13,842,878	£-13,838,893	£-14,330,822	£-17,132,505	£-18,722,839
60% LAR - 40% CIR	45%	£-5,460,102	£-15,607,485	£-16,010,094	£-16,003,986	£-16,488,021	£-24,888,213	£-25,438,213
60% LAR - 40% CIR	50%	£-7,012,127	£-16,442,210	£-16,445,361	£-16,438,175	£-17,114,541	£-30,012,814	£-30,022,865
60% LAR - 40% CIR	55%	£-14,588,669	£-21,878,492	£-22,947,868	£-23,140,868	£-23,683,669	£-47,438,889	£-48,017,865
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£48,425,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£26,010,915	£15,760,303	£13,903,980	£13,817,805	£13,153,038	£10,326,263	£9,796,885
60% LAR - 40% CIR	10%	£23,076,509	£12,611,156	£10,650,749	£10,462,716	£9,992,611	£7,172,020	£6,605,625
60% LAR - 40% CIR	15%	£19,521,848	£9,431,837	£7,459,059	£7,271,440	£6,801,091	£3,961,801	£3,429,313
60% LAR - 40% CIR	20%	£15,947,109	£6,212,784	£4,245,956	£4,058,100	£3,591,960	£789,122	£-478,811
60% LAR - 40% CIR	25%	£12,252,486	£2,973,097	£1,011,627	£252,278	£-359,407	£-2,636,967	£-3,688,728
60% LAR - 40% CIR	30%	£8,558,661	£-249,657	£-2,242,647	£-2,454,644	£-2,945,965	£-4,068,607	£-4,561,640
60% LAR - 40% CIR	35%	£5,103,014	£-3,567,452	£-5,518,985	£-5,705,498	£-6,172,483	£-9,307,425	£-10,595,849
60% LAR - 40% CIR	40%	£1,414,054	£-8,371,064	£-9,855,963	£-9,040,977	£-9,010,568	£-12,342,220	£-13,634,653
60% LAR - 40% CIR	45%	£-2,294,843	£-10,237,119	£-12,222,807	£-12,413,383	£-12,889,752	£-16,749,684	£-17,593,813
60% LAR - 40% CIR	50%	£-6,602,261	£-13,657,658	£-15,629,076	£-15,815,986	£-16,301,266	£-23,929,128	£-25,033,472
60% LAR - 40% CIR	55%	£-9,756,654	£-17,125,958	£-19,107,673	£-19,106,101	£-19,853,273	£-27,728,708	£-28,337,850
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£26,601,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£28,739,080	£17,522,874	£16,315,255	£19,282,371	£18,018,699	£15,692,185	£15,267,595
60% LAR - 40% CIR	10%	£25,184,419	£15,094,409	£13,121,630	£15,125,361	£13,655,183	£11,334,591	£10,901,000
60% LAR - 40% CIR	15%	£21,609,680	£11,875,355	£9,308,158	£12,834,211	£10,945,662	£9,654,372	£9,092,544
60% LAR - 40% CIR	20%	£18,035,037	£8,635,068	£6,874,198	£9,271,877	£7,944,532	£8,451,693	£7,894,544
60% LAR - 40% CIR	25%	£14,460,863	£5,375,529	£4,118,029	£6,821,849	£5,021,978	£1,226,749	£1,673,843
60% LAR - 40% CIR	30%	£10,765,582	£2,095,119	£1,422,006	£4,408,891	£2,732,852	£-320,722	£-320,722
60% LAR - 40% CIR	35%	£7,076,805	£-2,671,983	£-3,190,021	£3,176,006	£1,637,965	£-20,670,849	£-21,270,661
60% LAR - 40% CIR	40%	£3,368,128	£-6,074,148	£-8,060,246	£-6,765,912	£-7,227,189	£-31,012,762	£-31,644,424
60% LAR - 40% CIR	45%	£-999,876	£-9,369,353	£-10,992,504	£-10,182,818	£-10,661,684	£-43,659,857	£-44,170,108
60% LAR - 40% CIR	50%	£-4,343,833	£-11,463,385	£-13,466,101	£-13,186,136	£-14,170,302	£-67,068,135	£-67,676,708

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone B - £1,300 paf				
No Units	200	Sales value inflation		Base				
Site Area	0.29 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR - CIR				
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£42,392,130	£31,479,485	£29,522,851	£29,336,981	£28,872,380	£26,084,074	£24,324,975
60% LAR - 40% CIR	10%	£38,851,543	£28,122,007	£26,122,428	£25,980,214	£25,524,181	£22,279,077	£21,162,063
60% LAR - 40% CIR	15%	£34,884,964	£24,743,849	£22,800,720	£22,616,117	£22,149,176	£19,137,885	£17,776,057
60% LAR - 40% CIR	20%	£31,098,305	£21,345,190	£19,381,068	£19,184,212	£18,727,072	£15,624,233	£14,367,101
60% LAR - 40% CIR	25%	£27,391,742	£17,987,236	£15,935,765	£15,749,417	£15,283,546	£12,488,316	£11,335,411
60% LAR - 40% CIR	30%	£23,465,450	£14,626,123	£12,469,423	£12,283,536	£11,818,783	£9,630,330	£8,487,189
60% LAR - 40% CIR	35%	£19,619,602	£10,934,740	£8,992,227	£8,799,727	£8,332,976	£5,645,117	£4,578,054
60% LAR - 40% CIR	40%	£15,749,822	£7,423,267	£5,474,365	£5,289,039	£4,819,079	£1,969,324	£632,793
60% LAR - 40% CIR	45%	£11,626,844	£3,676,570	£1,903,015	£1,716,584	£1,248,004	£1,569,224	£3,181,189
60% LAR - 40% CIR	50%	£7,884,744	£281,449	£1,717,407	£1,507,721	£2,353,506	£3,246,080	£8,856,231
60% LAR - 40% CIR	55%	£3,923,401	£-3,386,410	£-45,401,940	£-5,594,989	£-6,077,541	£-8,072,074	£-10,581,549
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£14,892,819	£2,076,770	£1,562,342	£1,562,342	£1,562,342	£1,562,342	£1,562,342
60% LAR - 40% CIR	10%	£11,751,820	£222,293	£1,727,285	£1,912,409	£2,104,534	£2,104,534	£9,737,631
60% LAR - 40% CIR	15%	£8,365,250	£-23,105,865	£-23,086,994	£-23,087,007	£-23,088,000	£-23,088,000	£-23,088,000
60% LAR - 40% CIR	20%	£3,188,554	£-26,554,524	£-26,554,524	£-26,554,524	£-26,554,524	£-26,554,524	£-26,554,524
60% LAR - 40% CIR	25%	£2,097,879	£-21,050,478	£-21,050,478	£-21,050,478	£-21,050,478	£-21,050,478	£-21,050,478
60% LAR - 40% CIR	30%	£1,152,855	£-21,050,478	£-21,050,478	£-21,050,478	£-21,050,478	£-21,050,478	£-21,050,478
60% LAR - 40% CIR	35%	£3,205,112	£-18,964,874	£-18,964,874	£-18,964,874	£-18,964,874	£-18,964,874	£-18,964,874
60% LAR - 40% CIR	40%	£1,719,186	£-20,571,144	£-20,571,144	£-20,571,144	£-20,571,144	£-20,571,144	£-20,571,144
60% LAR - 40% CIR	45%	£1,672,771	£-22,718,285	£-22,718,285	£-22,718,285	£-22,718,285	£-22,718,285	£-22,718,285
60% LAR - 40% CIR	50%	£20,014,970	£-22,718,285	£-22,718,285	£-22,718,285	£-22,718,285	£-22,718,285	£-22,718,285
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£57,186,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£28,053,273	£15,140,628	£13,184,004	£12,988,124	£12,533,423	£9,745,217	£8,186,118
60% LAR - 40% CIR	10%	£22,312,686	£11,763,150	£9,648,357	£9,648,357	£9,648,357	£8,390,220	£6,833,225
60% LAR - 40% CIR	15%	£18,546,107	£8,404,962	£6,461,863	£6,277,260	£5,816,319	£2,969,028	£1,417,200
60% LAR - 40% CIR	20%	£14,759,440	£5,006,333	£3,042,211	£2,855,305	£2,393,215	£-1,191,868	£-2,641,906
60% LAR - 40% CIR	25%	£10,952,865	£1,558,878	£-1,009,629	£-1,009,629	£-1,009,629	£-2,350,241	£-3,801,881
60% LAR - 40% CIR	30%	£7,126,953	£-1,912,794	£-4,869,434	£-4,869,434	£-4,869,434	£-7,368,507	£-9,867,669
60% LAR - 40% CIR	35%	£2,899,039	£-28,915,360	£-28,915,360	£-28,915,360	£-28,915,360	£-30,192,740	£-31,464,154
60% LAR - 40% CIR	40%	£3,613,864	£-23,498,280	£-23,498,280	£-23,498,280	£-23,498,280	£-24,339,533	£-25,180,895
60% LAR - 40% CIR	45%	£3,454,113	£-24,057,458	£-24,057,458	£-24,057,458	£-24,057,458	£-24,057,458	£-24,057,458
60% LAR - 40% CIR	50%	£2,419,446	£-24,236,267	£-24,236,267	£-24,236,267	£-24,236,267	£-24,236,267	£-24,236,267
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£48,425,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£30,843,258	£19,930,913	£17,972,285	£17,786,415	£17,323,729	£14,535,202	£12,976,907
60% LAR - 40% CIR	10%	£27,102,971	£16,573,436	£14,623,857	£14,438,643	£13,975,610	£11,180,506	£9,613,510
60% LAR - 40% CIR	15%	£23,336,362	£13,195,778	£11,252,144	£11,067,546	£10,600,605	£7,799,314	£6,227,446
60% LAR - 40% CIR	20%	£19,549,734	£9,796,618	£7,832,496	£7,648,640	£7,178,500	£4,375,062	£2,818,530
60% LAR - 40% CIR	25%	£15,743,171	£6,349,054	£4,387,194	£4,200,495	£3,724,914	£959,744	£-493,881
60% LAR - 40% CIR	30%	£11,916,878	£2,877,662	£-1,009,629	£-1,009,629	£-1,009,629	£-2,350,241	£-3,801,881
60% LAR - 40% CIR	35%	£8,071,030	£-281,831	£-2,589,344	£-2,589,344	£-2,589,344	£-4,082,454	£-5,571,678
60% LAR - 40% CIR	40%	£4,201,250	£-24,125,304	£-24,125,304	£-24,125,304	£-24,125,304	£-24,125,304	£-24,125,304
60% LAR - 40% CIR	45%	£278,372	£-27,870,052	£-27,870,052	£-27,870,052	£-27,870,052	£-27,870,052	£-27,870,052
60% LAR - 40% CIR	50%	£1,888,884	£-27,870,052	£-27,870,052	£-27,870,052	£-27,870,052	£-27,870,052	£-27,870,052
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£26,601,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£32,765,243	£20,583,485	£18,580,881	£18,395,914	£17,932,280	£15,140,628	£13,581,558
60% LAR - 40% CIR	10%	£28,988,964	£16,857,840	£14,914,720	£14,730,117	£14,267,176	£11,451,885	£9,890,057
60% LAR - 40% CIR	15%	£25,112,305	£13,459,190	£11,495,068	£11,309,212	£10,846,072	£8,031,212	£6,471,101
60% LAR - 40% CIR	20%	£21,402,742	£10,011,236	£8,049,766	£7,863,417	£7,399,246	£4,584,316	£3,024,111
60% LAR - 40% CIR	25%	£17,679,450	£6,560,123	£4,593,423	£4,407,423	£3,942,750	£1,144,320	£-309,189
60% LAR - 40% CIR	30%	£13,733,052	£3,096,227	£1,120,727	£1,046,676	£983,893	£-1,809,265	£-3,309,265
60% LAR - 40% CIR	35%	£9,853,822	£-1,537,267	£-4,111,635	£-4,111,635	£-4,111,635	£-5,641,676	£-7,172,676
60% LAR - 40% CIR	40%	£5,961,844	£-22,869,498	£-22,869,498	£-22,869,498	£-22,869,498	£-22,869,498	£-22,869,498
60% LAR - 40% CIR	45%	£1,998,744	£-27,803,407	£-27,803,407	£-27,803,407	£-27,803,407	£-27,803,407	£-27,803,407
60% LAR - 40% CIR	50%	£1,967,686	£-27,803,407	£-27,803,407	£-27,803,407	£-27,803,407	£-27,803,407	£-27,803,407

LB Camden
Local Plan Viability Testing 2025

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

LB Camden
Local Plan Viability Testing 2025

Resit 16 - 575 Flats

No Units	575
Site Area	2.88 Ha

Residual land values:

Value Area	Zone B - C900 psf
------------	-------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£53,816,963	£25,733,373	£21,169,139	£29,738,360	£18,061,411	£13,189,713	£9,974,416
60% LAR - 40% CIR	5%	£47,555,981	£20,402,078	£15,854,918	£15,428,850	£14,364,174	£7,817,380	£4,251,917
60% LAR - 40% CIR	10%	£41,248,516	£15,021,053	£10,485,882	£10,053,127	£8,971,240	£2,479,921	£1,143,553
60% LAR - 40% CIR	15%	£34,855,831	£9,583,447	£5,013,711	£4,582,424	£3,504,206	£3,010,341	£8,688,751
60% LAR - 40% CIR	20%	£28,410,163	£4,946,415	£516,886	£353,478	£2,044,749	£8,847,896	£12,333,085
60% LAR - 40% CIR	25%	£21,917,693	£1,562,975	£8,199,885	£8,640,858	£7,743,289	£14,357,876	£18,061,359
60% LAR - 40% CIR	30%	£15,365,677	£7,323,233	£1,584,972	£1,453,878	£20,193,830	£20,193,128	£21,949,260
60% LAR - 40% CIR	35%	£8,721,850	£13,168,308	£17,866,814	£18,311,754	£18,424,105	£26,136,038	£29,897,822
60% LAR - 40% CIR	40%	£2,011,444	£19,138,551	£25,070,752	£25,127,659	£25,477,659	£32,205,656	£32,486,130
60% LAR - 40% CIR	45%	£4,863,047	£25,241,582	£30,007,717	£30,457,499	£31,581,566	£38,528,693	£42,078,860
60% LAR - 40% CIR	50%	£11,896,927	£31,435,490	£36,195,116	£36,644,276	£37,767,179	£44,504,588	£48,247,594

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£253,186,334	£250,334,787	£254,884,606	£255,114,025	£259,386,701	£277,489,595	£283,489,204
60% LAR - 40% CIR	10%	£219,444,309	£206,719,022	£216,254,988	£217,769,635	£227,769,635	£278,269,635	£281,884,228
60% LAR - 40% CIR	15%	£195,890,104	£171,151,424	£175,154,424	£176,154,424	£177,154,424	£244,154,424	£247,154,424
60% LAR - 40% CIR	20%	£170,130,712	£150,084,460	£151,084,460	£152,084,460	£153,084,460	£239,084,460	£242,084,460
60% LAR - 40% CIR	25%	£145,130,132	£125,130,132	£126,130,132	£127,130,132	£128,130,132	£228,130,132	£231,130,132
60% LAR - 40% CIR	30%	£120,130,132	£100,130,132	£101,130,132	£102,130,132	£103,130,132	£203,130,132	£206,130,132
60% LAR - 40% CIR	35%	£95,130,132	£75,130,132	£76,130,132	£77,130,132	£78,130,132	£178,130,132	£181,130,132
60% LAR - 40% CIR	40%	£70,130,132	£50,130,132	£51,130,132	£52,130,132	£53,130,132	£153,130,132	£156,130,132
60% LAR - 40% CIR	45%	£45,130,132	£25,130,132	£26,130,132	£27,130,132	£28,130,132	£128,130,132	£131,130,132
60% LAR - 40% CIR	50%	£20,130,132	£5,130,132	£6,130,132	£7,130,132	£8,130,132	£78,130,132	£81,130,132

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£119,892,787	£138,678,377	£143,249,811	£143,871,360	£144,748,339	£151,210,637	£154,835,334
60% LAR - 40% CIR	10%	£119,892,787	£138,678,377	£143,249,811	£143,871,360	£144,748,339	£151,210,637	£154,835,334
60% LAR - 40% CIR	15%	£119,892,787	£138,678,377	£143,249,811	£143,871,360	£144,748,339	£151,210,637	£154,835,334
60% LAR - 40% CIR	20%	£119,892,787	£138,678,377	£143,249,811	£143,871,360	£144,748,339	£151,210,637	£154,835,334
60% LAR - 40% CIR	25%	£119,892,787	£138,678,377	£143,249,811	£143,871,360	£144,748,339	£151,210,637	£154,835,334
60% LAR - 40% CIR	30%	£119,892,787	£138,678,377	£143,249,811	£143,871,360	£144,748,339	£151,210,637	£154,835,334
60% LAR - 40% CIR	35%	£119,892,787	£138,678,377	£143,249,811	£143,871,360	£144,748,339	£151,210,637	£154,835,334
60% LAR - 40% CIR	40%	£119,892,787	£138,678,377	£143,249,811	£143,871,360	£144,748,339	£151,210,637	£154,835,334
60% LAR - 40% CIR	45%	£119,892,787	£138,678,377	£143,249,811	£143,871,360	£144,748,339	£151,210,637	£154,835,334
60% LAR - 40% CIR	50%	£119,892,787	£138,678,377	£143,249,811	£143,871,360	£144,748,339	£151,210,637	£154,835,334

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£89,512,137	£100,805,422	£106,351,681	£106,789,890	£107,853,326	£108,339,220	£111,893,629
60% LAR - 40% CIR	10%	£89,512,137	£100,805,422	£106,351,681	£106,789,890	£107,853,326	£108,339,220	£111,893,629
60% LAR - 40% CIR	15%	£89,512,137	£100,805,422	£106,351,681	£106,789,890	£107,853,326	£108,339,220	£111,893,629
60% LAR - 40% CIR	20%	£89,512,137	£100,805,422	£106,351,681	£106,789,890	£107,853,326	£108,339,220	£111,893,629
60% LAR - 40% CIR	25%	£89,512,137	£100,805,422	£106,351,681	£106,789,890	£107,853,326	£108,339,220	£111,893,629
60% LAR - 40% CIR	30%	£89,512,137	£100,805,422	£106,351,681	£106,789,890	£107,853,326	£108,339,220	£111,893,629
60% LAR - 40% CIR	35%	£89,512,137	£100,805,422	£106,351,681	£106,789,890	£107,853,326	£108,339,220	£111,893,629
60% LAR - 40% CIR	40%	£89,512,137	£100,805,422	£106,351,681	£106,789,890	£107,853,326	£108,339,220	£111,893,629
60% LAR - 40% CIR	45%	£89,512,137	£100,805,422	£106,351,681	£106,789,890	£107,853,326	£108,339,220	£111,893,629
60% LAR - 40% CIR	50%	£89,512,137	£100,805,422	£106,351,681	£106,789,890	£107,853,326	£108,339,220	£111,893,629

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£111,272,234	£130,225,787	£143,249,811	£143,871,360	£144,748,339	£151,210,637	£154,835,334
60% LAR - 40% CIR	10%	£111,272,234	£130,225,787	£143,249,811	£143,871,360	£144,748,339	£151,210,637	£154,835,334
60% LAR - 40% CIR	15%	£111,272,234	£130,225,787	£143,249,811	£143,871,360	£144,748,339	£151,210,637	£154,835,334
60% LAR - 40% CIR	20%	£111,272,234	£130,225,787	£143,249,811	£143,871,360	£144,748,339	£151,210,637	£154,835,334
60% LAR - 40% CIR	25%	£111,272,234	£130,225,787	£143,249,811	£143,871,360	£144,748,339	£151,210,637	£154,835,334
60% LAR - 40% CIR	30%	£111,272,234	£130,225,787	£143,249,811	£143,871,360	£144,748,339	£151,210,637	£154,835,334
60% LAR - 40% CIR	35%	£111,272,234	£130,225,787	£143,249,811	£143,871,360	£144,748,339	£151,210,637	£154,835,334
60% LAR - 40% CIR	40%	£111,272,234	£130,225,787	£143,249,811	£143,871,360	£144,748,339	£151,210,637	£154,835,334
60% LAR - 40% CIR	45%	£111,272,234	£130,225,787	£143,249,811	£143,871,360	£144,748,339	£151,210,637	£154,835,334
60% LAR - 40% CIR	50%	£111,272,234	£130,225,787	£143,249,811	£143,871,360	£144,748,339	£151,210,637	£154,835,334

LB Camden
Local Plan Viability Testing 2025

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

LB Camden
Local Plan Viability Testing 2025

Res 16 - 575 Flats		Value Area	Zone B - £1,100 paf					
No Units	575	Sales value inflation	Base					
Site Area	2.88 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAP, CIR					
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	5%	£87,790,427	£59,601,789	£55,089,893	£44,863,725	£53,599,063	£47,211,026	£43,062,122
80% LAR - 40% CIR	5%	£79,844,033	£52,921,895	£48,127,528	£47,703,349	£48,442,863	£40,280,235	£36,124,453
80% LAR - 40% CIR	10%	£71,890,376	£45,592,758	£41,114,926	£40,692,309	£39,635,765	£33,296,501	£29,753,608
80% LAR - 40% CIR	15%	£63,839,282	£38,514,976	£34,052,284	£33,631,099	£32,578,138	£26,220,507	£22,676,159
80% LAR - 40% CIR	20%	£55,733,314	£31,388,992	£26,926,810	£26,505,089	£25,443,290	£19,072,489	£15,533,156
80% LAR - 40% CIR	25%	£47,581,040	£24,195,320	£19,707,717	£19,284,182	£18,225,379	£11,872,505	£8,330,350
80% LAR - 40% CIR	30%	£39,382,025	£16,912,833	£12,504,442	£12,081,045	£10,967,898	£4,572,505	£1,008,729
80% LAR - 40% CIR	35%	£31,121,521	£9,583,041	£5,084,262	£4,657,563	£3,590,814	£2,862,248	£0,480,445
80% LAR - 40% CIR	40%	£22,773,978	£2,148,299	£2,400,442	£2,836,897	£3,313,719	£14,120,180	£14,120,180
80% LAR - 40% CIR	45%	£14,381,511	£5,445,601	£10,079,329	£10,516,617	£11,039,637	£18,217,043	£21,911,478
80% LAR - 40% CIR	50%	£5,867,536	£13,213,485	£17,897,902	£18,340,621	£19,447,419	£26,150,186	£29,893,192
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	5%	£20,876,842	£23,111,050	£22,813,347	£23,037,326	£23,097,972	£24,460,650	£24,899,472
80% LAR - 40% CIR	10%	£20,802,489	£23,148,117	£23,625,949	£23,658,598	£24,105,710	£24,744,374	£25,067,267
80% LAR - 40% CIR	15%	£19,801,190	£24,224,086	£24,686,981	£24,718,724	£25,258,308	£26,012,716	£26,402,544
80% LAR - 40% CIR	20%	£20,507,561	£24,901,883	£25,811,089	£25,843,386	£26,527,345	£27,598,398	£28,007,719
80% LAR - 40% CIR	25%	£19,506,135	£25,982,651	£26,903,184	£26,935,183	£27,419,419	£28,614,326	£29,041,239
80% LAR - 40% CIR	30%	£21,351,390	£26,023,042	£28,304,374	£28,326,369	£29,782,369	£30,718,350	£31,173,135
80% LAR - 40% CIR	35%	£24,919,125	£27,101,834	£29,711,424	£29,733,421	£31,258,421	£32,698,473	£33,189,473
80% LAR - 40% CIR	40%	£27,068,897	£27,582,619	£33,141,817	£33,163,812	£34,654,814	£36,121,065	£36,612,065
80% LAR - 40% CIR	45%	£26,353,364	£28,064,416	£35,626,254	£35,648,249	£37,137,250	£38,603,511	£39,074,511
80% LAR - 40% CIR	50%	£24,673,438	£29,054,360	£38,638,777	£38,660,772	£40,168,294	£41,694,867	£42,165,867
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£57,186,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	5%	£76,815,293	£104,807,861	£109,329,197	£109,748,605	£110,810,897	£117,198,724	£129,747,638
80% LAR - 40% CIR	10%	£68,545,517	£111,391,655	£115,962,232	£116,388,647	£117,789,847	£124,595,525	£137,644,542
80% LAR - 40% CIR	15%	£62,518,374	£118,816,992	£123,284,624	£123,717,441	£124,773,385	£131,113,249	£144,698,122
80% LAR - 40% CIR	20%	£59,279,489	£126,884,774	£130,797,498	£131,230,315	£132,386,406	£138,698,243	£152,782,571
80% LAR - 40% CIR	25%	£56,976,436	£133,025,728	£137,475,940	£137,904,861	£138,966,406	£145,337,261	£159,876,524
80% LAR - 40% CIR	30%	£51,839,710	£140,214,439	£144,799,033	£145,228,558	£146,384,371	£153,537,245	£168,078,600
80% LAR - 40% CIR	35%	£45,496,917	£147,496,917	£151,305,305	£151,734,249	£152,890,444	£160,637,423	£175,461,238
80% LAR - 40% CIR	40%	£33,288,229	£154,829,709	£158,322,498	£158,752,197	£159,908,336	£167,262,298	£182,899,196
80% LAR - 40% CIR	45%	£15,819,472	£162,161,494	£165,633,182	£166,062,498	£167,218,498	£174,545,465	£190,134,965
80% LAR - 40% CIR	50%	£150,528,236	£169,855,367	£173,489,079	£173,918,367	£175,074,367	£182,351,703	£198,317,239
80% LAR - 40% CIR	50%	£108,682,212	£177,627,215	£186,307,859	£186,736,421	£187,892,421	£195,169,636	£211,362,892
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£49,425,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	5%	£26,915,623	£30,589,111	£30,747,617	£30,770,191	£30,831,967	£31,941,911	£32,491,911
80% LAR - 40% CIR	10%	£26,343,467	£30,589,643	£30,747,617	£30,770,191	£30,831,967	£31,941,911	£32,491,911
80% LAR - 40% CIR	15%	£24,384,214	£27,692,524	£27,692,524	£27,692,524	£27,692,524	£28,792,524	£29,292,524
80% LAR - 40% CIR	20%	£20,424,185	£24,618,508	£24,618,508	£24,618,508	£24,618,508	£25,718,508	£26,218,508
80% LAR - 40% CIR	25%	£18,664,869	£21,602,186	£21,602,186	£21,602,186	£21,602,186	£22,702,186	£23,202,186
80% LAR - 40% CIR	30%	£16,824,575	£18,594,267	£18,594,267	£18,594,267	£18,594,267	£19,694,267	£20,194,267
80% LAR - 40% CIR	35%	£15,065,919	£15,624,458	£15,624,458	£15,624,458	£15,624,458	£16,724,458	£17,224,458
80% LAR - 40% CIR	40%	£13,433,552	£12,659,244	£12,659,244	£12,659,244	£12,659,244	£13,759,244	£14,259,244
80% LAR - 40% CIR	45%	£11,801,998	£9,693,031	£9,693,031	£9,693,031	£9,693,031	£10,793,031	£11,293,031
80% LAR - 40% CIR	50%	£10,169,984	£6,726,815	£6,726,815	£6,726,815	£6,726,815	£7,826,815	£8,326,815
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£26,601,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	5%	£25,596,758	£27,014,000	£27,014,000	£27,014,000	£27,014,000	£27,014,000	£27,014,000
80% LAR - 40% CIR	10%	£25,596,758	£27,014,000	£27,014,000	£27,014,000	£27,014,000	£27,014,000	£27,014,000
80% LAR - 40% CIR	15%	£25,596,758	£27,014,000	£27,014,000	£27,014,000	£27,014,000	£27,014,000	£27,014,000
80% LAR - 40% CIR	20%	£25,596,758	£27,014,000	£27,014,000	£27,014,000	£27,014,000	£27,014,000	£27,014,000
80% LAR - 40% CIR	25%	£25,596,758	£27,014,000	£27,014,000	£27,014,000	£27,014,000	£27,014,000	£27,014,000
80% LAR - 40% CIR	30%	£25,596,758	£27,014,000	£27,014,000	£27,014,000	£27,014,000	£27,014,000	£27,014,000
80% LAR - 40% CIR	35%	£25,596,758	£27,014,000	£27,014,000	£27,014,000	£27,014,000	£27,014,000	£27,014,000
80% LAR - 40% CIR	40%	£25,596,758	£27,014,000	£27,014,000	£27,014,000	£27,014,000	£27,014,000	£27,014,000
80% LAR - 40% CIR	45%	£25,596,758	£27,014,000	£27,014,000	£27,014,000	£27,014,000	£27,014,000	£27,014,000
80% LAR - 40% CIR	50%	£25,596,758	£27,014,000	£27,014,000	£27,014,000	£27,014,000	£27,014,000	£27,014,000

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area	Zone B - £1,150 pcf					
No Units	575	Sales value inflation	Base					
Site Area	2.88 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR - CIR					
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£99,985,775	£70,781,093	£59,316,840	£65,995,497	£64,842,139	£56,477,836	£54,929,932
60% LAR - 40% CIR	5%	£90,975,585	£63,283,773	£54,930,998	£58,498,818	£57,345,372	£50,983,994	£47,448,873
60% LAR - 40% CIR	10%	£82,038,163	£55,732,887	£51,255,056	£50,832,438	£49,775,894	£43,436,630	£39,914,817
60% LAR - 40% CIR	15%	£73,453,970	£48,091,766	£43,629,073	£43,207,888	£42,154,927	£35,837,161	£32,327,290
60% LAR - 40% CIR	20%	£64,815,378	£40,402,439	£35,951,539	£35,533,661	£34,483,987	£29,178,976	£24,636,243
60% LAR - 40% CIR	25%	£56,085,473	£32,865,389	£28,228,949	£27,810,253	£26,762,337	£20,409,462	£16,880,087
60% LAR - 40% CIR	30%	£47,320,730	£24,880,951	£20,404,927	£20,991,872	£19,925,753	£13,588,902	£9,069,440
60% LAR - 40% CIR	35%	£38,518,610	£16,881,737	£12,515,355	£12,093,845	£11,040,089	£4,677,512	£1,121,683
60% LAR - 40% CIR	40%	£29,643,615	£8,935,940	£4,540,887	£4,121,679	£3,066,352	£3,362,484	£7,808,192
60% LAR - 40% CIR	45%	£20,676,954	£979,298	£3,579,685	£4,011,338	£5,090,450	£11,649,625	£15,260,663
60% LAR - 40% CIR	50%	£11,851,323	£7,286,616	£1,914,025	£12,350,708	£13,442,418	£29,071,120	£23,775,057
Residual Land values compared to benchmark land values Higher Value Secondary Offices								
£97,649,005								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£196,165,290	£217,457,100	£221,809,877	£222,334,057	£223,394,603	£225,757,181	£233,892,002
60% LAR - 40% CIR	10%	£168,702,712	£225,007,988	£226,485,818	£225,889,437	£226,964,981	£227,204,714	£228,836,008
60% LAR - 40% CIR	15%	£207,298,406	£224,041,108	£227,111,802	£227,102,867	£228,168,148	£228,403,714	£229,411,048
60% LAR - 40% CIR	20%	£213,920,499	£249,338,439	£248,787,336	£248,807,214	£248,256,958	£232,560,295	£228,117,633
60% LAR - 40% CIR	25%	£246,598,607	£242,407,149	£242,407,149	£242,407,149	£242,407,149	£226,311,413	£222,341,710
60% LAR - 40% CIR	30%	£233,411,145	£220,865,214	£220,338,548	£220,730,093	£220,815,142	£228,151,971	£217,872,439
60% LAR - 40% CIR	35%	£251,222,055	£251,222,055	£251,222,055	£251,222,055	£251,222,055	£234,093,363	£227,609,817
60% LAR - 40% CIR	40%	£201,098,360	£211,044,862	£210,168,889	£210,168,889	£210,168,889	£224,133,523	£227,748,995
60% LAR - 40% CIR	45%	£203,961,921	£279,781,599	£284,325,570	£284,752,214	£283,871,325	£292,390,500	£296,034,588
60% LAR - 40% CIR	50%	£205,095,452	£298,021,481	£292,656,990	£293,981,583	£294,163,205	£299,811,856	£296,184,892
Residual Land values compared to benchmark land values Medium Value Secondary Offices								
£57,186,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£85,343,975	£93,828,857	£99,092,910	£98,974,293	£99,987,811	£105,931,914	£109,480,816
60% LAR - 40% CIR	10%	£113,884,365	£101,025,875	£106,800,865	£107,963,732	£107,963,732	£111,458,055	£115,969,672
60% LAR - 40% CIR	15%	£82,371,587	£108,676,863	£113,154,684	£113,577,312	£114,833,856	£120,973,120	£124,484,833
60% LAR - 40% CIR	20%	£90,552,780	£116,917,984	£120,456,211	£120,456,211	£120,456,211	£128,572,589	£132,992,490
60% LAR - 40% CIR	25%	£96,594,607	£124,007,311	£128,456,007	£128,456,007	£128,456,007	£138,231,174	£139,970,507
60% LAR - 40% CIR	30%	£108,314,277	£131,744,361	£138,189,891	£138,289,497	£137,847,413	£144,000,289	£147,036,883
60% LAR - 40% CIR	35%	£117,000,020	£140,523,089	£144,404,623	£144,404,623	£144,404,623	£151,822,464	£154,341,710
60% LAR - 40% CIR	40%	£125,891,142	£147,428,013	£151,894,395	£152,315,995	£153,389,881	£159,732,238	£163,288,087
60% LAR - 40% CIR	45%	£124,103,463	£158,137,173	£168,265,891	£168,388,821	£169,383,098	£173,433,433	£176,433,433
60% LAR - 40% CIR	50%	£143,730,796	£163,434,464	£177,893,449	£178,421,094	£179,000,200	£175,059,373	£175,703,443
60% LAR - 40% CIR	55%	£182,288,427	£217,085,497	£216,324,778	£216,766,498	£217,889,189	£216,486,870	£216,184,892
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space								
£48,425,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£23,831,913	£32,803,723	£37,378,502	£37,895,682	£38,861,128	£46,222,896	£48,758,627
60% LAR - 40% CIR	10%	£24,595,837	£33,414,613	£38,953,444	£39,355,802	£39,611,908	£47,701,803	£49,246,053
60% LAR - 40% CIR	15%	£42,753,330	£68,115,734	£72,678,427	£72,999,619	£74,052,373	£80,370,339	£83,880,219
60% LAR - 40% CIR	20%	£51,492,124	£75,805,981	£80,575,981	£80,613,898	£81,723,543	£88,408,454	£91,599,453
60% LAR - 40% CIR	25%	£66,868,607	£109,407,111	£109,407,111	£109,407,111	£109,407,111	£109,407,111	£109,407,111
60% LAR - 40% CIR	30%	£89,877,770	£138,639,639	£138,639,639	£138,639,639	£138,639,639	£138,639,639	£138,639,639
60% LAR - 40% CIR	35%	£177,868,680	£198,225,763	£198,225,763	£198,225,763	£198,225,763	£198,225,763	£198,225,763
60% LAR - 40% CIR	40%	£38,963,585	£107,171,507	£111,689,614	£112,098,481	£113,151,148	£119,589,884	£123,215,620
60% LAR - 40% CIR	45%	£55,033,845	£113,028,214	£113,028,214	£113,028,214	£113,028,214	£113,028,214	£113,028,214
60% LAR - 40% CIR	50%	£104,598,197	£193,454,118	£198,151,659	£198,658,558	£199,649,918	£198,225,763	£198,225,763
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution								
£26,601,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£31,347,710	£17,559,218	£7,088,985	£5,067,922	£5,618,268	£1,771,925	£1,771,925
60% LAR - 40% CIR	10%	£22,919,288	£3,493,860	£2,872,816	£2,872,816	£2,872,816	£2,872,816	£2,872,816
60% LAR - 40% CIR	15%	£14,209,095	£11,136,109	£14,094,062	£14,094,062	£14,094,062	£14,094,062	£14,094,062
60% LAR - 40% CIR	20%	£5,587,501	£10,829,439	£10,829,439	£10,829,439	£10,829,439	£10,829,439	£10,829,439
60% LAR - 40% CIR	25%	£9,792,895	£28,495,495	£28,495,495	£28,495,495	£28,495,495	£28,495,495	£28,495,495
60% LAR - 40% CIR	30%	£11,888,145	£34,347,214	£34,347,214	£34,347,214	£34,347,214	£34,347,214	£34,347,214
60% LAR - 40% CIR	35%	£20,769,265	£32,246,135	£32,246,135	£32,246,135	£32,246,135	£32,246,135	£32,246,135
60% LAR - 40% CIR	40%	£15,848,860	£10,197,362	£10,197,362	£10,197,362	£10,197,362	£10,197,362	£10,197,362
60% LAR - 40% CIR	45%	£38,949,921	£38,248,589	£38,248,589	£38,248,589	£38,248,589	£38,248,589	£38,248,589
60% LAR - 40% CIR	50%	£47,305,352	£48,514,461	£47,141,800	£47,141,800	£47,141,800	£47,141,800	£47,141,800

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone B - £1,200 pcf	
No Units	575	Sales value inflation		Base	
Site Area	2.88 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR - CIR	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
60% LAR - 40% CIR	0%	£119,341,293	£81,952,142	£77,487,889	£76,013,187
60% LAR - 40% CIR	5%	£109,287,137	£73,896,272	£69,448,697	£67,880,847
60% LAR - 40% CIR	10%	£92,185,550	£65,791,760	£61,361,506	£59,898,061
60% LAR - 40% CIR	15%	£83,037,950	£57,639,081	£53,205,861	£51,731,716
60% LAR - 40% CIR	20%	£73,863,720	£49,415,888	£44,966,989	£43,497,416
60% LAR - 40% CIR	25%	£64,603,599	£41,115,497	£36,679,058	£35,212,620
60% LAR - 40% CIR	30%	£55,376,535	£32,767,861	£28,294,923	£26,830,805
60% LAR - 40% CIR	35%	£46,897,786	£24,374,458	£19,914,051	£18,438,765
60% LAR - 40% CIR	40%	£38,414,058	£15,955,560	£11,407,820	£10,985,414
60% LAR - 40% CIR	45%	£29,976,387	£7,504,350	£2,809,418	£2,384,267
60% LAR - 40% CIR	50%	£17,394,488	£1,409,152	£5,987,176	£6,423,859
Residual Land values compared to benchmark land values		Higher Value Secondary Offices			
		£97,649,000			
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
60% LAR - 40% CIR	0%	£119,453,738	£209,844,603	£211,191,178	£211,110,849
60% LAR - 40% CIR	5%	£108,504,925	£201,688,115	£214,375,368	£215,767,686
60% LAR - 40% CIR	10%	£97,150,486	£223,101,704	£227,430,614	£227,868,188
60% LAR - 40% CIR	15%	£86,007,710	£211,324,587	£235,773,887	£236,193,395
60% LAR - 40% CIR	20%	£74,858,935	£214,961,817	£245,467,278	£246,427,817
60% LAR - 40% CIR	25%	£63,709,159	£247,913,014	£252,398,112	£252,815,992
60% LAR - 40% CIR	30%	£52,559,384	£245,844,135	£266,838,635	£267,256,515
60% LAR - 40% CIR	35%	£41,409,609	£248,875,315	£275,851,457	£276,269,337
60% LAR - 40% CIR	40%	£30,259,834	£273,436,525	£277,851,457	£278,269,337
60% LAR - 40% CIR	45%	£19,109,959	£266,156,627	£276,788,018	£277,206,898
60% LAR - 40% CIR	50%	£8,959,488	£260,156,627	£276,788,018	£277,206,898
Residual Land values compared to benchmark land values		Medium Value Secondary Offices			
		£57,186,000			
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
60% LAR - 40% CIR	0%	£179,453,738	£209,844,603	£211,191,178	£211,110,849
60% LAR - 40% CIR	5%	£168,504,925	£201,688,115	£214,375,368	£215,767,686
60% LAR - 40% CIR	10%	£157,150,486	£223,101,704	£227,430,614	£227,868,188
60% LAR - 40% CIR	15%	£145,802,047	£211,324,587	£235,773,887	£236,193,395
60% LAR - 40% CIR	20%	£134,453,608	£214,961,817	£245,467,278	£246,427,817
60% LAR - 40% CIR	25%	£123,105,169	£247,913,014	£252,398,112	£252,815,992
60% LAR - 40% CIR	30%	£111,756,730	£245,844,135	£266,838,635	£267,256,515
60% LAR - 40% CIR	35%	£100,408,291	£248,875,315	£275,851,457	£276,269,337
60% LAR - 40% CIR	40%	£89,059,852	£273,436,525	£277,851,457	£278,269,337
60% LAR - 40% CIR	45%	£77,711,413	£266,156,627	£276,788,018	£277,206,898
60% LAR - 40% CIR	50%	£66,362,974	£260,156,627	£276,788,018	£277,206,898
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space			
		£48,425,000			
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
60% LAR - 40% CIR	0%	£179,453,738	£209,844,603	£211,191,178	£211,110,849
60% LAR - 40% CIR	5%	£168,504,925	£201,688,115	£214,375,368	£215,767,686
60% LAR - 40% CIR	10%	£157,150,486	£223,101,704	£227,430,614	£227,868,188
60% LAR - 40% CIR	15%	£145,802,047	£211,324,587	£235,773,887	£236,193,395
60% LAR - 40% CIR	20%	£134,453,608	£214,961,817	£245,467,278	£246,427,817
60% LAR - 40% CIR	25%	£123,105,169	£247,913,014	£252,398,112	£252,815,992
60% LAR - 40% CIR	30%	£111,756,730	£245,844,135	£266,838,635	£267,256,515
60% LAR - 40% CIR	35%	£100,408,291	£248,875,315	£275,851,457	£276,269,337
60% LAR - 40% CIR	40%	£89,059,852	£273,436,525	£277,851,457	£278,269,337
60% LAR - 40% CIR	45%	£77,711,413	£266,156,627	£276,788,018	£277,206,898
60% LAR - 40% CIR	50%	£66,362,974	£260,156,627	£276,788,018	£277,206,898
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution			
		£20,601,000			
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
60% LAR - 40% CIR	0%	£12,333,218	£22,728,267	£22,728,267	£22,728,267
60% LAR - 40% CIR	5%	£12,265,862	£14,668,397	£10,221,622	£10,221,622
60% LAR - 40% CIR	10%	£12,265,862	£10,563,065	£2,133,631	£1,715,504
60% LAR - 40% CIR	15%	£12,265,862	£10,563,065	£2,133,631	£1,715,504
60% LAR - 40% CIR	20%	£12,265,862	£10,563,065	£2,133,631	£1,715,504
60% LAR - 40% CIR	25%	£12,265,862	£10,563,065	£2,133,631	£1,715,504
60% LAR - 40% CIR	30%	£12,265,862	£10,563,065	£2,133,631	£1,715,504
60% LAR - 40% CIR	35%	£12,265,862	£10,563,065	£2,133,631	£1,715,504
60% LAR - 40% CIR	40%	£12,265,862	£10,563,065	£2,133,631	£1,715,504
60% LAR - 40% CIR	45%	£12,265,862	£10,563,065	£2,133,631	£1,715,504
60% LAR - 40% CIR	50%	£12,265,862	£10,563,065	£2,133,631	£1,715,504

LB Camden
Local Plan Viability Testing 2025

Res 16 - 575 Flats

No Units	575
Site Area	2.88 Ha

Residual land values:

Value Area	Zone B - £1,250 pcf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£191,816,412	£93,123,181	£98,056,938	£88,237,595	£87,184,236	£80,864,082	£77,352,885
60% LAR, 40% CIR	10%	£111,998,590	£84,509,768	£80,962,193	£78,643,532	£78,583,343	£72,289,710	£68,851,003
60% LAR, 40% CIR	15%	£102,533,736	£75,845,703	£71,415,451	£70,997,324	£69,952,006	£63,680,098	£60,195,076
60% LAR, 40% CIR	20%	£82,622,011	£67,134,473	£62,719,197	£62,302,488	£61,260,714	£54,990,738	£51,480,867
60% LAR, 40% CIR	25%	£62,863,874	£58,375,951	£53,970,921	£53,558,354	£52,510,863	£46,242,987	£42,731,716
60% LAR, 40% CIR	30%	£73,060,087	£49,565,605	£45,129,165	£44,710,469	£43,663,727	£37,383,281	£33,786,732
60% LAR, 40% CIR	35%	£93,210,810	£40,854,828	£36,419,328	£36,001,691	£34,954,949	£28,674,084	£25,084,084
60% LAR, 40% CIR	40%	£53,276,963	£31,896,886	£27,281,423	£26,864,718	£25,822,868	£19,544,812	£16,002,229
60% LAR, 40% CIR	45%	£13,285,075	£22,899,354	£19,237,363	£17,716,698	£16,764,979	£10,454,068	£8,141,865
60% LAR, 40% CIR	45%	£33,249,941	£13,564,785	£9,694,408	£7,644,442	£7,644,442	£1,276,325	£2,268,191
60% LAR, 40% CIR	50%	£23,119,436	£4,371,402	£1,259,584	£560,632	£1,638,250	£8,138,973	£11,778,003

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£198,742,186	£196,252,107	£200,678,692	£201,098,393	£202,147,532	£203,442,665	£211,838,899
60% LAR, 40% CIR	10%	£116,407,139	£204,885,172	£206,325,424	£206,743,581	£207,789,889	£211,280,777	£226,545,796
60% LAR, 40% CIR	15%	£106,119,884	£211,004,464	£216,640,976	£216,418,367	£216,789,101	£226,789,101	£229,490,088
60% LAR, 40% CIR	20%	£187,713,961	£222,393,324	£226,788,934	£227,143,371	£228,293,912	£234,528,178	£238,017,108
60% LAR, 40% CIR	25%	£81,548,786	£210,024,189	£210,435,829	£210,511,246	£211,198,897	£224,311,284	£231,544,147
60% LAR, 40% CIR	30%	£217,330,095	£240,086,417	£244,111,546	£244,329,194	£245,973,281	£252,237,367	£258,736,731
60% LAR, 40% CIR	35%	£251,251,512	£252,041,891	£254,041,891	£254,041,891	£254,041,891	£254,041,891	£254,041,891
60% LAR, 40% CIR	40%	£227,458,106	£228,048,177	£232,048,177	£232,048,177	£232,048,177	£232,048,177	£232,048,177
60% LAR, 40% CIR	45%	£247,493,934	£267,176,093	£271,628,481	£272,048,481	£272,048,481	£272,048,481	£272,048,481
60% LAR, 40% CIR	50%	£252,621,436	£276,366,473	£280,810,459	£281,301,367	£281,301,367	£281,301,367	£281,301,367

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£42,793,335	£71,288,559	£79,769,912	£78,172,135	£77,225,514	£83,549,868	£97,599,864
60% LAR, 40% CIR	10%	£23,834,947	£64,347,857	£68,347,857	£68,347,857	£68,347,857	£68,347,857	£68,347,857
60% LAR, 40% CIR	15%	£82,016,014	£88,584,847	£92,984,269	£93,412,426	£94,457,744	£100,729,652	£104,214,674
60% LAR, 40% CIR	20%	£21,797,736	£97,276,277	£101,004,189	£101,004,189	£101,004,189	£101,004,189	£101,004,189
60% LAR, 40% CIR	25%	£81,548,786	£210,024,189	£210,435,829	£210,511,246	£211,198,897	£224,311,284	£231,544,147
60% LAR, 40% CIR	30%	£217,330,095	£240,086,417	£244,111,546	£244,329,194	£245,973,281	£252,237,367	£258,736,731
60% LAR, 40% CIR	35%	£251,251,512	£252,041,891	£254,041,891	£254,041,891	£254,041,891	£254,041,891	£254,041,891
60% LAR, 40% CIR	40%	£227,458,106	£228,048,177	£232,048,177	£232,048,177	£232,048,177	£232,048,177	£232,048,177
60% LAR, 40% CIR	45%	£131,159,808	£130,844,963	£130,844,963	£130,844,963	£130,844,963	£130,844,963	£130,844,963
60% LAR, 40% CIR	50%	£281,286,474	£286,036,364	£286,036,364	£286,036,364	£286,036,364	£286,036,364	£286,036,364

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£5,426,512	£11,698,732	£38,145,307	£38,584,978	£37,614,157	£43,869,230	£47,499,493
60% LAR, 40% CIR	10%	£11,698,732	£40,381,197	£45,762,059	£46,201,728	£45,230,907	£51,485,980	£55,116,244
60% LAR, 40% CIR	15%	£23,385,468	£49,073,027	£53,488,303	£53,928,012	£52,957,191	£59,212,762	£62,788,633
60% LAR, 40% CIR	20%	£31,943,556	£57,831,895	£62,243,576	£62,683,285	£61,712,464	£67,967,036	£71,542,907
60% LAR, 40% CIR	25%	£41,147,413	£66,641,066	£71,078,389	£71,518,100	£70,547,279	£76,801,850	£80,377,721
60% LAR, 40% CIR	30%	£52,968,580	£75,552,872	£79,978,071	£80,417,782	£79,446,961	£85,701,532	£89,277,403
60% LAR, 40% CIR	35%	£62,505,517	£84,210,815	£88,640,077	£89,079,788	£88,108,967	£94,363,538	£97,939,409
60% LAR, 40% CIR	40%	£72,521,825	£93,514,848	£97,970,115	£98,409,826	£97,439,005	£103,693,576	£107,269,447
60% LAR, 40% CIR	45%	£82,538,084	£102,842,715	£107,298,108	£107,737,819	£106,767,000	£113,021,575	£116,597,446
60% LAR, 40% CIR	50%	£93,085,084	£111,635,685	£116,137,684	£116,578,132	£115,598,310	£121,843,415	£125,419,286

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£52,770,815	£33,885,316	£20,841,063	£20,009,729	£19,536,261	£21,536,261	£18,125,011
60% LAR, 40% CIR	10%	£43,105,861	£16,617,828	£12,187,670	£10,144,643	£10,369,468	£13,573,132	£9,573,132
60% LAR, 40% CIR	15%	£33,384,136	£2,806,398	£1,491,352	£1,789,449	£1,724,131	£4,452,253	£3,667,261
60% LAR, 40% CIR	20%	£23,038,099	£982,394	£4,253,964	£4,866,371	£4,717,012	£13,016,176	£12,514,139
60% LAR, 40% CIR	25%	£13,802,212	£9,866,403	£14,096,210	£14,848,446	£14,848,446	£27,484,446	£26,954,143
60% LAR, 40% CIR	30%	£23,038,099	£18,573,247	£23,988,549	£24,516,134	£24,450,281	£36,724,867	£35,251,781
60% LAR, 40% CIR	35%	£30,869,974	£27,130,891	£31,046,452	£31,825,017	£31,731,583	£43,225,017	£42,525,017
60% LAR, 40% CIR	40%	£16,842,866	£48,135,021	£48,960,486	£49,141,117	£49,141,117	£49,141,117	£49,141,117
60% LAR, 40% CIR	45%	£23,977,334	£48,603,690	£50,113,481	£50,533,487	£50,533,487	£50,533,487	£50,533,487
60% LAR, 40% CIR	50%	£28,168,435	£54,586,473	£56,367,454	£56,786,507	£56,786,507	£56,786,507	£56,786,507

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone C - £1,090 p/sf			
No Units	4	Sales value inflation		Base			
Site Area	0.045 Hs	Build cost inflation		Base			
Residual land values:		Tenure		PL			
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH						
PL	8%	£1,422,043	£997,889	£964,074	£950,888	£962,701	£995,839
Residual Land values compared to benchmark land values		£97,649,000					
Higher Value Secondary Offices							
		Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH						
PL	8%	£3,972,169	£3,996,316	£3,490,131	£3,903,217	£3,431,504	£3,895,364
Residual Land values compared to benchmark land values		£87,186,000					
Medium Value Secondary Offices							
		Base Build Costs and Access Prt M4(2), Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
Tenure	% AH						
PL	8%						
Residual Land values compared to benchmark land values		£40,420,000					
Lower Value Secondary Offices / Community Space							
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
Tenure	% AH						
PL	8%	£398,857	£321,611	£323,826	£327,812	£351,188	£323,081
Residual Land values compared to benchmark land values		£20,601,000					
Secondary Industrial/Storage/Distribution							
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
Tenure	% AH						
PL	8%						

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone C -£1,150 psf	
No Units	4	Sales value inflation		Base	
Site Area	0.045 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
PL	8%	£1,675,356	£1,247,151	£1,243,337	£1,240,251
				£1,211,963	£1,145,102
Residual Land values compared to benchmark land values				£97,645,000	
Higher Value Secondary Offices					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PL	8%	£2,718,845	£2,147,054	£2,110,868	£2,153,954
				£2,182,247	£2,249,101
Residual Land values compared to benchmark land values				£97,195,000	
Medium Value Secondary Offices					
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
PL	8%	£2,620,217	£2,117,118	£2,110,868	£2,154,954
				£2,182,247	£2,249,101
Residual Land values compared to benchmark land values				£46,425,000	
Lower Value Secondary Offices / Community Space					
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
PL	8%	£1,613,544	£2,071,749	£2,075,593	£2,075,545
				£2,006,837	£2,075,708
Residual Land values compared to benchmark land values				£20,891,000	
Secondary Industrial/Storage/Distribution					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
PL	8%	£168,311	£320,116	£316,262	£313,296

LB Camden
Local Plan Viability Testing 2025

Res1 1 - 4 Houses		Value Area		Zone C - £1,350 psf	
No Units	4	Sales value inflation		Base	
Site Area	0.045 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
PL	8%	£2,181,982	£1,745,676	£1,741,862	£1,736,776
Residual Land values compared to benchmark land values				£1,710,488	
Higher Value Secondary Offices				£1,645,628	
				£1,636,484	
Residual Land values compared to benchmark land values					
£97,649,000					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
PL	8%	£2,172,221	£2,848,626	£2,852,343	£2,856,426
Residual Land values compared to benchmark land values				£2,863,717	
Medium Value Secondary Offices				£2,795,571	
				£2,756,721	
Residual Land values compared to benchmark land values					
£97,195,000					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
PL	8%	£2,172,221	£2,848,626	£2,852,343	£2,856,426
Residual Land values compared to benchmark land values				£2,863,717	
Lower Value Secondary Offices / Community Space				£2,795,571	
				£2,756,721	
Residual Land values compared to benchmark land values					
£46,425,000					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
PL	8%	£363,082	£753,224	£777,036	£860,124
Residual Land values compared to benchmark land values				£860,124	
Secondary Industrial/Storage/Distribution				£108,412	
				£115,272	
				£116,416	
Residual Land values compared to benchmark land values					
£20,891,000					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
PL	8%	£1,264,937	£574,631	£574,617	£611,731

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone C - £1,500 psf				
No Units	4	Sales value inflation		Base				
Site Area	0.045 Ha	Build cost inflation		Base				
Residual land values:		Tenure		PL				
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	8%	£2,581,951	£2,119,570	£2,115,756	£2,112,670	£2,084,363	£2,017,521	£2,012,378
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices								
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	8%	£1,838,264	£2,214,636	£2,215,448	£2,241,836	£2,208,822	£2,276,684	£2,381,807
Residual Land values compared to benchmark land values		£97,186,000						
Medium Value Secondary Offices								
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	8%	£1,644,394	£1,762,325	£1,768,711	£1,768,625	£1,137,318	£1,069,476	£1,065,333
Residual Land values compared to benchmark land values		£46,420,000						
Lower Value Secondary Offices / Community Space								
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	8%	£743,051	£300,670	£296,856	£263,770	£265,483	£198,621	£193,478
Residual Land values compared to benchmark land values		£20,891,000						
Secondary Industrial/Storage/Distribution								
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	8%	£1,644,394	£1,762,325	£1,768,711	£1,768,625	£1,137,318	£1,069,476	£1,065,333

LB Camden
Local Plan Viability Testing 2025

Res1 - 4 Houses		Value Area		Zone C - £1,750 psf	
No Units	4	Sales value inflation		Base	
Site Area	0.045 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	
		</			

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone C - £1,900 psf	
No Units	4	Sales value inflation		Base	
Site Area	0.045 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
PL	8%	£3,575,204	£3,116,620	£3,112,806	£3,109,721
Residual Land values compared to benchmark land values				£3,081,433	
Higher Value Secondary Offices				£97,649,000	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
PL	8%	£118,654	£1,277,586	£1,261,369	£1,264,454
Residual Land values compared to benchmark land values				£1,312,772	
Medium Value Secondary Offices				£1,279,631	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
PL	8%	£1,061,524	£343,220	£358,436	£338,351
Residual Land values compared to benchmark land values				£368,063	
Lower Value Secondary Offices / Community Space				£441,202	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
PL	8%	£1,759,304	£1,297,720	£1,293,906	£1,290,821
Residual Land values compared to benchmark land values				£1,262,533	
Secondary Industrial/Storage/Distribution				£1,195,672	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
PL	8%	£2,646,134	£2,769,915	£2,765,761	£2,762,619

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone C - £2,000 psf				
No Units	4	Sales value inflation		Base				
Site Area	0.045 Ha	Build cost inflation		Base				
Residual land values:		Tenure		PL				
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
FIL	8%	£3,628,517	£3,365,883	£3,362,009	£3,358,983	£3,330,696	£3,283,834	£3,258,691
Residual Land values compared to benchmark land values Higher Value Secondary Offices		£97,649,000						

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone C - RP Periphery £2,250 paf	
No Units	4	Sales value inflation		Base	
Site Area	0.045 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	
	</				

LB Camden
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone C - RP Periphery £2,450 psf	
No Units	4	Sales value inflation		Base	
Site Area	0.045 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	
	</				

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats			Value Area		Zone C - £1,090 p/sf	
No Units		6	Sales value inflation		Base	
Site Area		0.03 Ha	Build cost inflation		Base	
Residual land values:			Tenure		PL	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
PL	10%	£1,045,725	£448,247	£445,304	£440,662	£429,055
Residual Land values compared to benchmark land values			Higher Value Secondary Offices			
			£97,649,000			
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
PL	10%	£1,171,014	£2,366,561	£2,311,456	£2,376,136	£2,307,743
Residual Land values compared to benchmark land values			Medium Value Secondary Offices			
			£87,186,000			
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
PL	10%	£1,271,014	£2,366,561	£2,311,456	£2,376,136	£2,307,743
Residual Land values compared to benchmark land values			Lower Value Secondary Offices / Community Space			
			£40,420,000			
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
PL	10%	£1,050,207	£2,117,715	£2,020,658	£2,096,506	£2,009,558
Residual Land values compared to benchmark land values			Secondary Industrial/Storage/Distribution			
			£20,601,000			
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
PL	10%	£1,050,207	£2,117,715	£2,020,658	£2,096,506	£2,009,558

LB Camden
Local Plan Viability Testing 2025

Res1 2 - 6 Flats		Value Area		Zone C -£1,150 psf	
No Units	6	Sales value inflation		Base	
Site Area	0.03 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	
	</				

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone C - £1,900 psf				
No Units	6	Sales value inflation	Base					
Site Area	0.03 Ha	Build cost inflation	Base					
Residual land values:		Tenure	PL					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£3,334,674	£2,700,096	£2,697,853	£2,693,070	£2,681,406	£2,611,771	£2,573,086
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices								
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£517,876	£116,260	£116,146	£116,716	£116,394	£106,627	£101,470
Residual Land values compared to benchmark land values		£97,169,000						
Medium Value Secondary Offices								
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£1,065,078	£1,091,000	£1,048,257	£1,045,474	£1,031,869	£982,175	£923,489
Residual Land values compared to benchmark land values		£46,420,000						
Lower Value Secondary Offices / Community Space								
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£2,169,712	£1,534,634	£1,531,691	£1,527,048	£1,515,443	£1,445,810	£1,407,124
Residual Land values compared to benchmark land values		£20,891,000						
Secondary Industrial/Storage/Distribution								
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	10%	£3,740,474	£2,706,316	£2,703,363	£2,696,750	£2,687,144	£2,617,512	£1,976,628

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone C - £2,000 psf	
No Units	6	Sales value inflation	Base		
Site Area	0.03 Ha	Build cost inflation	Base		
Residual land values:		Tenure	PL		
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
FIL	10%	£3,603,962	£2,965,578	£2,962,835	£2,957,993
Residual Land values compared to benchmark land values		£97,649,000			
Higher Value Secondary Offices					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments
FIL	10%	£787,164	£148,780	£145,837	£141,195
Residual Land values compared to benchmark land values		£97,186,000			
Medium Value Secondary Offices					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
FIL	10%	£3,954,366	£1,315,381	£1,113,038	£1,296,281
Residual Land values compared to benchmark land values		£97,186,000			
Lower Value Secondary Offices / Community Space					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
FIL	10%	£2,438,000	£1,799,616	£1,796,673	£1,792,631
Residual Land values compared to benchmark land values		£20,891,000			
Secondary Industrial/Storage/Distribution					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
FIL	10%	£1,080,792	£2,311,316	£2,308,375	£2,302,128

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone C - RP Periphery £2,250 paf	
No Units	6	Sales value inflation		Base	
Site Area	0.03 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	

LB Camden
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone C - RP Periphery £2,450 psf	
No Units	6	Sales value inflation		Base	
Site Area	0.03 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	
	</				

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats			Value Area		Zone C - £1,090 p/sf			
No Units			9		Sales value inflation		Base	
Site Area			0.028 Ha		Build cost inflation		Base	
					Tenure		PL	
Residual land values:								

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone C -£1,150 psf				
No Units	9	Sales value inflation		Base				
Site Area	0.025 Ha	Build cost inflation		Base				
Residual land values:		Tenure		PL				
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	14%	£1,923,820	£998,939	£994,521	£987,559	£870,150	£765,700	£797,671
Residual Land values compared to benchmark land values Higher Value Secondary Offices		£97,649,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	14%	£117,456	£1,547,286	£1,546,704	£1,353,906	£1,271,075	£1,076,526	£1,733,504
Residual Land values compared to benchmark land values Medium Value Secondary Offices		£97,196,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	14%	£424,172	£1,547,286	£1,546,704	£1,353,906	£1,271,075	£1,076,526	£1,733,504
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space		£46,425,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	14%	£913,320	£1,115,561	£1,115,079	£1,022,941	£1,003,350	£244,600	£262,620
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution		£20,891,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PL	14%	£1,648,796	£383,194	£379,406	£372,634	£358,128	£250,615	£192,640

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats				Value Area		Zone C - £1,350 psf	
No Units		9		Sales value inflation		Base	
Site Area		0.025 Ha		Build cost inflation		Base	
				Tenure		PL	
Residual land values:							

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone C - £1,500 psf	
No Units	9	Sales value inflation		Base	
Site Area	0.025 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
Tenure	% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
FIL	14%	£3,337,562		£2,261,307	
Residual Land values compared to benchmark land values		£2,290,095		£2,278,715	
Higher Value Secondary Offices		£2,285,879		£2,088,828	
				£97,649,000	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
FIL	14%	£896,357		£264,368	
Residual Land values compared to benchmark land values		£1,601,130		£1,768,916	
Medium Value Secondary Offices		£1,595,546		£1,427,897	
				£57,166,000	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
FIL	14%	£1,207,552		£277,236	
Residual Land values compared to benchmark land values		£360,435		£331,687	
Lower Value Secondary Offices / Community Space		£368,025		£308,178	
				£46,429,000	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
FIL	14%	£2,327,082		£1,146,356	
Residual Land values compared to benchmark land values		£1,279,995		£1,088,528	
Secondary Industrial/Storage/Distribution		£1,275,179		£1,088,528	
				£20,891,000	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
FIL	14%	£3,822,397		£1,641,811	

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone C - £1,750 psf	
No Units	9	Sales value inflation		Base	
Site Area	0.025 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	
				</	

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats			Value Area		Zone C - £1,900 psf			
No Units			9		Sales value inflation		Base	
Site Area			0.028 Ha		Build cost inflation		Base	
					Tenure		PL	
Residual land values:								
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
FIL	14%		£4,553,311	£3,879,389	£3,875,972	£3,868,608	£3,851,200	£3,746,749
Residual Land values compared to benchmark land values								
Higher Value Secondary Offices			£97,649,000					
			Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH		£2,532,086	£1,438,784	£1,434,347	£1,427,381	£1,409,975	£1,305,524
Residual Land values compared to benchmark land values								
Medium Value Secondary Offices			£87,184,000					
			Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH		£3,353,861	£2,450,339	£2,445,322	£2,438,286	£2,421,150	£2,317,066
Residual Land values compared to benchmark land values								
Lower Value Secondary Offices / Community Space			£46,420,000					
			Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH		£3,542,811	£2,869,489	£2,865,072	£2,858,108	£2,840,700	£2,736,249
Residual Land values compared to benchmark land values								
Secondary Industrial/Storage/Distribution			£26,891,000					
			Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Tenure	% AH		£4,428,298	£3,364,964	£3,360,247	£3,353,583	£3,336,176	£3,231,724

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone C - £2,000 psf									
No Units Site Area		9 0.028 Ha		Sales value inflation Build cost inflation Tenure		Base Base PL							
Residual land values:													
		Base Build Costs, Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
Tenure PIL		% AH 14%		£5,357,243 £4,277,462		£4,273,045 £4,266,082		£4,248,673 £4,144,223		£4,086,195			
Residual Land values compared to benchmark land values Higher Value Secondary Offices													

LB Camden
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone C - RP Periphery £2,250 psf				
No Units	9	Sales value inflation		Base				
Site Area	0.025 Ha	Build cost inflation		Base				
Residual land values:		Tenure		PIL				
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PIL	14%	£9,387,214	£5,271,145	£5,266,728	£5,259,765	£5,242,358	£5,137,906	£5,079,878
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PIL	14%	£3,625,849	£2,826,920	£2,825,503	£2,818,540	£2,801,131	£2,696,681	£2,638,653
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£87,186,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PIL	14%	£2,907,424	£3,841,205	£3,837,078	£3,830,115	£3,812,706	£3,708,256	£3,650,228
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£46,420,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PIL	14%	£5,359,574	£4,280,045	£4,256,228	£4,249,265	£4,231,856	£4,127,406	£4,069,378
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£26,891,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
PIL	14%	£3,682,094	£4,756,105	£4,751,763	£4,744,799	£4,727,311	£4,622,861	£4,564,833

LB Camden
Local Plan Viability Testing 2025

Resi 4 - 10 Flats		Value Area		Zone C - £1,090 psf				
No Units	10	Sales value inflation		Base				
Site Area	0.02 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR : CIR				
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH							
60% LAR, 40% CIR	0%	£1,851,242	5987,262	5882,278	5773,908	5562,982	5827,430	5757,878
60% LAR, 40% CIR	5%	£1,554,273	5899,869	4984,903	4868,587	4556,326	4703,640	4592,147
60% LAR, 40% CIR	10%	£1,336,403	4751,571	3748,624	3592,315	3262,895	3523,647	3405,177
60% LAR, 40% CIR	15%	£1,207,523	3532,374	2527,443	2315,139	1998,451	2474,203	2345,177
60% LAR, 40% CIR	16%	£1,177,788	3088,427	1983,499	1885,221	1674,808	2049,383	1921,367
60% LAR, 40% CIR	20%	£1,057,947	2512,287	1507,270	1409,111	1248,463	1534,575	1428,747
60% LAR, 40% CIR	25%	£907,383	1931,319	1088,414	1078,177	937,582	1034,917	928,368
60% LAR, 40% CIR	30%	£755,940	1289,477	726,583	726,364	623,817	612,539	644,050
60% LAR, 40% CIR	35%	£603,608	6148,769	4141,865	4113,378	3110,302	304,950	284,950
60% LAR, 40% CIR	40%	£450,449	123,206	118,330	110,142	10,847	1413,322	1218,919
60% LAR, 40% CIR	45%	£298,418	1108,874	1114,127	1122,946	1144,953	1277,270	1259,766
60% LAR, 40% CIR	50%	£141,241	1243,978	1240,226	1250,034	1280,056	1412,183	1455,588

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£252,155	7748,175	6748,175	6567,136	6252,254	6587,787	6512,758
60% LAR, 40% CIR	5%	£221,187	6888,587	5910,531	5734,813	5428,716	5784,701	5714,286
60% LAR, 40% CIR	10%	£191,653	5152,896	4258,813	4084,137	3769,206	4124,911	4051,386
60% LAR, 40% CIR	15%	£167,874	3133,262	2137,283	2110,277	1817,989	2131,233	2113,288
60% LAR, 40% CIR	16%	£138,877	1141,286	1141,286	1141,286	1085,811	1133,844	1133,844
60% LAR, 40% CIR	20%	£117,489	1120,189	1128,086	1128,086	1128,086	1128,086	1128,086
60% LAR, 40% CIR	25%	£97,358	1128,086	1128,086	1128,086	1128,086	1128,086	1128,086
60% LAR, 40% CIR	30%	£77,458	1128,086	1128,086	1128,086	1128,086	1128,086	1128,086
60% LAR, 40% CIR	35%	£1,171,410	1128,086	1128,086	1128,086	1128,086	1128,086	1128,086
60% LAR, 40% CIR	40%	£1,324,487	1128,086	1128,086	1128,086	1128,086	1128,086	1128,086
60% LAR, 40% CIR	45%	£1,478,519	1128,086	1128,086	1128,086	1128,086	1128,086	1128,086
60% LAR, 40% CIR	50%	£1,633,486	1128,086	1128,086	1128,086	1128,086	1128,086	1128,086

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£87,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£611,486	7252,364	6257,467	6066,536	5766,785	6212,478	6180,088
60% LAR, 40% CIR	5%	£464,234	6184,876	5184,876	5004,719	4694,225	5144,000	5084,000
60% LAR, 40% CIR	10%	£316,658	4288,125	3288,125	3108,413	2798,206	3248,000	3188,000
60% LAR, 40% CIR	15%	£167,874	2407,371	2407,371	2407,371	2407,371	2407,371	2407,371
60% LAR, 40% CIR	16%	£138,877	1141,286	1141,286	1141,286	1141,286	1141,286	1141,286
60% LAR, 40% CIR	20%	£117,489	1128,086	1128,086	1128,086	1128,086	1128,086	1128,086
60% LAR, 40% CIR	25%	£97,358	1128,086	1128,086	1128,086	1128,086	1128,086	1128,086
60% LAR, 40% CIR	30%	£77,458	1128,086	1128,086	1128,086	1128,086	1128,086	1128,086
60% LAR, 40% CIR	35%	£1,171,410	1128,086	1128,086	1128,086	1128,086	1128,086	1128,086
60% LAR, 40% CIR	40%	£1,324,487	1128,086	1128,086	1128,086	1128,086	1128,086	1128,086
60% LAR, 40% CIR	45%	£1,478,519	1128,086	1128,086	1128,086	1128,086	1128,086	1128,086
60% LAR, 40% CIR	50%	£1,633,486	1128,086	1128,086	1128,086	1128,086	1128,086	1128,086

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£191,653	6252,362	5247,370	5056,599	4746,073	4927,921	4727,768
60% LAR, 40% CIR	5%	£159,370	5184,876	4184,876	4004,719	3694,225	3944,000	3744,000
60% LAR, 40% CIR	10%	£127,087	3288,125	2288,125	2108,413	1798,206	2248,000	2148,000
60% LAR, 40% CIR	15%	£72,714	2407,371	2407,371	2407,371	2407,371	2407,371	2407,371
60% LAR, 40% CIR	16%	£44,889	1141,286	1141,286	1141,286	1141,286	1141,286	1141,286
60% LAR, 40% CIR	20%	£33,098	1128,086	1128,086	1128,086	1128,086	1128,086	1128,086
60% LAR, 40% CIR	25%	£17,274	1128,086	1128,086	1128,086	1128,086	1128,086	1128,086
60% LAR, 40% CIR	30%	£13,031	1128,086	1128,086	1128,086	1128,086	1128,086	1128,086
60% LAR, 40% CIR	35%	£1,261,283	1128,086	1128,086	1128,086	1128,086	1128,086	1128,086
60% LAR, 40% CIR	40%	£1,414,460	1128,086	1128,086	1128,086	1128,086	1128,086	1128,086
60% LAR, 40% CIR	45%	£1,567,637	1128,086	1128,086	1128,086	1128,086	1128,086	1128,086
60% LAR, 40% CIR	50%	£1,720,814	1128,086	1128,086	1128,086	1128,086	1128,086	1128,086

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£1,276,878	6812,698	5807,719	5599,344	5278,419	5452,866	5383,174
60% LAR, 40% CIR	5%	£1,129,715	5898,308	4893,341	4685,241	4364,216	4538,670	4468,987
60% LAR, 40% CIR	10%	£981,839	4377,007	3372,060	3164,719	2843,694	3118,131	3048,448
60% LAR, 40% CIR	15%	£833,059	2857,810	2252,878	2248,288	2233,688	2233,688	2233,688
60% LAR, 40% CIR	16%	£803,394	2333,884	2228,934	2228,934	2228,934	2228,934	2228,934
60% LAR, 40% CIR	20%	£683,383	1137,724	1132,807	1124,547	1103,889	1103,889	1103,889
60% LAR, 40% CIR	25%	£552,819	116,755	111,851	110,131	108,411	108,411	108,411
60% LAR, 40% CIR	30%	£381,376	1108,887	1108,887	1108,887	1108,887	1108,887	1108,887
60% LAR, 40% CIR	35%	£229,052	1108,887	1108,887	1108,887	1108,887	1108,887	1108,887
60% LAR, 40% CIR	40%	£76,869	1108,887	1108,887	1108,887	1108,887	1108,887	1108,887
60% LAR, 40% CIR	45%	£76,145	1108,887	1108,887	1108,887	1108,887	1108,887	1108,887
60% LAR, 40% CIR	50%	£233,602	1108,887	1108,887	1108,887	1108,887	1108,887	1108,887

LB Camden
Local Plan Viability Testing 2025

Resi 4 - 10 Flats		Value Area		Zone C - £1,100 psf	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		Base	
		Tenure		LAR - CIR	
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure		%AH			
0% LAR - 40% CIR		0%		£1,269,086	
0% LAR - 40% CIR		5%		£1,130,194	
0% LAR - 40% CIR		10%		£990,368	
0% LAR - 40% CIR		15%		£849,594	
0% LAR - 40% CIR		18%		£681,338	
0% LAR - 40% CIR		20%		£577,884	
0% LAR - 40% CIR		25%		£468,800	
0% LAR - 40% CIR		30%		£344,964	
0% LAR - 40% CIR		35%		£227,713	
0% LAR - 40% CIR		40%		£131,640	
0% LAR - 40% CIR		45%		£108,209	
0% LAR - 40% CIR		50%		£-173,987	
Residual Land values compared to benchmark land values					
Higher Value Secondary Offices					
£97,648,000					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure		%AH			
0% LAR - 40% CIR		0%		£1,269,086	
0% LAR - 40% CIR		5%		£1,130,194	
0% LAR - 40% CIR		10%		£990,368	
0% LAR - 40% CIR		15%		£849,594	
0% LAR - 40% CIR		18%		£681,338	
0% LAR - 40% CIR		20%		£577,884	
0% LAR - 40% CIR		25%		£468,800	
0% LAR - 40% CIR		30%		£344,964	
0% LAR - 40% CIR		35%		£227,713	
0% LAR - 40% CIR		40%		£131,640	
0% LAR - 40% CIR		45%		£108,209	
0% LAR - 40% CIR		50%		£-173,987	
Residual Land values compared to benchmark land values					
Medium Value Secondary Offices					
£97,186,000					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure		%AH			
0% LAR - 40% CIR		0%		£1,269,086	
0% LAR - 40% CIR		5%		£1,130,194	
0% LAR - 40% CIR		10%		£990,368	
0% LAR - 40% CIR		15%		£849,594	
0% LAR - 40% CIR		18%		£681,338	
0% LAR - 40% CIR		20%		£577,884	
0% LAR - 40% CIR		25%		£468,800	
0% LAR - 40% CIR		30%		£344,964	
0% LAR - 40% CIR		35%		£227,713	
0% LAR - 40% CIR		40%		£131,640	
0% LAR - 40% CIR		45%		£108,209	
0% LAR - 40% CIR		50%		£-173,987	
Residual Land values compared to benchmark land values					
Lower Value Secondary Offices / Community Space					
£46,420,000					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure		%AH			
0% LAR - 40% CIR		0%		£1,385,146	
0% LAR - 40% CIR		5%		£1,195,743	
0% LAR - 40% CIR		10%		£1,054,257	
0% LAR - 40% CIR		15%		£854,369	
0% LAR - 40% CIR		18%		£819,811	
0% LAR - 40% CIR		20%		£582,089	
0% LAR - 40% CIR		25%		£202,191	
0% LAR - 40% CIR		30%		£30,363	
0% LAR - 40% CIR		35%		£144,380	
0% LAR - 40% CIR		40%		£1,865,300	
0% LAR - 40% CIR		45%		£1,498,498	
0% LAR - 40% CIR		50%		£1,468,685	
Residual Land values compared to benchmark land values					
Secondary Industrial/Storage/Distribution					
£20,601,000					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure		%AH			
0% LAR - 40% CIR		0%		£1,725,492	
0% LAR - 40% CIR		5%		£1,598,086	
0% LAR - 40% CIR		10%		£1,385,772	
0% LAR - 40% CIR		15%		£1,214,551	
0% LAR - 40% CIR		18%		£1,186,199	
0% LAR - 40% CIR		20%		£1,042,434	
0% LAR - 40% CIR		25%		£862,430	
0% LAR - 40% CIR		30%		£695,545	
0% LAR - 40% CIR		35%		£520,791	
0% LAR - 40% CIR		40%		£345,173	
0% LAR - 40% CIR		45%		£168,702	
0% LAR - 40% CIR		50%		£-49,499	

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats		Value Area		Zone C - £1,350 psf	
No Units	10	Sales value inflation		Base	
Site Area	0.02 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR, CIR	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	%AH				
0%	0%	£2,992,683	£2,312,173	£2,307,189	£2,277,844
60% LAR - 40% CIR	5%	£2,783,397	£2,128,335	£2,123,570	£2,119,232
60% LAR - 40% CIR	10%	£2,568,200	£1,943,991	£1,939,044	£1,930,734
60% LAR - 40% CIR	15%	£2,352,098	£1,758,549	£1,753,618	£1,745,334
60% LAR - 40% CIR	18%	£2,386,789	£1,721,383	£1,716,424	£1,708,146
60% LAR - 40% CIR	20%	£2,135,099	£1,572,216	£1,567,299	£1,559,039
60% LAR - 40% CIR	25%	£1,917,213	£1,385,002	£1,380,097	£1,371,859
60% LAR - 40% CIR	30%	£1,898,448	£1,366,914	£1,362,021	£1,353,802
60% LAR - 40% CIR	35%	£1,478,812	£1,007,962	£1,003,073	£994,874
60% LAR - 40% CIR	40%	£1,258,313	£819,153	£813,276	£805,095
60% LAR - 40% CIR	45%	£1,036,990	£627,494	£622,624	£614,445
60% LAR - 40% CIR	50%	£814,781	£455,990	£451,131	£442,955
Residual Land values compared to benchmark land values					
Higher Value Secondary Offices					
£97,648,000					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	%AH				
0%	0%	£1,927,226	£1,272,422	£1,267,444	£1,258,074
60% LAR - 40% CIR	5%	£1,707,391	£1,086,789	£1,081,825	£1,072,457
60% LAR - 40% CIR	10%	£1,492,764	£956,565	£951,599	£942,231
60% LAR - 40% CIR	15%	£1,283,353	£718,803	£713,837	£704,469
60% LAR - 40% CIR	18%	£1,358,824	£801,688	£796,723	£787,355
60% LAR - 40% CIR	20%	£1,099,354	£531,471	£526,505	£517,137
60% LAR - 40% CIR	25%	£817,465	£345,189	£340,223	£330,855
60% LAR - 40% CIR	30%	£558,703	£157,108	£152,142	£142,774
60% LAR - 40% CIR	35%	£438,067	£151,784	£146,819	£137,451
60% LAR - 40% CIR	40%	£213,459	£121,460	£116,495	£107,127
60% LAR - 40% CIR	45%	£178,478	£112,752	£112,752	£112,752
60% LAR - 40% CIR	50%	£166,678	£106,752	£106,752	£106,752
Residual Land values compared to benchmark land values					
Lower Value Secondary Offices / Community Space					
£57,186,000					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	%AH				
0%	0%	£1,957,337	£1,272,422	£1,267,444	£1,258,074
60% LAR - 40% CIR	5%	£1,743,852	£1,086,789	£1,081,825	£1,072,457
60% LAR - 40% CIR	10%	£1,526,654	£956,565	£951,599	£942,231
60% LAR - 40% CIR	15%	£1,312,353	£718,803	£713,837	£704,469
60% LAR - 40% CIR	18%	£1,388,824	£801,688	£796,723	£787,355
60% LAR - 40% CIR	20%	£1,099,354	£531,471	£526,505	£517,137
60% LAR - 40% CIR	25%	£817,465	£345,189	£340,223	£330,855
60% LAR - 40% CIR	30%	£558,703	£157,108	£152,142	£142,774
60% LAR - 40% CIR	35%	£438,067	£151,784	£146,819	£137,451
60% LAR - 40% CIR	40%	£213,459	£121,460	£116,495	£107,127
60% LAR - 40% CIR	45%	£178,478	£112,752	£112,752	£112,752
60% LAR - 40% CIR	50%	£166,678	£106,752	£106,752	£106,752
Residual Land values compared to benchmark land values					
Medium Value Secondary Offices					
£57,186,000					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	%AH				
0%	0%	£1,957,337	£1,272,422	£1,267,444	£1,258,074
60% LAR - 40% CIR	5%	£1,743,852	£1,086,789	£1,081,825	£1,072,457
60% LAR - 40% CIR	10%	£1,526,654	£956,565	£951,599	£942,231
60% LAR - 40% CIR	15%	£1,312,353	£718,803	£713,837	£704,469
60% LAR - 40% CIR	18%	£1,388,824	£801,688	£796,723	£787,355
60% LAR - 40% CIR	20%	£1,099,354	£531,471	£526,505	£517,137
60% LAR - 40% CIR	25%	£817,465	£345,189	£340,223	£330,855
60% LAR - 40% CIR	30%	£558,703	£157,108	£152,142	£142,774
60% LAR - 40% CIR	35%	£438,067	£151,784	£146,819	£137,451
60% LAR - 40% CIR	40%	£213,459	£121,460	£116,495	£107,127
60% LAR - 40% CIR	45%	£178,478	£112,752	£112,752	£112,752
60% LAR - 40% CIR	50%	£166,678	£106,752	£106,752	£106,752
Residual Land values compared to benchmark land values					
Lower Value Secondary Offices / Community Space					
£46,420,000					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	%AH				
0%	0%	£2,282,773	£1,077,284	£1,072,280	£1,063,910
60% LAR - 40% CIR	5%	£2,088,498	£1,053,626	£1,048,622	£1,039,805
60% LAR - 40% CIR	10%	£1,633,291	£1,009,662	£1,004,658	£995,841
60% LAR - 40% CIR	15%	£1,617,189	£1,023,640	£1,018,636	£1,009,819
60% LAR - 40% CIR	18%	£1,673,880	£986,444	£981,440	£972,623
60% LAR - 40% CIR	20%	£1,400,190	£837,307	£832,303	£823,486
60% LAR - 40% CIR	25%	£1,162,354	£650,092	£645,088	£636,271
60% LAR - 40% CIR	30%	£963,539	£482,095	£477,091	£468,274
60% LAR - 40% CIR	35%	£743,903	£273,053	£268,049	£259,232
60% LAR - 40% CIR	40%	£523,454	£163,443	£158,439	£149,622
60% LAR - 40% CIR	45%	£352,051	£107,415	£102,411	£93,594
60% LAR - 40% CIR	50%	£178,852	£60,613	£55,609	£46,792
Residual Land values compared to benchmark land values					
Secondary Industrial/Storage/Distribution					
£20,601,000					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	%AH				
0%	0%	£2,282,773	£1,077,284	£1,072,280	£1,063,910
60% LAR - 40% CIR	5%	£2,088,498	£1,053,626	£1,048,622	£1,039,805
60% LAR - 40% CIR	10%	£1,633,291	£1,009,662	£1,004,658	£995,841
60% LAR - 40% CIR	15%	£1,617,189	£1,023,640	£1,018,636	£1,009,819
60% LAR - 40% CIR	18%	£1,673,880	£986,444	£981,440	£972,623
60% LAR - 40% CIR	20%	£1,400,190	£837,307	£832,303	£823,486
60% LAR - 40% CIR	25%	£1,162,354	£650,092	£645,088	£636,271
60% LAR - 40% CIR	30%	£963,539	£482,095	£477,091	£468,274
60% LAR - 40% CIR	35%	£743,903	£273,053	£268,049	£259,232
60% LAR - 40% CIR	40%	£523,454	£163,443	£158,439	£149,622
60% LAR - 40% CIR	45%	£352,051	£107,415	£102,411	£93,594
60% LAR - 40% CIR	50%	£178,852	£60,613	£55,609	£46,792

LB Camden
Local Plan Viability Testing 2025

Resi 4 - 10 Flats		Value Area		Zone C - £1,500 psf				
No Units	10	Sales value inflation		Base				
Site Area	0.02 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR - CIR				
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
0% LAR - 40% CIR	0%	£3,676,963	£2,974,626	£2,969,845	£2,961,274	£2,940,349	£2,914,796	
0% LAR - 40% CIR	5%	£3,422,957	£2,737,866	£2,752,903	£2,744,650	£2,723,718	£2,698,635	
0% LAR - 40% CIR	10%	£3,174,098	£2,540,200	£2,535,254	£2,526,945	£2,506,170	£2,481,525	
0% LAR - 40% CIR	15%	£2,924,335	£2,321,635	£2,316,704	£2,308,421	£2,287,713	£2,263,465	
0% LAR - 40% CIR	15%	£2,874,275	£2,277,815	£2,272,887	£2,264,689	£2,243,913	£2,219,740	
0% LAR - 40% CIR	20%	£2,673,676	£2,102,180	£2,097,254	£2,089,004	£2,068,358	£2,044,468	
0% LAR - 40% CIR	25%	£2,422,120	£1,881,843	£1,876,939	£1,868,701	£1,848,107	£1,824,542	
0% LAR - 40% CIR	30%	£2,169,703	£1,660,033	£1,655,740	£1,647,521	£1,626,975	£1,603,685	
0% LAR - 40% CIR	35%	£1,916,405	£1,438,558	£1,433,673	£1,425,472	£1,404,967	£1,381,538	
0% LAR - 40% CIR	40%	£1,662,245	£1,215,625	£1,210,749	£1,202,561	£1,182,093	£1,159,276	
0% LAR - 40% CIR	45%	£1,407,231	£991,845	£986,975	£978,789	£958,360	£937,591	
0% LAR - 40% CIR	50%	£1,151,371	£767,223	£762,369	£754,153	£733,777	£711,284	
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,645,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£3,695,457	£1,199,192	£1,184,209	£1,185,839	£1,184,913	£1,189,360	£959,028
0% LAR - 40% CIR	5%	£3,647,250	£1,192,431	£1,177,467	£1,169,129	£1,164,262	£1,168,202	£953,712
0% LAR - 40% CIR	10%	£3,136,861	£1,064,764	£1,059,817	£1,051,558	£1,046,624	£1,041,719	£836,841
0% LAR - 40% CIR	15%	£1,148,588	£546,139	£541,393	£532,884	£527,276	£521,590	£319,502
0% LAR - 40% CIR	15%	£1,834,859	£682,279	£687,461	£688,173	£684,477	£684,173	£474,319
0% LAR - 40% CIR	20%	£1,068,239	£338,744	£331,827	£333,567	£329,920	£329,631	£100,305
0% LAR - 40% CIR	25%	£1,047,427	£321,427	£313,261	£315,267	£311,567	£311,567	£100,305
0% LAR - 40% CIR	30%	£1,047,427	£321,427	£313,261	£315,267	£311,567	£311,567	£100,305
0% LAR - 40% CIR	35%	£1,047,427	£321,427	£313,261	£315,267	£311,567	£311,567	£100,305
0% LAR - 40% CIR	40%	£1,047,427	£321,427	£313,261	£315,267	£311,567	£311,567	£100,305
0% LAR - 40% CIR	45%	£1,047,427	£321,427	£313,261	£315,267	£311,567	£311,567	£100,305
0% LAR - 40% CIR	50%	£1,047,427	£321,427	£313,261	£315,267	£311,567	£311,567	£100,305
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£57,186,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£2,631,158	£1,934,863	£1,929,800	£1,921,526	£1,900,804	£1,775,051	£1,705,298
0% LAR - 40% CIR	5%	£2,631,158	£1,934,863	£1,929,800	£1,921,526	£1,900,804	£1,775,051	£1,705,298
0% LAR - 40% CIR	10%	£2,631,158	£1,934,863	£1,929,800	£1,921,526	£1,900,804	£1,775,051	£1,705,298
0% LAR - 40% CIR	15%	£2,631,158	£1,934,863	£1,929,800	£1,921,526	£1,900,804	£1,775,051	£1,705,298
0% LAR - 40% CIR	15%	£2,631,158	£1,934,863	£1,929,800	£1,921,526	£1,900,804	£1,775,051	£1,705,298
0% LAR - 40% CIR	20%	£2,631,158	£1,934,863	£1,929,800	£1,921,526	£1,900,804	£1,775,051	£1,705,298
0% LAR - 40% CIR	25%	£2,631,158	£1,934,863	£1,929,800	£1,921,526	£1,900,804	£1,775,051	£1,705,298
0% LAR - 40% CIR	30%	£2,631,158	£1,934,863	£1,929,800	£1,921,526	£1,900,804	£1,775,051	£1,705,298
0% LAR - 40% CIR	35%	£2,631,158	£1,934,863	£1,929,800	£1,921,526	£1,900,804	£1,775,051	£1,705,298
0% LAR - 40% CIR	40%	£2,631,158	£1,934,863	£1,929,800	£1,921,526	£1,900,804	£1,775,051	£1,705,298
0% LAR - 40% CIR	45%	£2,631,158	£1,934,863	£1,929,800	£1,921,526	£1,900,804	£1,775,051	£1,705,298
0% LAR - 40% CIR	50%	£2,631,158	£1,934,863	£1,929,800	£1,921,526	£1,900,804	£1,775,051	£1,705,298
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£46,420,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£2,236,594	£2,236,716	£2,234,736	£2,226,365	£2,205,440	£2,075,887	£2,010,135
0% LAR - 40% CIR	5%	£2,236,594	£2,236,716	£2,234,736	£2,226,365	£2,205,440	£2,075,887	£2,010,135
0% LAR - 40% CIR	10%	£2,236,594	£2,236,716	£2,234,736	£2,226,365	£2,205,440	£2,075,887	£2,010,135
0% LAR - 40% CIR	15%	£2,236,594	£2,236,716	£2,234,736	£2,226,365	£2,205,440	£2,075,887	£2,010,135
0% LAR - 40% CIR	15%	£2,236,594	£2,236,716	£2,234,736	£2,226,365	£2,205,440	£2,075,887	£2,010,135
0% LAR - 40% CIR	20%	£2,236,594	£2,236,716	£2,234,736	£2,226,365	£2,205,440	£2,075,887	£2,010,135
0% LAR - 40% CIR	25%	£2,236,594	£2,236,716	£2,234,736	£2,226,365	£2,205,440	£2,075,887	£2,010,135
0% LAR - 40% CIR	30%	£2,236,594	£2,236,716	£2,234,736	£2,226,365	£2,205,440	£2,075,887	£2,010,135
0% LAR - 40% CIR	35%	£2,236,594	£2,236,716	£2,234,736	£2,226,365	£2,205,440	£2,075,887	£2,010,135
0% LAR - 40% CIR	40%	£2,236,594	£2,236,716	£2,234,736	£2,226,365	£2,205,440	£2,075,887	£2,010,135
0% LAR - 40% CIR	45%	£2,236,594	£2,236,716	£2,234,736	£2,226,365	£2,205,440	£2,075,887	£2,010,135
0% LAR - 40% CIR	50%	£2,236,594	£2,236,716	£2,234,736	£2,226,365	£2,205,440	£2,075,887	£2,010,135
Residual Land values compared to benchmark land values		Secondary Industry/Storage/Distribution						
		£20,601,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£2,296,339	£2,600,064	£2,595,052	£2,586,771	£2,565,785	£2,440,233	£2,370,481
0% LAR - 40% CIR	5%	£2,296,339	£2,600,064	£2,595,052	£2,586,771	£2,565,785	£2,440,233	£2,370,481
0% LAR - 40% CIR	10%	£2,296,339	£2,600,064	£2,595,052	£2,586,771	£2,565,785	£2,440,233	£2,370,481
0% LAR - 40% CIR	15%	£2,296,339	£2,600,064	£2,595,052	£2,586,771	£2,565,785	£2,440,233	£2,370,481
0% LAR - 40% CIR	15%	£2,296,339	£2,600,064	£2,595,052	£2,586,771	£2,565,785	£2,440,233	£2,370,481
0% LAR - 40% CIR	20%	£2,296,339	£2,600,064	£2,595,052	£2,586,771	£2,565,785	£2,440,233	£2,370,481
0% LAR - 40% CIR	25%	£2,296,339	£2,600,064	£2,595,052	£2,586,771	£2,565,785	£2,440,233	£2,370,481
0% LAR - 40% CIR	30%	£2,296,339	£2,600,064	£2,595,052	£2,586,771	£2,565,785	£2,440,233	£2,370,481
0% LAR - 40% CIR	35%	£2,296,339	£2,600,064	£2,595,052	£2,586,771	£2,565,785	£2,440,233	£2,370,481
0% LAR - 40% CIR	40%	£2,296,339	£2,600,064	£2,595,052	£2,586,771	£2,565,785	£2,440,233	£2,370,481
0% LAR - 40% CIR	45%	£2,296,339	£2,600,064	£2,595,052	£2,586,771	£2,565,785	£2,440,233	£2,370,481
0% LAR - 40% CIR	50%	£2,296,339	£2,600,064	£2,595,052	£2,586,771	£2,565,785	£2,440,233	£2,370,481

LB Camden
Local Plan Viability Testing 2025

Resi 4- 10 Flats		Value Area	Zone C - £1,750 psf					
No Units	10	Sales value inflation		Base				
Site Area	0.02 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR, CIR				
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		
Tenure	%AH	£4,792,937	£4,078,721	£4,073,738	£4,044,442	£3,918,889		
60% LAR - 60% CIR	0%	£4,488,889	£3,866,756	£3,861,781	£3,772,895	£3,647,526		
60% LAR - 60% CIR	5%	£4,193,929	£3,533,884	£3,528,937	£3,520,627	£3,395,691		
60% LAR - 60% CIR	15%	£3,878,064	£3,260,115	£3,255,183	£3,248,900	£3,121,944		
60% LAR - 60% CIR	18%	£3,816,783	£3,206,283	£3,200,328	£3,192,047	£3,071,381		
60% LAR - 60% CIR	20%	£3,571,303	£2,985,454	£2,980,537	£2,972,279	£2,851,630		
60% LAR - 60% CIR	25%	£3,283,654	£2,709,913	£2,705,038	£2,696,771	£2,576,611		
60% LAR - 60% CIR	30%	£2,965,126	£2,433,498	£2,428,605	£2,420,368	£2,300,839		
60% LAR - 60% CIR	35%	£2,645,727	£2,158,217	£2,153,304	£2,145,132	£2,020,588		
60% LAR - 60% CIR	40%	£2,335,486	£1,878,081	£1,873,204	£1,865,017	£1,740,548		
60% LAR - 60% CIR	45%	£2,024,350	£1,599,096	£1,594,226	£1,586,050	£1,461,511		
60% LAR - 60% CIR	50%	£1,712,388	£1,319,270	£1,314,405	£1,306,238	£1,181,350		
Residual Land values compared to benchmark land values		£97,648,000						
Higher Value Secondary Offices								
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	%AH	£3,753,192	£3,038,975	£3,033,892	£3,025,621	£3,004,696	£2,879,143	
60% LAR - 60% CIR	0%	£3,444,143	£2,767,010	£2,762,046	£2,753,781	£2,732,860	£2,607,781	
60% LAR - 60% CIR	5%	£3,144,184	£2,494,139	£2,489,192	£2,480,925	£2,460,109	£2,335,462	
60% LAR - 60% CIR	15%	£2,848,318	£2,220,269	£2,215,237	£2,207,155	£2,186,447	£2,062,188	
60% LAR - 60% CIR	18%	£2,777,897	£2,166,688	£2,161,680	£2,153,361	£2,132,696	£2,008,432	
60% LAR - 60% CIR	20%	£2,531,598	£1,945,709	£1,940,792	£1,932,533	£1,911,885	£1,787,996	
60% LAR - 60% CIR	25%	£2,287,099	£1,673,507	£1,668,593	£1,660,293	£1,640,293	£1,516,886	
60% LAR - 60% CIR	30%	£1,915,381	£1,393,793	£1,388,659	£1,380,460	£1,360,093	£1,236,915	
60% LAR - 60% CIR	35%	£1,655,982	£1,118,472	£1,113,589	£1,105,388	£1,087,881	£964,853	
60% LAR - 60% CIR	40%	£1,395,729	£838,306	£833,459	£825,499	£808,497	£685,187	
60% LAR - 60% CIR	45%	£984,605	£559,390	£554,480	£546,305	£529,865	£405,279	
60% LAR - 60% CIR	50%	£37,243	£279,524	£274,699	£266,493	£248,073	£123,546	
Residual Land values compared to benchmark land values		£97,186,000						
Lower Value Secondary Offices / Community Space								
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	%AH	£3,753,192	£3,038,975	£3,033,892	£3,025,621	£3,004,696	£2,879,143	£2,809,391
60% LAR - 60% CIR	0%	£3,444,143	£2,767,010	£2,762,046	£2,753,781	£2,732,860	£2,607,781	£2,538,282
60% LAR - 60% CIR	5%	£3,144,184	£2,494,139	£2,489,192	£2,480,925	£2,460,109	£2,335,462	£2,266,524
60% LAR - 60% CIR	15%	£2,848,318	£2,220,269	£2,215,237	£2,207,155	£2,186,447	£2,062,188	£1,993,171
60% LAR - 60% CIR	18%	£2,777,897	£2,166,688	£2,161,680	£2,153,361	£2,132,696	£2,008,432	£1,939,447
60% LAR - 60% CIR	20%	£2,531,598	£1,945,709	£1,940,792	£1,932,533	£1,911,885	£1,787,996	£1,719,120
60% LAR - 60% CIR	25%	£2,287,099	£1,673,507	£1,668,593	£1,660,293	£1,640,293	£1,516,886	£1,448,118
60% LAR - 60% CIR	30%	£1,915,381	£1,393,793	£1,388,659	£1,380,460	£1,360,093	£1,236,915	£1,168,320
60% LAR - 60% CIR	35%	£1,655,982	£1,118,472	£1,113,589	£1,105,388	£1,087,881	£964,853	£897,562
60% LAR - 60% CIR	40%	£1,395,729	£838,306	£833,459	£825,499	£808,497	£685,187	£617,827
60% LAR - 60% CIR	45%	£984,605	£559,390	£554,480	£546,305	£529,865	£405,279	£338,088
60% LAR - 60% CIR	50%	£37,243	£279,524	£274,699	£266,493	£248,073	£123,546	£55,533
Residual Land values compared to benchmark land values		£46,420,000						
Lower Value Secondary Offices / Community Space								
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	%AH	£4,028,028	£3,343,812	£3,338,829	£3,330,458	£3,309,533	£3,183,980	£3,114,228
60% LAR - 60% CIR	0%	£3,733,980	£3,071,847	£3,066,862	£3,058,543	£3,037,696	£2,912,617	£2,843,128
60% LAR - 60% CIR	5%	£3,440,090	£2,798,875	£2,793,890	£2,785,528	£2,764,658	£2,639,268	£2,570,262
60% LAR - 60% CIR	15%	£3,143,155	£2,525,236	£2,520,274	£2,511,991	£2,491,283	£2,367,035	£2,298,507
60% LAR - 60% CIR	18%	£3,081,874	£2,470,344	£2,465,416	£2,457,136	£2,436,442	£2,312,289	£2,243,984
60% LAR - 60% CIR	20%	£2,836,384	£2,250,545	£2,245,628	£2,237,370	£2,216,721	£2,092,833	£2,024,006
60% LAR - 60% CIR	25%	£2,591,745	£1,975,009	£1,970,093	£1,961,892	£1,941,287	£1,817,702	£1,749,055
60% LAR - 60% CIR	30%	£2,220,217	£1,698,589	£1,693,696	£1,685,476	£1,664,930	£1,541,651	£1,473,163
60% LAR - 60% CIR	35%	£1,910,818	£1,421,349	£1,416,425	£1,408,223	£1,390,718	£1,264,689	£1,196,339
60% LAR - 60% CIR	40%	£1,660,557	£1,143,172	£1,138,295	£1,130,108	£1,110,639	£985,854	£917,813
60% LAR - 60% CIR	45%	£1,399,441	£864,187	£859,317	£851,141	£830,702	£708,095	£640,534
60% LAR - 60% CIR	50%	£37,473	£245,390	£240,496	£232,338	£210,910	£48,421	£1,360,389
Residual Land values compared to benchmark land values		£20,601,000						
Secondary Industrial/Storage/Distribution								
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	%AH	£4,418,374	£3,704,197	£3,699,174	£3,690,803	£3,669,878	£3,544,325	£3,474,273
60% LAR - 60% CIR	0%	£4,114,395	£3,432,392	£3,427,368	£3,419,000	£3,400,075	£3,274,892	£3,204,840
60% LAR - 60% CIR	5%	£3,809,395	£3,159,321	£3,154,374	£3,146,004	£3,126,930	£2,999,044	£2,929,377
60% LAR - 60% CIR	15%	£3,503,595	£2,885,551	£2,880,519	£2,872,238	£2,853,029	£2,727,380	£2,658,253
60% LAR - 60% CIR	18%	£3,442,219	£2,830,689	£2,825,781	£2,817,485	£2,798,788	£2,673,616	£2,604,629
60% LAR - 60% CIR	20%	£3,196,740	£2,610,961	£2,605,974	£2,597,719	£2,577,086	£2,453,178	£2,384,351
60% LAR - 60% CIR	25%	£2,680,090	£2,335,340	£2,330,445	£2,322,207	£2,301,612	£2,178,047	£2,109,400
60% LAR - 60% CIR	30%	£2,580,563	£2,058,935	£2,054,041	£2,045,822	£2,025,275	£1,901,996	£1,833,508
60% LAR - 60% CIR	35%	£2,271,194	£1,781,654	£1,776,770	£1,768,595	£1,748,053	£1,625,035	£1,556,984
60% LAR - 60% CIR	40%	£1,960,862	£1,503,518	£1,498,641	£1,490,466	£1,470,454	£1,347,168	£1,279,617
60% LAR - 60% CIR	45%	£1,649,787	£1,224,532	£1,219,662	£1,211,487	£1,191,047	£1,068,211	£1,000,279
60% LAR - 60% CIR	50%	£1,337,825	£944,706	£939,841	£931,675	£911,260	£788,767	£720,715

LB Camden
Local Plan Viability Testing 2025

Resi 4-10 Flats		Value Area		Zone C - £1,900 psf	
No Units	10	Sales value inflation		Base	
Site Area	0.02 Ha	Build cost inflation		Base	
		Tempre		LAR - CIR	
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	
00% LAR - 40% CIR	0%	£3,499,159	£4,741,176	£4,736,193	£4,727,823
00% LAR - 40% CIR	5%	£3,129,448	£4,436,099	£4,431,124	£4,422,756
00% LAR - 40% CIR	10%	£4,789,528	£4,130,095	£4,125,148	£4,116,780
00% LAR - 40% CIR	15%	£4,450,301	£3,823,202	£3,818,270	£3,809,907
00% LAR - 40% CIR	15%	£4,362,388	£3,761,716	£3,756,788	£3,748,419
00% LAR - 40% CIR	20%	£4,109,880	£3,515,419	£3,510,502	£3,502,243
00% LAR - 40% CIR	25%	£3,781,570	£3,268,705	£3,263,850	£3,255,613
00% LAR - 40% CIR	30%	£3,428,381	£2,987,217	£2,982,323	£2,974,086
00% LAR - 40% CIR	35%	£3,051,621	£2,681,614	£2,676,720	£2,668,483
00% LAR - 40% CIR	40%	£2,736,368	£2,375,554	£2,370,678	£2,362,441
00% LAR - 40% CIR	45%	£2,394,621	£1,963,446	£1,958,577	£1,950,400
00% LAR - 40% CIR	50%	£2,048,586	£1,600,497	£1,595,632	£1,587,455
Residual Land values compared to benchmark land values					
Higher Value Secondary Offices					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy <th colspan="2">Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent</th>		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	
0%	0%	£2,958,731	£2,958,731	£2,958,731	£2,958,731
00% LAR - 40% CIR	5%	£3,353,012	£2,660,652	£2,660,652	£2,660,652
00% LAR - 40% CIR	10%	£3,013,301	£2,349,599	£2,349,599	£2,349,599
00% LAR - 40% CIR	15%	£2,874,865	£2,047,706	£2,047,706	£2,047,706
00% LAR - 40% CIR	15%	£2,696,883	£1,985,382	£1,985,382	£1,985,382
00% LAR - 40% CIR	20%	£3,334,443	£1,735,095	£1,735,095	£1,735,095
00% LAR - 40% CIR	25%	£3,193,133	£1,431,318	£1,431,318	£1,431,318
00% LAR - 40% CIR	30%	£2,961,051	£1,129,647	£1,129,647	£1,129,647
00% LAR - 40% CIR	35%	£2,307,885	£881,379	£881,379	£881,379
00% LAR - 40% CIR	40%	£1,899,601	£590,111	£590,111	£590,111
00% LAR - 40% CIR	45%	£519,185	£193,140	£193,140	£193,140
00% LAR - 40% CIR	50%	£273,582	£72,899	£72,899	£72,899
Residual Land values compared to benchmark land values					
Lower Value Secondary Offices / Community Space					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy <th colspan="2">Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent</th>		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	
0%	0%	£4,420,471	£3,901,435	£3,901,435	£3,901,435
00% LAR - 40% CIR	5%	£4,088,703	£3,366,343	£3,366,343	£3,366,343
00% LAR - 40% CIR	10%	£3,750,082	£3,036,349	£3,036,402	£3,036,402
00% LAR - 40% CIR	15%	£3,410,556	£2,783,456	£2,778,525	£2,778,525
00% LAR - 40% CIR	15%	£3,242,443	£2,713,970	£2,717,843	£2,717,843
00% LAR - 40% CIR	20%	£3,070,134	£2,473,673	£2,470,756	£2,470,756
00% LAR - 40% CIR	25%	£2,726,824	£2,167,009	£2,162,106	£2,162,106
00% LAR - 40% CIR	30%	£2,366,014	£1,861,217	£1,856,213	£1,856,213
00% LAR - 40% CIR	35%	£2,043,572	£1,547,009	£1,542,144	£1,542,144
00% LAR - 40% CIR	40%	£1,699,601	£1,232,671	£1,230,792	£1,230,792
00% LAR - 40% CIR	45%	£1,354,876	£918,831	£910,835	£910,835
00% LAR - 40% CIR	50%	£1,009,263	£610,752	£603,887	£603,887
Residual Land values compared to benchmark land values					
Secondary Industrial/Storage/Distribution					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy <th colspan="2">Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent</th>		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	
0%	0%	£5,731,249	£4,008,267	£4,001,284	£3,971,388
00% LAR - 40% CIR	5%	£4,393,539	£3,701,179	£3,698,215	£3,667,430
00% LAR - 40% CIR	10%	£4,415,954	£3,125,551	£3,120,584	£3,101,508
00% LAR - 40% CIR	15%	£4,079,738	£3,448,638	£3,446,707	£3,436,423
00% LAR - 40% CIR	15%	£4,007,724	£3,387,182	£3,382,234	£3,373,846
00% LAR - 40% CIR	20%	£3,374,971	£2,780,510	£2,775,583	£2,767,340
00% LAR - 40% CIR	25%	£3,034,461	£2,471,488	£2,466,861	£2,458,224
00% LAR - 40% CIR	30%	£2,691,472	£2,161,088	£2,157,414	£2,148,586
00% LAR - 40% CIR	35%	£2,349,412	£1,851,905	£1,847,021	£1,838,818
00% LAR - 40% CIR	40%	£2,006,489	£1,540,645	£1,535,769	£1,527,882
00% LAR - 40% CIR	45%	£1,659,712	£1,228,537	£1,223,688	£1,215,491
00% LAR - 40% CIR	50%	£1,313,089	£911,588	£910,723	£902,557
Residual Land values compared to benchmark land values					
Secondary Industrial/Storage/Distribution					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy <th colspan="2">Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent</th>		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	
0%	0%	£5,091,594	£4,369,612	£4,361,829	£4,332,333
00% LAR - 40% CIR	5%	£4,753,885	£4,061,525	£4,056,580	£4,027,120
00% LAR - 40% CIR	10%	£4,415,954	£3,125,551	£3,120,584	£3,101,508
00% LAR - 40% CIR	15%	£4,079,738	£3,448,638	£3,446,707	£3,436,423
00% LAR - 40% CIR	15%	£4,007,724	£3,387,182	£3,382,234	£3,373,846
00% LAR - 40% CIR	20%	£3,736,516	£3,140,855	£3,135,549	£3,127,679
00% LAR - 40% CIR	25%	£3,394,000	£2,832,181	£2,827,387	£2,819,490
00% LAR - 40% CIR	30%	£3,051,818	£2,523,653	£2,517,759	£2,509,851
00% LAR - 40% CIR	35%	£2,708,757	£2,212,251	£2,207,396	£2,199,384
00% LAR - 40% CIR	40%	£2,364,635	£1,896,814	£1,891,814	£1,882,857
00% LAR - 40% CIR	45%	£2,020,057	£1,588,882	£1,584,013	£1,575,837
00% LAR - 40% CIR	50%	£1,675,425	£1,277,106	£1,272,093	£1,262,801
Residual Land values compared to benchmark land values					
Secondary Industrial/Storage/Distribution					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy <th colspan="2">Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent</th>		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	
0%	0%	£5,091,594	£4,369,612	£4,361,829	£4,332,333
00% LAR - 40% CIR	5%	£4,753,885	£4,061,525	£4,056,580	£4,027,120
00% LAR - 40% CIR	10%	£4,415,954	£3,125,551	£3,120,584	£3,101,508
00% LAR - 40% CIR	15%	£4,079,738	£3,448,638	£3,446,707	£3,436,423
00% LAR - 40% CIR	15%	£4,007,724	£3,387,182	£3,382,234	£3,373,846
00% LAR - 40% CIR	20%	£3,736,516	£3,140,855	£3,135,549	£3,127,679
00% LAR - 40% CIR	25%	£3,394,000	£2,832,181	£2,827,387	£2,819,490
00% LAR - 40% CIR	30%	£3,051,818	£2,523,653	£2,517,759	£2,509,851
00% LAR - 40% CIR	35%	£2,708,757	£2,212,251	£2,207,396	£2,199,384
00% LAR - 40% CIR	40%	£2,364,635	£1,896,814	£1,891,814	£1,882,857
00% LAR - 40% CIR	45%	£2,020,057	£1,588,882	£1,584,013	£1,575,837
00% LAR - 40% CIR	50%	£1,675,425	£1,277,106	£1,272,093	£1,262,801
Residual Land values compared to benchmark land values					
Secondary Industrial/Storage/Distribution					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy <th colspan="2">Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent</th>		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	
0%	0%	£5,091,594	£4,369,612	£4,361,829	£4,332,333
00% LAR - 40% CIR	5%	£4,753,885	£4,061,525	£4,056,580	£4,027,120
00% LAR - 40% CIR	10%	£4,415,954	£3,125,551	£3,120,584	£3,101,508
00% LAR - 40% CIR	15%	£4,079,738	£3,448,638	£3,446,707	£3,436,423
00% LAR - 40% CIR	15%	£4,007,724	£3,387,182	£3,382,234	£3,373,846
00% LAR - 40% CIR	20%	£3,736,516	£3,140,855	£3,135,549	£3,127,679
00% LAR - 40% CIR	25%	£3,394,000	£2,832,181	£2,827,387	£2,819,490
00% LAR - 40% CIR	30%	£3,051,818	£2,523,653	£2,517,759	£2,509,851
00% LAR - 40% CIR	35%	£2,708,757	£2,212,251	£2,207,396	£2,199,384
00% LAR - 40% CIR	40%	£2,364,635	£1,896,814	£1,891,814	£1,882,857
00% LAR - 40% CIR	45%	£2,020,057	£1,588,882	£1,584,013	£1,575,837
00% LAR - 40% CIR	50%	£1,675,425	£1,277,106	£1,272,093	£1,262,801
Residual Land values compared to benchmark land values					
Secondary Industrial/Storage/Distribution					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy <th colspan="2">Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent</th>		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	
0%	0%	£5,091,594	£4,369,612	£4,361,829	£4,332,333
00% LAR - 40% CIR	5%	£4,753,885	£4,061,525	£4,056,580	£4,027,120
00% LAR - 40% CIR	10%	£4,415,954	£3,125,551	£3,120,584	£3,101,508
00% LAR - 40% CIR	15%	£4,079,738	£3,448,638	£3,446,707	£3,436,423
00% LAR - 40% CIR	15%	£4,007,724	£3,387,182	£3,382,234	£3,373,846
00% LAR - 40% CIR	20%	£3,736,516	£3,140,855	£3,135,549	£3,127,679
00% LAR - 40% CIR	25%	£3,394,000	£2,832,181	£2,827,387	£2,819,490
00% LAR - 40% CIR	30%	£3,051,818	£2,523,653	£2,517,759	£2,509,851
00% LAR - 40% CIR	35%	£2,708,757	£2,212,251	£2,207,396	£2,199,384
00% LAR - 40% CIR	40%	£2,364,635	£1,896,814	£1,891,814	£1,882,857
00% LAR - 40% CIR	45%	£2,020,057	£1,588,882	£1,584,013	£1,575,837
00% LAR - 40% CIR	50%	£1,675,425	£1,277,106	£1,272,093	£1,262,801
Residual Land values compared to benchmark land values					
Secondary Industrial/Storage/Distribution					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy <th colspan="2">Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent</th>		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	
0%	0%	£5,091,594	£4,369,612	£4,361,829	£4,332,333
00% LAR - 40% CIR	5%	£4,753,885	£4,061,525	£4,056,580	£4,027,120
00% LAR - 40% CIR	10%	£4,415,954	£3,125,551	£3,120,584	£3,101,508
00% LAR - 40% CIR	15%	£4,079,738	£3,448,638	£3,446,707	£3,436,423
00% LAR - 40% CIR	15%	£4,007,724	£3,387,182	£3,382,234	£3,373,846
00% LAR - 40% CIR	20%	£3,736,516	£3,140,855	£3,135,549	£3,127,679
00% LAR - 40% CIR	25%	£3,394,000	£2,832,181	£2,827,387	£2,819,490
00% LAR - 40% CIR	30%	£3,051,818	£2,523,653	£2,517,759	£2,509,851
00% LAR - 40% CIR	35%	£2,708,757	£2,212,251	£2,207,396	£2,199,384
00% LAR - 40% CIR	40%	£2,364,635	£1,896,814	£1,891,814	£1,882,857
00% LAR - 40% CIR	45%	£2,020,057	£1,588,882	£1,584,013	£1,575,837
00% LAR - 40% CIR	50%	£1,675,425	£1,277,106	£1,272,093	£1,262,801
Residual Land values compared to benchmark land values					
Secondary Industrial/Storage/Distribution					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy <th colspan="2">Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent</th>		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent	
0%	0%	£5,091,594	£4,369,612	£4,361,829	£4,332,333
00% LAR - 40% CIR	5%	£4,753,885	£4,061,525	£4,056,580	£4,027,120
00% LAR - 40% CIR	10%	£4,415,954	£3,125,551	£3,120,584	£3,101,508
00% LAR - 40% CIR	15%	£4,079,738	£3,448,638	£3,446,707	£3,436,423
00% LAR - 40% CIR	15%	£4,007,724	£3,387,182	£3,382,234	

Resi 4-10 Flats

No Units	10
Site Area	0.02 Ha

Residual land values:

Value Area	Zone C - £2,000 psf
------------	---------------------

Sales value inflation		Base
Build cost inflation		Base

Tenable	%AH	Base Build Costs, Access Prt M(2) & Building Safety Levy	Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Prt M(3) & BREEAM Excellent	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Prt M(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Prt M(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,914,971	£5,152,873	£5,177,829	£5,169,460	£5,148,534	£5,022,980	£4,953,229
60% LAR: 60% CIR	5%	£5,554,622	£4,865,684	£4,850,679	£4,842,340	£4,821,098	£4,713,411	£4,626,413
60% LAR: 40% CIR	10%	£5,193,759	£4,527,587	£4,522,620	£4,514,311	£4,493,536	£4,368,891	£4,299,643
60% LAR: 20% CIR	15%	£4,843,783	£4,188,603	£4,183,635	£4,175,326	£4,154,551	£4,030,422	£3,961,174
60% LAR: 0% CIR	18%	£4,759,282	£4,132,891	£4,131,888	£4,119,485	£4,098,789	£3,974,616	£3,905,631
60% LAR: 40% CIR	20%	£4,466,931	£3,868,728	£3,863,811	£3,855,252	£3,834,904	£3,711,016	£3,642,189
60% LAR: 60% CIR	25%	£4,195,179	£3,597,862	£3,593,078	£3,584,645	£3,564,245	£3,439,680	£3,370,233
60% LAR: 80% CIR	30%	£3,740,550	£3,206,362	£3,203,078	£3,192,704	£3,172,704	£3,049,425	£2,980,393
60% LAR: 40% CIR	35%	£3,375,050	£2,838,878	£2,836,584	£2,826,584	£2,806,287	£2,682,258	£2,612,258
60% LAR: 60% CIR	40%	£3,006,656	£2,540,561	£2,535,661	£2,525,472	£2,507,004	£2,384,180	£2,315,355
60% LAR: 80% CIR	45%	£2,641,469	£2,206,346	£2,201,476	£2,191,301	£2,172,881	£2,050,225	£1,982,094
60% LAR: 40% CIR	50%	£2,281,316	£1,871,316	£1,866,451	£1,857,171	£1,837,771	£1,714,377	£1,645,377

Residuals and values converted to benchmark level value

Residual Land values compared Higher Value Secondary Offices

Tenure		% AH	Base Build Costs and Access Prt M(4)2 and Building Safety Levy	Base Build Costs, Access Prt M(4)2, Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Prt M(4)3 & BREEAM Excellent	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Prt M(4)3, BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Prt M(4)3, BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Prt M(4)3, BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
60% LAR: 40% CIR	0%		£4,139,536	£3,407,377	£3,402,393	£3,394,003	£3,375,098	£3,177,798
60% LAR: 40% CIR	10%		£3,737,386	£3,080,289	£3,075,243	£3,066,954	£3,050,977	£2,851,977
60% LAR: 40% CIR	10%		£4,138,303	£2,752,131	£2,747,184	£2,738,875	£2,718,100	£2,524,207
60% LAR: 40% CIR	10%		£4,058,307	£2,424,157	£2,419,210	£2,389,244	£2,364,885	£2,169,950
60% LAR: 40% CIR	10%		£4,063,866	£2,367,286	£2,362,337	£2,332,368	£2,302,199	£2,106,184
60% LAR: 40% CIR	20%		£2,693,494	£2,093,292	£2,088,375	£2,080,116	£2,059,458	£1,866,763
60% LAR: 40% CIR	20%		£2,339,143	£1,762,446	£1,757,460	£1,749,034	£1,728,809	£1,535,633
60% LAR: 40% CIR	30%		£1,905,114	£1,436,030	£1,431,034	£1,417,814	£1,397,267	£1,205,500
60% LAR: 40% CIR	35%		£1,509,613	£1,048,442	£1,043,525	£1,035,356	£1,014,851	£873,472
60% LAR: 40% CIR	40%		£1,213,250	£765,100	£760,224	£752,026	£731,567	£590,752
60% LAR: 40% CIR	45%		£866,033	£450,910	£447,895	£439,445	£427,789	£308,608
60% LAR: 40% CIR	45%		£866,033	£450,910	£447,895	£439,445	£427,789	£308,608

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Residual Land values compared
Medium Value Secondary Offices

Tenure	%AH	Base Build Costs and Access Prt M(4) & Building Safety Levy	Building Safety Levy & S106, CIL, Building Regs & 2022 Staircases	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs & 2022 Staircases, Whchair Prt M(4)(3) & BREEAM Excellent	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs & 2022 Staircases, Whchair Prt M(4)(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs & 2022 Staircases, Whchair Prt M(4)(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs & 2022 Staircases, Whchair Prt M(4)(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs & 2022 Staircases, Whchair Prt M(4)(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%		£2,875,226	£2,143,068	£4,138,094	£4,729,714	£4,108,789	£3,983,235	£3,913,456
60% LAR: 40% CIR	0%	£2,475,077	£3,815,899	£3,810,934	£3,902,295	£3,866,788	£3,781,448	£3,580,688
60% LAR: 40% CIR	10%	£4,154,014	£3,487,822	£3,482,875	£3,474,566	£3,453,791	£3,329,146	£3,259,898
60% LAR: 40% CIR	20%	£3,712,282	£3,158,868	£3,158,868	£3,158,868	£3,158,868	£3,030,677	£2,959,677
60% LAR: 40% CIR	25%	£3,719,847	£3,092,845	£3,088,017	£3,079,739	£3,069,044	£2,934,871	£2,865,885
60% LAR: 40% CIR	20%	£3,626,185	£2,808,983	£2,804,066	£2,815,807	£2,795,158	£2,671,270	£2,602,444
60% LAR: 40% CIR	30%	£3,695,434	£2,498,227	£2,493,332	£2,495,095	£2,466,510	£2,340,035	£2,272,211
60% LAR: 40% CIR	30%	£2,709,804	£2,166,817	£2,153,305	£2,152,358	£2,139,958	£2,009,688	£1,941,191
60% LAR: 40% CIR	35%	£2,335,305	£1,834,135	£1,829,248	£1,827,347	£1,800,542	£1,670,412	£1,603,163
60% LAR: 40% CIR	40%	£1,968,841	£1,500,791	£1,496,615	£1,491,727	£1,449,344	£1,276,213	£1,216,213
60% LAR: 40% CIR	45%	£1,601,723	£1,196,601	£1,191,731	£1,183,356	£1,133,116	£1,012,518	£942,346
60% LAR: 40% CIR	50%	£2,334,600	£811,500	£808,706	£808,706	£808,706	£693,678	£663,678

Residual land values compared to benchmark land values

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

Tenure	% AH	Base Build Costs and Access Prt M(4)2 & Building Safety Levy	Base Build Costs, Access Prt M(4)2, Building Safety Levy & S106, CIL, Building Regs & 2022 & Staircases	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs & 2022 & Staircases, Whchair Prt M(4)3 & BREEAM Excellent	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs & 2022 & Staircases, Whchair Prt M(4)3, BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs & 2022 & Staircases, Whchair Prt M(4)3, BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs & 2022 & Staircases, Whchair Prt M(4)3, BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs & 2022 & Staircases, Whchair Prt M(4)3, BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 40% CIR	0%	£5,180,082	£2,447,884	£4,442,920	£4,434,590	£4,413,925	£4,288,071	£4,218,330
60% LAR: 40% CIR	5%	£4,819,913	£4,100,795	£4,115,770	£4,097,486	£4,076,811	£3,951,254	£3,881,208
60% LAR: 40% CIR	10%	£4,458,850	£3,762,690	£3,787,711	£3,779,402	£3,758,627	£3,633,982	£3,564,734
60% LAR: 40% CIR	15%	£4,098,984	£3,424,684	£3,450,695	£3,442,386	£3,421,711	£3,297,037	£3,227,491
60% LAR: 40% CIR	18%	£4,024,385	£3,397,782	£3,392,854	£3,384,574	£3,363,880	£3,239,707	£3,170,722
60% LAR: 40% CIR	20%	£3,734,021	£3,138,819	£3,129,902	£3,120,405	£3,099,995	£2,976,106	£2,907,280
60% LAR: 40% CIR	22%	£3,370,270	£2,803,073	£2,796,109	£2,786,511	£2,765,717	£2,645,771	£2,571,124
60% LAR: 40% CIR	25%	£3,005,641	£2,471,453	£2,468,580	£2,458,341	£2,437,795	£2,316,516	£2,246,028
60% LAR: 40% CIR	28%	£2,640,141	£2,148,889	£2,145,881	£2,135,283	£2,114,268	£1,992,440	£1,921,683
60% LAR: 40% CIR	40%	£2,273,777	£1,800,751	£1,800,751	£1,772,095	£1,649,279	£1,581,045	£1,547,285
60% LAR: 40% CIR	45%	£1,908,590	£1,471,437	£1,466,567	£1,458,392	£1,437,952	£1,315,316	£1,287,185
60% LAR: 40% CIR	50%	£1,543,696	£1,138,407	£1,135,642	£1,120,961	£1,102,961	£982,135	£958,135

Residual land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	%AH	Base Build Costs and Access Prt M(2) & Building Safety Levy	Base Build Costs, Access Prt M(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchair Prt M(4)(3) & BREEM Excellent	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchair Prt M(4)(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchair Prt M(4)(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchair Prt M(4)(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchair Prt M(4)(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 60% CIR	0%	£1,542,426	£2,886,250	£2,852,266	£2,746,986	£2,773,971	£2,648,217	£4,578,606
60% LAR: 60% CIR	0%	£1,549,265	£2,881,080	£2,847,116	£2,741,816	£2,768,920	£2,643,050	£4,573,850
60% LAR: 60% CIR	10%	£4,819,196	£4,153,003	£4,148,056	£4,139,747	£4,118,972	£3,994,328	£8,925,080
60% LAR: 60% CIR	10%	£4,847,229	£4,153,000	£4,148,056	£4,139,747	£4,118,972	£3,994,328	£8,925,080
60% LAR: 60% CIR	16%	£4,384,728	£3,758,127	£3,753,199	£3,744,921	£3,724,226	£3,600,852	£6,531,067
60% LAR: 60% CIR	20%	£4,094,367	£3,494,165	£3,489,248	£3,480,989	£3,460,340	£3,336,452	£6,267,625
60% LAR: 60% CIR	30%	£3,761,619	£3,163,419	£3,158,514	£3,150,277	£3,129,662	£3,006,117	£5,931,476
60% LAR: 60% CIR	35%	£3,365,586	£2,831,799	£2,826,905	£2,818,687	£2,798,140	£2,674,861	£5,606,973
60% LAR: 60% CIR	38%	£3,030,686	£2,498,314	£2,494,430	£2,486,229	£2,465,724	£2,342,684	£5,274,345
60% LAR: 60% CIR	40%	£2,854,103	£2,165,873	£2,161,987	£2,153,687	£2,132,440	£2,009,409	£4,941,476
60% LAR: 60% CIR	45%	£2,296,905	£1,681,793	£1,676,913	£1,618,738	£1,798,296	£1,675,862	£4,674,530
60% LAR: 60% CIR	46%	£2,296,905	£1,681,793	£1,676,913	£1,618,738	£1,798,296	£1,675,862	£4,674,530

LB Camden
Local Plan Viability Testing 2025

Resi 4 - 10 Flats		Value Area		Zone C - RP Periphery £2,250 psf							
No Units Site Area		Sales value inflation Build cost inflation		Base Base							
10 0.02 Ha				PL							
Residual land values:											
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Tenure		% AH									
80% LAR, 40% CIR		0%		£7,037,005		£8,281,922		£8,273,552		£8,252,627	
80% LAR, 40% CIR		5%		£8,620,754		£5,954,531		£5,999,567		£5,745,361	
80% LAR, 40% CIR		10%		£8,203,591		£5,521,251		£5,510,304		£5,487,200	
80% LAR, 40% CIR		15%		£5,785,521		£5,137,071		£5,132,140		£5,103,149	
80% LAR, 40% CIR		18%		£5,761,891		£5,980,129		£5,988,923		£5,952,227	
80% LAR, 40% CIR		20%		£5,396,558		£4,752,002		£4,747,085		£4,738,826	
80% LAR, 40% CIR		25%		£4,981,706		£4,366,052		£4,361,147		£4,352,810	
80% LAR, 40% CIR		30%		£4,525,974		£3,979,227		£3,974,334		£3,966,115	
80% LAR, 40% CIR		35%		£4,104,311		£3,591,538		£3,586,654		£3,578,347	
80% LAR, 40% CIR		40%		£3,681,907		£3,202,592		£3,198,116		£3,189,528	
80% LAR, 40% CIR		45%		£3,258,587		£2,813,587		£2,808,727		£2,800,552	
80% LAR, 40% CIR		50%		£2,834,453		£2,423,362		£2,418,488		£2,410,315	
Residual Land values compared to benchmark land values											
Higher Value Secondary Offices										£97,649,000	

LB Camden
Local Plan Viability Testing 2025

Resi 4 - 10 Flats		Value Area		Zone C - RP Periphery E2,450 psf			
No Units	10	Sales value inflation		Base			
Site Area	0.02 Ha	Build cost inflation		Base			
Residual land values:		Tenure		PL			
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH	£7,934,632	£7,170,180	£7,156,826	£7,135,901	£7,010,347	£6,940,296
60% LAR - 40% CIR	0%	£7,473,590	£6,743,842	£6,738,078	£6,720,339	£6,709,414	£6,694,411
60% LAR - 40% CIR	5%	£7,011,455	£6,316,198	£6,311,251	£6,302,941	£6,291,016	£6,276,013
60% LAR - 40% CIR	15%	£6,548,505	£5,887,855	£5,882,923	£5,874,640	£5,863,302	£5,848,657
60% LAR - 40% CIR	16%	£6,446,897	£5,802,079	£5,797,181	£5,788,872	£5,768,177	£5,753,618
60% LAR - 40% CIR	20%	£6,084,659	£5,458,621	£5,453,704	£5,445,446	£5,424,797	£5,409,909
60% LAR - 40% CIR	25%	£5,621,925	£5,028,937	£5,023,033	£5,015,365	£4,994,771	£4,979,705
60% LAR - 40% CIR	30%	£5,154,313	£4,597,520	£4,592,628	£4,584,407	£4,563,860	£4,548,811
60% LAR - 40% CIR	35%	£4,687,083	£4,166,596	£4,160,786	£4,152,580	£4,132,075	£4,116,946
60% LAR - 40% CIR	40%	£4,220,483	£3,735,559	£3,729,666	£3,721,403	£3,700,643	£3,685,078
60% LAR - 40% CIR	45%	£3,752,282	£3,299,398	£3,294,299	£3,286,352	£3,265,913	£3,250,145
60% LAR - 40% CIR	50%	£3,283,236	£2,865,000	£2,860,135	£2,851,858	£2,831,553	£2,816,007
Residual Land values compared to benchmark land values		£97,645,000					
Higher Value Secondary Offices							
Tenure	% AH	£8,199,106	£5,394,743	£5,389,760	£5,381,390	£5,360,454	£5,345,911
60% LAR - 40% CIR	0%	£5,684,063	£4,968,206	£4,963,241	£4,954,922	£4,934,055	£4,919,486
60% LAR - 40% CIR	5%	£5,221,019	£4,540,761	£4,535,814	£4,527,506	£4,506,621	£4,491,652
60% LAR - 40% CIR	15%	£4,757,958	£4,112,318	£4,107,487	£4,099,203	£4,078,496	£4,063,527
60% LAR - 40% CIR	16%	£4,656,379	£4,026,442	£4,021,714	£4,013,490	£4,004,867	£3,990,442
60% LAR - 40% CIR	20%	£4,293,223	£3,683,185	£3,678,268	£3,670,009	£3,649,301	£3,634,332
60% LAR - 40% CIR	25%	£3,830,069	£3,253,071	£3,248,166	£3,239,888	£3,219,003	£3,204,034
60% LAR - 40% CIR	30%	£3,376,917	£2,822,083	£2,817,180	£2,808,977	£2,788,244	£2,773,275
60% LAR - 40% CIR	35%	£2,912,263	£2,390,230	£2,385,346	£2,377,144	£2,356,639	£2,341,670
60% LAR - 40% CIR	40%	£2,446,947	£1,957,620	£1,952,844	£1,944,457	£1,923,987	£1,909,018
60% LAR - 40% CIR	45%	£1,979,846	£1,523,961	£1,519,052	£1,510,919	£1,490,476	£1,475,507
60% LAR - 40% CIR	50%	£1,507,890	£1,089,563	£1,084,699	£1,076,532	£1,056,117	£1,041,148
Residual Land values compared to benchmark land values		£97,186,000					
Medium Value Secondary Offices / Community Space							
Tenure	% AH	£8,894,889	£8,130,434	£8,125,451	£8,117,081	£8,096,155	£8,076,602
60% LAR - 40% CIR	0%	£8,433,754	£5,703,897	£5,698,932	£5,690,593	£5,669,746	£5,649,193
60% LAR - 40% CIR	5%	£5,917,759	£5,276,452	£5,271,505	£5,263,195	£5,242,421	£5,221,868
60% LAR - 40% CIR	15%	£5,509,759	£4,848,109	£4,843,178	£4,834,894	£4,814,186	£4,793,633
60% LAR - 40% CIR	16%	£4,416,861	£4,762,333	£4,757,408	£4,749,127	£4,730,490	£4,711,947
60% LAR - 40% CIR	20%	£5,044,914	£4,418,876	£4,413,959	£4,405,700	£4,386,052	£4,367,509
60% LAR - 40% CIR	25%	£4,680,180	£4,080,389	£4,075,472	£4,067,260	£4,048,002	£4,028,749
60% LAR - 40% CIR	30%	£4,114,967	£3,557,774	£3,552,861	£3,544,661	£3,524,115	£3,504,562
60% LAR - 40% CIR	35%	£3,644,084	£3,125,361	£3,121,237	£3,112,835	£3,092,330	£3,072,877
60% LAR - 40% CIR	40%	£3,169,726	£2,696,617	£2,692,611	£2,684,335	£2,664,619	£2,644,902
60% LAR - 40% CIR	45%	£2,712,537	£2,259,052	£2,254,783	£2,246,607	£2,226,167	£2,206,724
60% LAR - 40% CIR	50%	£2,243,481	£1,825,254	£1,820,386	£1,812,222	£1,791,807	£1,771,392
Residual Land values compared to benchmark land values		£46,420,000					
Lower Value Secondary Offices / Community Space							
Tenure	% AH	£7,980,048	£8,795,616	£8,790,632	£8,782,262	£8,761,337	£8,741,886
60% LAR - 40% CIR	0%	£7,588,591	£8,089,733	£8,084,789	£8,076,429	£8,055,493	£8,036,042
60% LAR - 40% CIR	5%	£7,186,891	£7,680,289	£7,675,342	£7,666,982	£7,646,046	£7,626,595
60% LAR - 40% CIR	15%	£6,813,596	£6,292,445	£6,287,498	£6,279,138	£6,258,202	£6,238,751
60% LAR - 40% CIR	16%	£6,709,243	£6,207,199	£6,202,252	£6,193,892	£6,172,956	£6,153,505
60% LAR - 40% CIR	20%	£6,346,958	£5,826,725	£5,821,778	£5,813,418	£5,792,482	£5,773,031
60% LAR - 40% CIR	25%	£5,885,015	£5,365,980	£5,361,033	£5,352,673	£5,331,737	£5,312,286
60% LAR - 40% CIR	30%	£5,414,904	£4,895,041	£4,890,094	£4,881,734	£4,860,798	£4,841,347
60% LAR - 40% CIR	35%	£4,950,021	£4,429,767	£4,424,820	£4,416,460	£4,395,524	£4,376,073
60% LAR - 40% CIR	40%	£4,485,610	£3,964,513	£3,959,566	£3,951,206	£3,930,270	£3,910,819
60% LAR - 40% CIR	45%	£4,017,373	£3,504,481	£3,500,534	£3,492,174	£3,471,238	£3,451,787
60% LAR - 40% CIR	50%	£3,548,327	£3,044,008	£3,039,061	£3,030,701	£3,009,765	£3,000,314
Residual Land values compared to benchmark land values		£20,601,000					
Secondary Industrial/Storage/Distribution							
Tenure	% AH	£7,980,048	£8,795,616	£8,790,632	£8,782,262	£8,761,337	£8,741,886
60% LAR - 40% CIR	0%	£7,588,591	£8,089,733	£8,084,789	£8,076,429	£8,055,493	£8,036,042
60% LAR - 40% CIR	5%	£7,186,891	£7,680,289	£7,675,342	£7,666,982	£7,646,046	£7,626,595
60% LAR - 40% CIR	15%	£6,813,591	£6,292,391	£6,287,444	£6,279,084	£6,258,148	£6,238,697
60% LAR - 40% CIR	16%	£6,709,243	£6,207,199	£6,202,252	£6,193,892	£6,172,956	£6,153,505
60% LAR - 40% CIR	20%	£6,346,958	£5,826,725	£5,821,778	£5,813,418	£5,792,482	£5,773,031
60% LAR - 40% CIR	25%	£5,885,015	£5,365,980	£5,361,033	£5,352,673	£5,331,737	£5,312,286
60% LAR - 40% CIR	30%	£5,414,904	£4,895,041	£4,890,094	£4,881,734	£4,860,798	£4,841,347
60% LAR - 40% CIR	35%	£4,950,021	£4,429,767	£4,424,820	£4,416,460	£4,395,524	£4,376,073
60% LAR - 40% CIR	40%	£4,485,610	£3,964,513	£3,959,566	£3,951,206	£3,930,270	£3,910,819
60% LAR - 40% CIR	45%	£4,017,373	£3,504,481	£3,500,534	£3,492,174	£3,471,238	£3,451,787
60% LAR - 40% CIR	50%	£3,548,327	£3,044,008	£3,039,061	£3,030,701	£3,009,765	£3,000,314
Residual Land values compared to benchmark land values		£20,601,000					
Secondary Industrial/Storage/Distribution							
Tenure	% AH	£7,980,048	£8,795,616	£8,790,632	£8,782,262	£8,761,337	£8,741,886
60% LAR - 40% CIR	0%	£7,588,591	£8,089,733	£8,084,789	£8,076,429	£8,055,493	£8,036,042
60% LAR - 40% CIR	5%	£7,186,891	£7,680,289	£7,675,342	£7,666,982	£7,646,046	£7,626,595
60% LAR - 40% CIR	15%	£6,813,591	£6,292,391	£6,287,444	£6,279,084	£6,258,148	£6,238,697
60% LAR - 40% CIR	16%	£6,709,243	£6,207,199	£6,202,252	£6,193,892	£6,172,956	£6,153,505
60% LAR - 40% CIR	20%	£6,346,958	£5,826,725	£5,821,778	£5,813,418	£5,792,482	£5,773,031
60% LAR - 40% CIR	25%	£5,885,015	£5,365,980	£5,361,033	£5,352,673	£5,331,737	£5,312,286
60% LAR - 40% CIR	30%	£5,414,904	£4,895,041	£4,890,094	£4,881,734	£4,860,798	£4,841,347
60% LAR - 40% CIR	35%	£4,950,021	£4,429,767	£4,424,820	£4,416,460	£4,395,524	£4,376,073
60% LAR - 40% CIR	40%	£4,485,610	£3,964,513	£3,959,566	£3,951,206	£3,930,270	£3,910,819
60% LAR - 40% CIR	45%	£4,017,373	£3,504,481	£3,500,534	£3,492,174	£3,471,238	£3,451,787
60% LAR - 40% CIR	50%	£3,548,327	£3,044,008	£3,039,061	£3,030,701	£3,009,765	£3,000,314
Residual Land values compared to benchmark land values		£20,601,000					
Secondary Industrial/Storage/Distribution							
Tenure	% AH	£7,980,048	£8,795,616	£8,790,632	£8,782,262	£8,761,337	£8,741,886
60% LAR - 40% CIR	0%	£7,588,591	£8,089,733	£8,084,789	£8,076,429	£8,055,493	£8,036,042
60% LAR - 40% CIR	5%	£7,186,891	£7,680,289	£7,675,342	£7,666,982	£7,646,046	£7,626,595
60% LAR - 40% CIR	15%	£6,813,591	£6,292,391	£6,287,444	£6,279,084	£6,258,148	£6,238,697
60% LAR - 40% CIR	16%	£6,709,243	£6,207,199	£6,202,252	£6,193,892	£6,172,956	£6,153,505
60% LAR - 40% CIR	20%	£6,346,958	£5,826,725	£5,821,778	£5,813,418	£5,792,482	£5,773,031
60% LAR - 40% CIR	25%	£5,885,015	£5,365,980	£5,361,033	£5,352,673	£5,331,737	£5,312,286
60% LAR - 40% CIR	30%	£5,414,904	£4,895,041	£4,890,094	£4,881,734	£4,860,798	£4,841,347
60% LAR - 40% CIR	35%	£4,950,021	£4,429,767	£4,424,820	£4,416,460	£4,395,524	£4,376,073
60% LAR - 40% CIR	40%	£4,485,610	£3,964,513	£3,959,566	£3,951,206	£3,930,270	£3,910,819
60% LAR - 40% CIR	45%	£4,017,373	£3,504,481	£3,500,534	£3,492,174	£3,471,238	£3,451,787
60% LAR - 40% CIR	50%	£3,548,327	£3,044,008	£3,039,061	£3,030,701	£3,009,765	£3,000,314
Residual Land values compared to benchmark land values		£20,601,000					
Secondary Industrial/Storage/Distribution							
Tenure	% AH	£7,980,048	£8,795,616	£8,790,632	£8,782,262	£8,761,337	£8,741,886
60% LAR - 40% CIR	0%	£7,588,591	£8,089,733	£8,084,789	£8,076,429	£8,055,493	£8,036,042
60% LAR - 40% CIR	5%	£7,186,891	£7,680,289	£7,675,342	£7,666,982	£7,646,046	£7,626,595
60% LAR - 40% CIR	15%	£6,813,591	£6,292,391	£6,287,444	£6,279,084	£6,258,148	£6,238,697
60% LAR - 40% CIR	16%	£6,709,243	£6,207,199	£6,202,252	£6,193,892	£6,172,956	£6,153,505
60% LAR - 40% CIR	20%	£6,346,958	£5,826,725	£5,821,778	£5,813,418	£5,792,482	£5,773,031
60% LAR - 40% CIR	25%	£5,885,015	£5,365,980	£5,361,033	£5,352,673	£5,331,737	£5,312,286
60% LAR - 40% CIR	30%	£5,414,904	£4,895,041	£4,890,094	£4,881,734	£4,860,798	£4,841,347
60% LAR - 40% CIR	35%	£4,950,021	£4,429,767	£4,424,820	£4,416,460	£4,395,524	£4,376,073
60% LAR - 40% CIR	40%	£4,485,610	£3,964,513	£3,959,566	£3,951,206	£3,930,270	£3,910,819
60% LAR - 40% CIR	45%	£4,017,373	£3,504,481	£3,500,534	£3,492,174	£3,471,238	£3,451,787
60% LAR - 40% CIR	50%	£3,548,327	£3,044,008	£3,039,061	£3,030,701	£3,009,765	£3,000,314
Residual Land values compared to benchmark land values		£20,601,000					
Secondary Industrial/Storage/Distribution							
Tenure	% AH	£7,980,048	£8,795,616	£8,790,632	£8,782,262	£8,761,337	£8,741,886
60% LAR - 40% CIR	0%	£7,588,591	£8,089,733	£8,084,789	£8,076,429	£8,055,493	£8,036,042

LB Camden
Local Plan Viability Testing 2025

Resi 5- 13 Flats		Value Area	Zone C - £1,090 p/sf					
No Units	13	Sales value inflation	Base					
Site Area	0.03 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR - CIR					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
Tenure	% AH							
0%		£1,881,183	6972,834	3954,747	3925,730	3751,630	3554,308	
60% LAR - 40% CIR	5%	£1,891,236	6923,817	3817,218	3805,630	3775,145	3603,300	3394,443
60% LAR - 40% CIR	10%	£1,500,023	6673,250	3666,819	3655,295	3626,488	3453,846	3267,523
60% LAR - 40% CIR	15%	£1,307,236	3547,585	3515,174	3503,896	3474,517	3300,986	3098,963
60% LAR - 40% CIR	20%	£1,113,847	3368,684	3362,291	3350,838	3322,206	3150,415	2947,974
60% LAR - 40% CIR	22%	£1,036,619	£307,182	£306,795	£289,354	£266,753	£89,147	£8,354
60% LAR - 40% CIR	25%	£918,808	£14,062	£208,195	£196,762	£169,205	£1,395	£105,645
60% LAR - 40% CIR	30%	£722,749	£59,229	£52,866	£41,469	£12,979	£169,974	£272,414
60% LAR - 40% CIR	35%	£505,363	£104,538	£101,388	£154,325	£139,344	£144,577	£144,577
60% LAR - 40% CIR	40%	£308,821	£274,664	£281,502	£293,749	£324,366	£508,684	£810,119
60% LAR - 40% CIR	45%	£127,074	£446,059	£452,889	£465,117	£485,689	£579,120	£719,027
60% LAR - 40% CIR	50%	£79,428	£518,710	£420,532	£337,747	£468,293	£681,500	£565,285

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

£97,649,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,891,181	£1,969,989	£1,917,235	£1,945,125	£1,913,144	£1,797,282	£1,581,996
60% LAR - 40% CIR	5%	£1,891,236	£1,911,233	£1,869,690	£1,897,194	£1,865,121	£1,749,414	£1,534,131
60% LAR - 40% CIR	10%	£1,538,831	£1,865,624	£1,812,059	£1,840,159	£1,807,386	£1,691,228	£1,476,213
60% LAR - 40% CIR	15%	£1,311,319	£1,617,289	£1,563,109	£1,591,109	£1,558,303	£1,442,104	£1,227,013
60% LAR - 40% CIR	20%	£1,122,897	£1,416,196	£1,362,016	£1,389,916	£1,356,668	£1,240,469	£1,025,378
60% LAR - 40% CIR	22%	£1,042,434	£2,237,482	£2,238,979	£2,248,528	£2,276,121	£2,449,727	£2,484,238
60% LAR - 40% CIR	25%	£918,808	£2,081,488	£2,082,985	£2,110,985	£2,138,578	£2,312,183	£2,346,694
60% LAR - 40% CIR	30%	£718,125	£2,470,645	£2,471,645	£2,498,006	£2,524,367	£2,708,843	£2,811,338
60% LAR - 40% CIR	35%	£517,584	£2,859,702	£2,860,702	£2,887,063	£2,913,424	£3,107,900	£3,210,395
60% LAR - 40% CIR	40%	£217,053	£2,813,538	£2,814,538	£2,840,899	£2,867,260	£3,061,736	£3,164,231
60% LAR - 40% CIR	45%	£22,411,800	£2,868,933	£2,869,703	£3,093,981	£3,094,651	£3,217,694	£3,319,601
60% LAR - 40% CIR	50%	£2,188,102	£2,105,258	£2,106,496	£2,132,817	£2,134,055	£2,256,974	£2,258,192

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

£67,186,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£384,247	£514,502	£529,482	£542,085	£581,195	£739,209	£831,928
60% LAR - 40% CIR	5%	£264,400	£485,105	£499,690	£512,293	£551,403	£689,418	£782,137
60% LAR - 40% CIR	10%	£13,187	£413,586	£428,019	£442,541	£480,348	£618,155	£710,973
60% LAR - 40% CIR	15%	£179,380	£365,251	£379,784	£394,308	£431,915	£569,526	£662,345
60% LAR - 40% CIR	20%	£172,869	£2,118,125	£2,119,125	£2,145,608	£2,146,608	£2,394,421	£2,395,421
60% LAR - 40% CIR	22%	£460,817	£1,179,654	£1,188,841	£1,197,493	£1,226,483	£1,397,689	£1,488,198
60% LAR - 40% CIR	25%	£314,012	£1,570,211	£1,571,211	£1,597,694	£1,598,694	£1,850,101	£1,851,101
60% LAR - 40% CIR	30%	£191,387	£1,427,607	£1,430,070	£1,442,533	£1,471,857	£1,660,810	£1,758,235
60% LAR - 40% CIR	35%	£67,984	£1,807,064	£1,808,064	£1,834,547	£1,835,547	£2,024,500	£2,025,500
60% LAR - 40% CIR	40%	£1,180,015	£1,761,300	£1,762,300	£1,788,783	£1,811,267	£1,984,300	£2,006,333
60% LAR - 40% CIR	45%	£1,239,752	£1,832,895	£1,833,726	£1,860,209	£1,882,693	£2,059,726	£2,081,209
60% LAR - 40% CIR	50%	£1,166,145	£2,106,496	£2,107,496	£2,134,019	£2,135,019	£2,306,552	£2,307,552

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

£40,420,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£830,263	£719,086	£844,566	£858,173	£125,180	£289,280	£398,672
60% LAR - 40% CIR	5%	£840,316	£227,294	£233,736	£240,268	£247,175	£447,693	£554,978
60% LAR - 40% CIR	10%	£449,103	£377,670	£384,102	£395,625	£424,432	£597,274	£693,267
60% LAR - 40% CIR	15%	£239,236	£359,235	£365,748	£372,261	£395,349	£514,235	£610,228
60% LAR - 40% CIR	20%	£155,657	£368,639	£375,089	£381,539	£404,627	£521,513	£617,506
60% LAR - 40% CIR	22%	£14,981	£243,738	£250,128	£256,518	£262,908	£481,772	£498,274
60% LAR - 40% CIR	25%	£134,012	£328,258	£334,748	£341,238	£347,728	£564,115	£580,617
60% LAR - 40% CIR	30%	£359,171	£399,897	£399,924	£400,451	£400,978	£622,889	£623,334
60% LAR - 40% CIR	35%	£107,584	£1,155,458	£1,156,458	£1,157,458	£1,158,458	£1,389,284	£1,390,284
60% LAR - 40% CIR	40%	£724,999	£1,325,584	£1,332,422	£1,344,999	£1,375,286	£1,559,884	£1,561,539
60% LAR - 40% CIR	45%	£162,893	£1,486,976	£1,493,809	£1,516,037	£1,548,509	£1,735,005	£1,737,505
60% LAR - 40% CIR	50%	£1,18,145	£1,696,636	£1,697,636	£1,723,159	£1,724,159	£1,906,226	£1,907,226

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

£20,601,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,345,557	£437,208	£430,728	£438,128	£390,104	£216,004	£119,282
60% LAR - 40% CIR	5%	£1,156,810	£1,080,045	£1,081,265	£1,112,265	£1,041,119	£507,474	£244,884
60% LAR - 40% CIR	10%	£984,397	£137,624	£131,192	£119,609	£90,802	£87,980	£178,003
60% LAR - 40% CIR	15%	£717,630	£14,881	£14,881	£14,881	£14,881	£14,881	£14,881
60% LAR - 40% CIR	20%	£278,221	£186,942	£173,835	£164,768	£143,420	£185,211	£180,652
60% LAR - 40% CIR	22%	£866,393	£228,444	£224,831	£224,272	£224,873	£448,479	£594,889
60% LAR - 40% CIR	25%	£383,282	£331,064	£327,441	£323,818	£320,195	£518,321	£664,731
60% LAR - 40% CIR	30%	£187,123	£478,397	£482,709	£487,021	£491,333	£705,600	£809,910
60% LAR - 40% CIR	35%	£100,844	£644,074	£648,386	£652,698	£657,010	£872,970	£977,280
60% LAR - 40% CIR	40%	£258,865	£810,290	£814,602	£818,914	£823,226	£1,043,890	£1,148,745
60% LAR - 40% CIR	45%	£46,866	£991,595	£995,907	£1,000,219	£1,004,531	£1,225,190	£1,330,045
60% LAR - 40% CIR	50%	£614,854	£1,164,386	£1,168,698	£1,173,010	£1,177,322	£1,398,128	£1,402,440

LB Camden
Local Plan Viability Testing 2025

Rest 5- 13 Flats

No Units	13
Site Area	0.03 Ha

Residual land values:

Value Area	Zone C - £1,100 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£2,484,640	£1,548,962	£1,840,482	£1,528,876	£1,499,859	£1,325,799	£1,229,036
0% LAR - 40% CIR	5%	£2,354,521	£1,389,592	£1,362,537	£1,351,014	£1,322,187	£1,148,722	£1,052,964
0% LAR - 40% CIR	10%	£2,025,134	£1,189,965	£1,183,533	£1,172,011	£1,143,203	£970,361	£874,338
0% LAR - 40% CIR	15%	£1,803,896	£1,109,943	£1,003,192	£991,896	£962,982	£785,999	£699,572
0% LAR - 40% CIR	20%	£1,580,613	£857,987	£851,693	£830,141	£791,509	£609,177	£514,277
0% LAR - 40% CIR	22%	£1,481,115	£755,601	£748,615	£737,175	£708,874	£536,966	£441,630
0% LAR - 40% CIR	25%	£1,356,501	£645,158	£638,791	£627,358	£598,801	£427,457	£332,282
0% LAR - 40% CIR	30%	£1,131,189	£481,119	£454,756	£443,360	£414,889	£243,921	£148,950
0% LAR - 40% CIR	35%	£884,630	£275,879	£259,159	£250,722	£229,152	£99,152	£9,641
0% LAR - 40% CIR	40%	£678,895	£89,452	£83,113	£71,759	£43,375	£136,492	£238,547
0% LAR - 40% CIR	45%	£447,975	£105,451	£12,281	£124,510	£155,082	£338,514	£440,419
0% LAR - 40% CIR	50%	£217,863	£309,067	£105,989	£308,104	£359,640	£541,857	£543,645

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

£97,648,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£74,428	£991,912	£989,362	£1,009,956	£1,039,915	£1,419,115	£1,389,838
0% LAR - 40% CIR	5%	£73,685	£979,946	£976,385	£996,480	£1,026,439	£1,388,514	£1,358,237
0% LAR - 40% CIR	10%	£513,142	£1,348,968	£1,351,341	£1,366,802	£1,358,171	£1,568,313	£1,564,538
0% LAR - 40% CIR	15%	£735,378	£1,920,281	£1,918,692	£1,947,176	£1,933,884	£1,748,186	£1,631,603
0% LAR - 40% CIR	20%	£654,771	£1,710,687	£1,706,291	£1,724,261	£1,712,462	£1,517,468	£1,402,592
0% LAR - 40% CIR	22%	£1,841,789	£1,763,873	£1,756,239	£1,801,699	£1,836,388	£2,061,988	£2,097,244
0% LAR - 40% CIR	25%	£1,363,123	£1,461,118	£1,458,083	£1,480,118	£1,480,083	£1,618,117	£1,618,117
0% LAR - 40% CIR	30%	£1,407,705	£2,077,735	£2,084,119	£2,086,814	£2,124,005	£2,284,363	£2,284,363
0% LAR - 40% CIR	35%	£1,407,705	£2,077,735	£2,084,119	£2,086,814	£2,124,005	£2,284,363	£2,284,363
0% LAR - 40% CIR	40%	£1,861,378	£2,449,432	£2,455,761	£2,497,115	£2,495,499	£2,675,386	£2,677,421
0% LAR - 40% CIR	45%	£2,090,899	£2,844,325	£2,851,105	£2,893,384	£2,893,384	£2,877,386	£2,879,293
0% LAR - 40% CIR	50%	£2,330,881	£2,847,341	£2,854,763	£2,896,878	£2,897,814	£2,886,821	£2,888,818

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

£57,186,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£97,804	£95,126	£53,646	£42,040	£13,023	£493,027	£497,800
0% LAR - 40% CIR	5%	£73,685	£979,946	£976,385	£996,480	£1,026,439	£1,388,514	£1,358,237
0% LAR - 40% CIR	10%	£538,268	£296,871	£303,303	£314,825	£343,633	£518,475	£612,488
0% LAR - 40% CIR	15%	£735,378	£477,243	£483,654	£495,145	£522,856	£698,147	£791,861
0% LAR - 40% CIR	20%	£554,771	£658,848	£666,241	£678,692	£705,322	£871,118	£974,588
0% LAR - 40% CIR	22%	£4,217,789	£1,763,873	£1,756,239	£1,801,699	£1,836,388	£2,061,988	£2,097,244
0% LAR - 40% CIR	25%	£1,363,123	£1,461,118	£1,458,083	£1,480,118	£1,480,083	£1,618,117	£1,618,117
0% LAR - 40% CIR	30%	£1,407,705	£2,077,735	£2,084,119	£2,086,814	£2,124,005	£2,284,363	£2,284,363
0% LAR - 40% CIR	35%	£1,407,705	£2,077,735	£2,084,119	£2,086,814	£2,124,005	£2,284,363	£2,284,363
0% LAR - 40% CIR	40%	£1,861,378	£2,449,432	£2,455,761	£2,497,115	£2,495,499	£2,675,386	£2,677,421
0% LAR - 40% CIR	45%	£2,090,899	£2,844,325	£2,851,105	£2,893,384	£2,893,384	£2,877,386	£2,879,293
0% LAR - 40% CIR	50%	£2,330,881	£2,847,341	£2,854,763	£2,896,878	£2,897,814	£2,886,821	£2,888,818

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

£46,420,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£1,433,720	£489,042	£489,562	£477,956	£444,939	£274,839	£178,116
0% LAR - 40% CIR	5%	£1,384,601	£318,172	£311,717	£300,154	£271,247	£97,802	£1,444
0% LAR - 40% CIR	10%	£974,214	£139,045	£132,613	£121,691	£92,283	£49,559	£176,542
0% LAR - 40% CIR	15%	£735,378	£477,243	£483,654	£495,145	£522,856	£698,147	£791,861
0% LAR - 40% CIR	20%	£554,771	£658,848	£666,241	£678,692	£705,322	£871,118	£974,588
0% LAR - 40% CIR	22%	£4,217,789	£1,763,873	£1,756,239	£1,801,699	£1,836,388	£2,061,988	£2,097,244
0% LAR - 40% CIR	25%	£1,363,123	£1,461,118	£1,458,083	£1,480,118	£1,480,083	£1,618,117	£1,618,117
0% LAR - 40% CIR	30%	£1,407,705	£2,077,735	£2,084,119	£2,086,814	£2,124,005	£2,284,363	£2,284,363
0% LAR - 40% CIR	35%	£1,407,705	£2,077,735	£2,084,119	£2,086,814	£2,124,005	£2,284,363	£2,284,363
0% LAR - 40% CIR	40%	£1,861,378	£2,449,432	£2,455,761	£2,497,115	£2,495,499	£2,675,386	£2,677,421
0% LAR - 40% CIR	45%	£2,090,899	£2,844,325	£2,851,105	£2,893,384	£2,893,384	£2,877,386	£2,879,293
0% LAR - 40% CIR	50%	£2,330,881	£2,847,341	£2,854,763	£2,896,878	£2,897,814	£2,886,821	£2,888,818

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

£20,601,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£1,925,014	£1,011,336	£1,004,856	£983,250	£964,233	£746,133	£693,410
0% LAR - 40% CIR	5%	£1,709,895	£853,466	£847,011	£825,448	£806,431	£613,096	£560,378
0% LAR - 40% CIR	10%	£1,489,508	£694,339	£687,807	£666,385	£647,375	£434,735	£388,712
0% LAR - 40% CIR	15%	£1,267,830	£473,987	£467,456	£446,033	£427,023	£262,364	£209,348
0% LAR - 40% CIR	20%	£1,044,937	£292,361	£285,967	£274,515	£245,803	£174,091	£121,349
0% LAR - 40% CIR	22%	£984,489	£218,378	£212,989	£201,549	£172,948	£1,340	£83,986
0% LAR - 40% CIR	25%	£503,875	£103,532	£103,155	£99,179	£83,175	£4,186	£23,461
0% LAR - 40% CIR	30%	£74,557	£37,807	£38,070	£32,398	£29,705	£29,670	£29,670
0% LAR - 40% CIR	35%	£299,044	£266,747	£266,098	£271,472	£265,844	£246,826	£243,867
0% LAR - 40% CIR	40%	£141,269	£446,174	£452,513	£463,867	£482,221	£672,118	£774,173
0% LAR - 40% CIR	45%	£246,137	£651,102	£657,516	£669,136	£686,986	£876,136	£980,686
0% LAR - 40% CIR	50%	£317,733	£844,854	£850,516	£863,136	£880,986	£1,077,363	£1,179,271

LB Camden
Local Plan Viability Testing 2025

Rest 5- 13 Flats

No Units	13
Site Area	0.03 Ha

Residual land values:

Value Area	Zone C - £1,350 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£3,631,556	£2,695,218	£2,686,739	£2,677,132	£2,648,115	£2,474,014	£2,377,293
0% LAR - 40% CIR	5%	£3,354,090	£2,459,656	£2,453,481	£2,441,917	£2,413,101	£2,239,965	£2,143,205
0% LAR - 40% CIR	10%	£3,075,359	£2,223,396	£2,216,963	£2,205,441	£2,176,634	£2,003,793	£1,907,769
0% LAR - 40% CIR	15%	£2,795,314	£1,985,311	£1,978,194	£1,966,715	£1,937,191	£1,764,010	£1,667,986
0% LAR - 40% CIR	20%	£2,514,145	£1,746,562	£1,740,189	£1,728,745	£1,700,115	£1,526,322	£1,430,282
0% LAR - 40% CIR	22%	£2,481,369	£1,680,641	£1,644,285	£1,632,815	£1,604,213	£1,430,606	£1,337,269
0% LAR - 40% CIR	25%	£2,251,688	£1,508,351	£1,499,973	£1,486,555	£1,458,953	£1,286,649	£1,193,438
0% LAR - 40% CIR	30%	£1,948,011	£1,264,898	£1,258,536	£1,247,139	£1,219,648	£1,047,700	£952,730
0% LAR - 40% CIR	35%	£1,663,125	£1,022,347	£1,015,068	£1,004,523	£979,652	£805,448	£710,111
0% LAR - 40% CIR	40%	£1,377,944	£778,406	£772,067	£760,713	£732,329	£562,098	£467,413
0% LAR - 40% CIR	45%	£1,086,779	£533,390	£527,059	£515,722	£487,379	£317,524	£222,848
0% LAR - 40% CIR	50%	£801,341	£287,210	£280,684	£269,340	£241,251	£71,384	£24,569

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

£97,648,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£1,992,682	£166,344	£149,865	£138,258	£109,241	£94,995	£81,791
0% LAR - 40% CIR	5%	£1,813,210	£169,906	£165,645	£150,174	£120,729	£105,372	£92,072
0% LAR - 40% CIR	10%	£1,636,485	£173,478	£170,171	£153,433	£132,440	£116,981	£103,105
0% LAR - 40% CIR	15%	£1,459,600	£176,755	£172,863	£156,075	£134,678	£119,007	£104,780
0% LAR - 40% CIR	20%	£1,282,715	£179,766	£175,674	£158,976	£137,377	£121,062	£105,492
0% LAR - 40% CIR	22%	£1,177,984	£184,233	£184,419	£168,939	£143,681	£116,268	£101,699
0% LAR - 40% CIR	25%	£1,073,253	£189,545	£190,543	£178,901	£148,915	£121,451	£107,914
0% LAR - 40% CIR	30%	£968,522	£1,213,378	£1,280,331	£1,281,729	£1,255,226	£1,180,144	£1,128,144
0% LAR - 40% CIR	35%	£863,791	£1,213,378	£1,280,331	£1,281,729	£1,255,226	£1,180,144	£1,128,144
0% LAR - 40% CIR	40%	£759,060	£1,213,378	£1,280,331	£1,281,729	£1,255,226	£1,180,144	£1,128,144
0% LAR - 40% CIR	45%	£654,329	£1,213,378	£1,280,331	£1,281,729	£1,255,226	£1,180,144	£1,128,144
0% LAR - 40% CIR	50%	£549,598	£1,213,378	£1,280,331	£1,281,729	£1,255,226	£1,180,144	£1,128,144

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

£57,186,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£2,144,720	£1,268,382	£1,201,903	£1,180,256	£1,161,279	£987,178	£980,457
0% LAR - 40% CIR	5%	£1,967,254	£973,100	£966,645	£955,681	£936,174	£762,729	£756,372
0% LAR - 40% CIR	10%	£1,588,523	£736,590	£730,127	£718,605	£698,768	£516,957	£510,593
0% LAR - 40% CIR	15%	£1,308,538	£486,775	£482,263	£480,877	£462,162	£279,871	£273,507
0% LAR - 40% CIR	20%	£1,028,553	£236,960	£232,448	£231,062	£212,347	£39,986	£33,622
0% LAR - 40% CIR	22%	£914,473	£165,895	£167,419	£145,879	£117,377	£44,338	£44,947
0% LAR - 40% CIR	25%	£744,852	£115,115	£113,137	£113,137	£113,137	£113,137	£113,137
0% LAR - 40% CIR	30%	£681,775	£422,136	£428,390	£429,891	£428,136	£428,136	£428,136
0% LAR - 40% CIR	35%	£618,698	£464,560	£466,984	£469,408	£467,832	£467,832	£467,832
0% LAR - 40% CIR	40%	£555,621	£478,430	£474,768	£471,107	£467,445	£463,783	£460,121
0% LAR - 40% CIR	45%	£492,544	£482,300	£480,777	£477,114	£475,591	£471,929	£468,367
0% LAR - 40% CIR	50%	£429,467	£1,168,406	£1,201,429	£1,212,226	£1,203,023	£1,193,820	£1,184,617

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

£46,425,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£2,585,636	£1,644,268	£1,637,819	£1,626,212	£1,597,195	£1,423,084	£1,326,373
0% LAR - 40% CIR	5%	£2,303,170	£1,409,616	£1,402,561	£1,390,957	£1,361,940	£1,187,829	£1,091,118
0% LAR - 40% CIR	10%	£2,020,439	£1,172,476	£1,166,043	£1,154,521	£1,125,714	£952,873	£856,162
0% LAR - 40% CIR	15%	£1,744,654	£934,681	£928,279	£916,757	£888,078	£715,167	£618,456
0% LAR - 40% CIR	20%	£1,468,225	£696,672	£690,270	£678,748	£649,125	£476,214	£379,503
0% LAR - 40% CIR	22%	£1,360,389	£696,721	£693,335	£681,895	£653,293	£481,686	£385,349
0% LAR - 40% CIR	25%	£1,180,789	£465,431	£460,053	£447,630	£420,073	£277,729	£142,538
0% LAR - 40% CIR	30%	£987,081	£213,978	£207,616	£198,219	£197,728	£197,728	£197,728
0% LAR - 40% CIR	35%	£811,295	£484,891	£488,665	£482,439	£476,214	£476,214	£476,214
0% LAR - 40% CIR	40%	£724,514	£478,853	£478,853	£478,853	£478,853	£478,853	£478,853
0% LAR - 40% CIR	45%	£637,733	£478,853	£478,853	£478,853	£478,853	£478,853	£478,853
0% LAR - 40% CIR	50%	£550,952	£478,853	£478,853	£478,853	£478,853	£478,853	£478,853

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

£20,601,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£2,585,636	£1,268,382	£1,201,903	£1,180,256	£1,161,279	£987,178	£980,457
0% LAR - 40% CIR	5%	£2,303,170	£1,409,616	£1,402,561	£1,390,957	£1,361,940	£1,187,829	£1,091,118
0% LAR - 40% CIR	10%	£2,020,439	£1,172,476	£1,166,043	£1,154,521	£1,125,714	£952,873	£856,162
0% LAR - 40% CIR	15%	£1,744,654	£934,681	£928,279	£916,757	£888,078	£715,167	£618,456
0% LAR - 40% CIR	20%	£1,468,225	£696,672	£690,270	£678,748	£649,125	£476,214	£379,503
0% LAR - 40% CIR	22%	£1,360,389	£696,721	£693,335	£681,895	£653,293	£481,686	£385,349
0% LAR - 40% CIR	25%	£1,180,789	£465,431	£460,053	£447,630	£420,073	£277,729	£142,538
0% LAR - 40% CIR	30%	£987,081	£213,978	£207,616	£198,219	£197,728	£197,728	£197,728
0% LAR - 40% CIR	35%	£811,295	£484,891	£488,665	£482,439	£476,214	£476,214	£476,214
0% LAR - 40% CIR	40%	£724,514	£478,853	£478,853	£478,853	£478,853	£478,853	£478,853
0% LAR - 40% CIR	45%	£637,733	£478,853	£478,853	£478,853	£478,853	£478,853	£478,853
0% LAR - 40% CIR	50%	£550,952	£478,853	£478,853	£478,853	£478,853	£478,853	£478,853

LB Camden
Local Plan Viability Testing 2025

Resi S-13 Plots		Value Area	Zone C - £1,500 psf					
No Units	13	Sales value inflation	Base					
Site Area	0.03 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR - CIR					
Tenure	% AH	Base Build Costs and Access Prt M(4/2) & Building Safety Levy	Base Build Costs, Access Prt M(4/2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3) & BREEAM Excellent	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	0%	(£,529,743)	(£,556,410)	(£,549,931)	(£,538,324)	(£,509,307)	(£,535,207)	(£,538,485)
80% LAR - 40% CIR	5%	(£,188,517)	(£,318,598)	(£,327,814)	(£,306,050)	(£,331,142)	(£,357,698)	(£,361,345)
80% LAR - 40% CIR	10%	(£,383,026)	(£,598,469)	(£,602,037)	(£,580,514)	(£,605,706)	(£,627,865)	(£,642,842)
80% LAR - 40% CIR	15%	(£,599,862)	(£,877,545)	(£,871,212)	(£,849,686)	(£,874,101)	(£,896,120)	(£,910,303)
80% LAR - 40% CIR	20%	(£,814,295)	(£,1,145,645)	(£,1,138,125)	(£,1,116,689)	(£,1,140,687)	(£,1,162,276)	(£,1,177,838)
80% LAR - 40% CIR	22%	(£,883,968)	(£,1,232,372)	(£,1,215,885)	(£,1,194,444)	(£,1,218,943)	(£,1,240,337)	(£,1,259,609)
80% LAR - 40% CIR	25%	(£,988,079)	(£,1,352,044)	(£,1,335,088)	(£,1,313,644)	(£,1,338,088)	(£,1,359,444)	(£,1,378,922)
80% LAR - 40% CIR	30%	(£,250,841)	(£,1,867,733)	(£,1,861,370)	(£,1,840,973)	(£,1,861,482)	(£,1,880,535)	(£,1,900,000)
80% LAR - 40% CIR	35%	(£,221,598)	(£,1,582,022)	(£,1,576,022)	(£,1,555,288)	(£,1,576,884)	(£,1,595,935)	(£,1,615,498)
80% LAR - 40% CIR	40%	(£,992,156)	(£,1,285,122)	(£,1,288,782)	(£,1,277,428)	(£,1,298,044)	(£,1,318,741)	(£,1,338,528)
80% LAR - 40% CIR	45%	(£,1,071,131)	(£,1,007,047)	(£,1,000,714)	(£,989,378)	(£,1,010,035)	(£,1,029,979)	(£,1,049,503)
80% LAR - 40% CIR	50%	(£,1,248,840)	(£,717,896)	(£,711,480)	(£,700,157)	(£,721,847)	(£,740,990)	(£,760,525)
Residual Land values compared to benchmark land values Higher Value Secondary Offices								
£37,648,000								
Tenure	% AH	Base Build Costs and Access Prt M(4/2) & Building Safety Levy	Base Build Costs, Access Prt M(4/2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3) & BREEAM Excellent	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	0%	(£,987,869)	(£,1,017,836)	(£,1,011,057)	(£,999,450)	(£,970,433)	(£,988,333)	(£,999,611)
80% LAR - 40% CIR	5%	(£,988,681)	(£,739,184)	(£,734,778)	(£,722,240)	(£,727,212)	(£,737,882)	(£,747,558)
80% LAR - 40% CIR	10%	(£,1,324,152)	(£,659,595)	(£,653,163)	(£,641,640)	(£,647,832)	(£,659,691)	(£,671,368)
80% LAR - 40% CIR	15%	(£,1,052,458)	(£,178,750)	(£,172,318)	(£,160,832)	(£,162,137)	(£,169,104)	(£,176,871)
80% LAR - 40% CIR	20%	(£,1,717,421)	(£,1,147,422)	(£,1,141,222)	(£,1,129,822)	(£,1,138,822)	(£,1,147,822)	(£,1,156,822)
80% LAR - 40% CIR	22%	(£,444,681)	(£,418,862)	(£,422,849)	(£,414,339)	(£,428,831)	(£,444,337)	(£,459,374)
80% LAR - 40% CIR	25%	(£,1,017,459)	(£,659,595)	(£,653,163)	(£,641,640)	(£,647,832)	(£,659,691)	(£,671,368)
80% LAR - 40% CIR	30%	(£,1,717,421)	(£,1,147,422)	(£,1,141,222)	(£,1,129,822)	(£,1,138,822)	(£,1,147,822)	(£,1,156,822)
80% LAR - 40% CIR	35%	(£,1,017,459)	(£,659,595)	(£,653,163)	(£,641,640)	(£,647,832)	(£,659,691)	(£,671,368)
80% LAR - 40% CIR	40%	(£,1,717,421)	(£,1,147,422)	(£,1,141,222)	(£,1,129,822)	(£,1,138,822)	(£,1,147,822)	(£,1,156,822)
80% LAR - 40% CIR	45%	(£,1,017,459)	(£,659,595)	(£,653,163)	(£,641,640)	(£,647,832)	(£,659,691)	(£,671,368)
80% LAR - 40% CIR	50%	(£,1,717,421)	(£,1,147,422)	(£,1,141,222)	(£,1,129,822)	(£,1,138,822)	(£,1,147,822)	(£,1,156,822)
Residual Land values compared to benchmark land values Medium Value Secondary Offices								
£37,186,000								
Tenure	% AH	Base Build Costs and Access Prt M(4/2) & Building Safety Levy	Base Build Costs, Access Prt M(4/2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3) & BREEAM Excellent	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	0%	(£,919,807)	(£,969,574)	(£,963,995)	(£,951,488)	(£,922,471)	(£,948,371)	(£,951,649)
80% LAR - 40% CIR	5%	(£,988,681)	(£,739,184)	(£,734,778)	(£,722,240)	(£,727,212)	(£,737,882)	(£,747,558)
80% LAR - 40% CIR	10%	(£,1,324,152)	(£,659,595)	(£,653,163)	(£,641,640)	(£,647,832)	(£,659,691)	(£,671,368)
80% LAR - 40% CIR	15%	(£,1,052,458)	(£,178,750)	(£,172,318)	(£,160,832)	(£,162,137)	(£,169,104)	(£,176,871)
80% LAR - 40% CIR	20%	(£,1,717,421)	(£,1,147,422)	(£,1,141,222)	(£,1,129,822)	(£,1,138,822)	(£,1,147,822)	(£,1,156,822)
80% LAR - 40% CIR	22%	(£,444,681)	(£,418,862)	(£,422,849)	(£,414,339)	(£,428,831)	(£,444,337)	(£,459,374)
80% LAR - 40% CIR	25%	(£,1,017,459)	(£,659,595)	(£,653,163)	(£,641,640)	(£,647,832)	(£,659,691)	(£,671,368)
80% LAR - 40% CIR	30%	(£,1,717,421)	(£,1,147,422)	(£,1,141,222)	(£,1,129,822)	(£,1,138,822)	(£,1,147,822)	(£,1,156,822)
80% LAR - 40% CIR	35%	(£,1,017,459)	(£,659,595)	(£,653,163)	(£,641,640)	(£,647,832)	(£,659,691)	(£,671,368)
80% LAR - 40% CIR	40%	(£,1,717,421)	(£,1,147,422)	(£,1,141,222)	(£,1,129,822)	(£,1,138,822)	(£,1,147,822)	(£,1,156,822)
80% LAR - 40% CIR	45%	(£,1,017,459)	(£,659,595)	(£,653,163)	(£,641,640)	(£,647,832)	(£,659,691)	(£,671,368)
80% LAR - 40% CIR	50%	(£,1,717,421)	(£,1,147,422)	(£,1,141,222)	(£,1,129,822)	(£,1,138,822)	(£,1,147,822)	(£,1,156,822)
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space								
£40,420,000								
Tenure	% AH	Base Build Costs and Access Prt M(4/2) & Building Safety Levy	Base Build Costs, Access Prt M(4/2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3) & BREEAM Excellent	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	0%	(£,455,553)	(£,505,490)	(£,499,011)	(£,487,458)	(£,458,387)	(£,484,287)	(£,487,565)
80% LAR - 40% CIR	5%	(£,134,587)	(£,227,148)	(£,220,884)	(£,209,130)	(£,209,222)	(£,209,778)	(£,210,450)
80% LAR - 40% CIR	10%	(£,212,106)	(£,1,947,549)	(£,1,941,117)	(£,1,920,584)	(£,1,900,786)	(£,1,927,945)	(£,1,931,822)
80% LAR - 40% CIR	15%	(£,248,862)	(£,1,686,704)	(£,1,680,232)	(£,1,668,890)	(£,1,650,081)	(£,1,677,860)	(£,1,682,860)
80% LAR - 40% CIR	20%	(£,183,375)	(£,1,384,625)	(£,1,378,225)	(£,1,366,775)	(£,1,348,147)	(£,1,366,566)	(£,1,370,918)
80% LAR - 40% CIR	22%	(£,233,035)	(£,1,271,462)	(£,1,265,685)	(£,1,253,624)	(£,1,235,023)	(£,1,253,417)	(£,1,258,080)
80% LAR - 40% CIR	25%	(£,1,017,459)	(£,659,595)	(£,653,163)	(£,641,640)	(£,647,832)	(£,659,691)	(£,671,368)
80% LAR - 40% CIR	30%	(£,1,717,421)	(£,1,147,422)	(£,1,141,222)	(£,1,129,822)	(£,1,138,822)	(£,1,147,822)	(£,1,156,822)
80% LAR - 40% CIR	35%	(£,1,017,459)	(£,659,595)	(£,653,163)	(£,641,640)	(£,647,832)	(£,659,691)	(£,671,368)
80% LAR - 40% CIR	40%	(£,1,717,421)	(£,1,147,422)	(£,1,141,222)	(£,1,129,822)	(£,1,138,822)	(£,1,147,822)	(£,1,156,822)
80% LAR - 40% CIR	45%	(£,1,017,459)	(£,659,595)	(£,653,163)	(£,641,640)	(£,647,832)	(£,659,691)	(£,671,368)
80% LAR - 40% CIR	50%	(£,1,717,421)	(£,1,147,422)	(£,1,141,222)	(£,1,129,822)	(£,1,138,822)	(£,1,147,822)	(£,1,156,822)
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution								
£20,601,000								
Tenure	% AH	Base Build Costs and Access Prt M(4/2) & Building Safety Levy	Base Build Costs, Access Prt M(4/2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3) & BREEAM Excellent	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	0%	(£,317,117)	(£,320,784)	(£,314,035)	(£,302,498)	(£,273,681)	(£,279,261)	(£,282,893)
80% LAR - 40% CIR	5%	(£,140,881)	(£,242,442)	(£,235,988)	(£,224,424)	(£,205,016)	(£,202,072)	(£,205,714)
80% LAR - 40% CIR	10%	(£,327,890)	(£,242,843)	(£,245,411)	(£,244,888)	(£,216,080)	(£,213,239)	(£,217,218)
80% LAR - 40% CIR	15%	(£,300,696)	(£,181,598)	(£,175,586)	(£,174,100)	(£,156,386)	(£,160,094)	(£,160,377)
80% LAR - 40% CIR	20%	(£,278,699)	(£,1,899,919)	(£,1,893,526)	(£,1,882,079)	(£,1,853,441)	(£,1,881,650)	(£,1,886,210)
80% LAR - 40% CIR	22%	(£,244,329)	(£,1,786,746)	(£,1,780,399)	(£,1,768,918)	(£,1,740,317)	(£,1,768,711)	(£,1,773,374)
80% LAR - 40% CIR	25%	(£,352,452)	(£,1,616,618)	(£,1,610,242)	(£,1,598,815)	(£,1,570,262)	(£,1,598,617)	(£,1,603,728)
80% LAR - 40% CIR	30%	(£,225,015)	(£,1,332,107)	(£,1,325,744)	(£,1,314,347)	(£,1,285,896)	(£,1,314,669)	(£,1,319,939)
80% LAR - 40% CIR	35%	(£,1,046,396)	(£,1,046,396)	(£,1,040,045)	(£,1,038,672)	(£,1,019,872)	(£,1,038,617)	(£,1,043,617)
80% LAR - 40% CIR	40%	(£,1,396,530)	(£,753,156)	(£,751,802)	(£,741,802)	(£,713,415)	(£,743,115)	(£,748,502)
80% LAR - 40% CIR	45%	(£,1,035,505)	(£,471,421)	(£,468,589)	(£,465,752)	(£,446,403)	(£,465,503)	(£,470,877)
80% LAR - 40% CIR	50%	(£,753,386)	(£,175,854)	(£,174,054)	(£,164,231)	(£,156,221)	(£,163,853)	(£,169,877)

LB Camden
Local Plan Viability Testing 2025

Rest 5-13 Plots	
-----------------	--

No Units	13
Site Area	0.03 Ha

Residual land values:

Value Area	Zone C - £1,750 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M(4/2) and Building Safety Levy	Base Build Costs, Access Prt M(4/2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3) & BREEAM Excellent	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£3,969,387	£4,991,730	£4,985,251	£4,971,644	£4,944,627	£4,770,527	£4,873,805
0% LAR - 40% CIR	5%	£3,917,229	£4,941,623	£4,935,148	£4,921,540	£4,894,523	£4,720,423	£4,823,701
0% LAR - 40% CIR	10%	£3,775,806	£4,790,257	£4,783,724	£4,770,116	£4,743,099	£4,568,999	£4,672,277
0% LAR - 40% CIR	15%	£4,175,756	£3,937,847	£3,931,236	£3,917,628	£3,890,611	£3,716,511	£3,819,789
0% LAR - 40% CIR	20%	£4,381,711	£3,983,802	£3,977,193	£3,963,585	£3,936,568	£3,762,468	£3,865,746
0% LAR - 40% CIR	22%	£4,221,697	£3,441,921	£3,435,335	£3,421,727	£3,394,710	£3,220,610	£3,323,888
0% LAR - 40% CIR	25%	£3,962,990	£3,228,735	£3,222,157	£3,208,549	£3,181,532	£3,007,432	£3,110,710
0% LAR - 40% CIR	30%	£3,581,692	£2,872,457	£2,865,924	£2,852,316	£2,825,299	£2,651,199	£2,754,477
0% LAR - 40% CIR	35%	£3,180,115	£2,514,680	£2,508,147	£2,494,539	£2,467,522	£2,293,422	£2,396,700
0% LAR - 40% CIR	40%	£2,777,742	£2,156,314	£2,149,781	£2,136,173	£2,109,156	£1,935,056	£2,038,334
0% LAR - 40% CIR	45%	£2,373,366	£1,798,472	£1,791,941	£1,778,333	£1,751,316	£1,577,216	£1,680,494
0% LAR - 40% CIR	50%	£1,968,266	£1,439,465	£1,432,934	£1,419,326	£1,392,309	£1,218,209	£1,321,487

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£37,648,000

Tenure	%AH	Base Build Costs and Access Prt M(4/2) and Building Safety Levy	Base Build Costs, Access Prt M(4/2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3) & BREEAM Excellent	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£3,428,513	£2,452,896	£2,446,377	£2,432,770	£2,405,753	£2,231,653	£2,334,931
0% LAR - 40% CIR	5%	£3,092,260	£2,102,749	£2,096,230	£2,082,622	£2,055,605	£1,881,505	£1,984,783
0% LAR - 40% CIR	10%	£2,636,932	£1,751,383	£1,744,864	£1,731,257	£1,704,240	£1,530,140	£1,633,418
0% LAR - 40% CIR	15%	£2,240,293	£1,399,773	£1,393,254	£1,379,647	£1,352,630	£1,178,530	£1,281,808
0% LAR - 40% CIR	20%	£1,844,137	£1,048,163	£1,041,644	£1,028,037	£1,001,020	£826,920	£930,198
0% LAR - 40% CIR	22%	£1,682,823	£903,047	£896,528	£882,921	£855,904	£681,804	£785,082
0% LAR - 40% CIR	25%	£1,463,186	£757,931	£751,412	£737,805	£710,788	£536,688	£639,966
0% LAR - 40% CIR	30%	£1,242,818	£612,815	£606,296	£592,689	£565,672	£391,572	£494,850
0% LAR - 40% CIR	35%	£1,021,215	£467,700	£461,181	£447,574	£420,557	£246,457	£349,735
0% LAR - 40% CIR	40%	£799,612	£322,584	£316,065	£302,458	£275,441	£91,341	£194,619
0% LAR - 40% CIR	45%	£578,009	£177,468	£170,949	£157,342	£130,325	£-45,775	£50,003
0% LAR - 40% CIR	50%	£356,406	£29,352	£22,833	£9,226	£-23,781	£-189,879	£-136,607

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£37,186,000

Tenure	%AH	Base Build Costs and Access Prt M(4/2) and Building Safety Levy	Base Build Costs, Access Prt M(4/2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3) & BREEAM Excellent	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£4,478,561	£3,494,944	£3,488,415	£3,474,808	£3,447,791	£3,283,691	£3,386,969
0% LAR - 40% CIR	5%	£4,084,260	£3,100,787	£3,094,258	£3,080,651	£3,053,634	£2,889,534	£2,992,812
0% LAR - 40% CIR	10%	£3,688,970	£2,706,630	£2,700,101	£2,686,494	£2,659,477	£2,495,377	£2,598,655
0% LAR - 40% CIR	15%	£3,293,680	£2,312,473	£2,305,944	£2,292,337	£2,265,320	£2,101,220	£2,204,498
0% LAR - 40% CIR	20%	£2,898,390	£1,918,317	£1,911,788	£1,898,181	£1,871,164	£1,707,064	£1,810,342
0% LAR - 40% CIR	22%	£2,734,981	£1,955,085	£1,948,556	£1,934,949	£1,907,932	£1,743,832	£1,847,110
0% LAR - 40% CIR	25%	£2,514,140	£1,717,819	£1,711,290	£1,697,683	£1,670,666	£1,506,566	£1,609,844
0% LAR - 40% CIR	30%	£2,294,296	£1,480,553	£1,474,024	£1,460,417	£1,433,400	£1,269,300	£1,372,578
0% LAR - 40% CIR	35%	£2,074,452	£1,243,287	£1,236,758	£1,223,151	£1,196,134	£1,032,034	£1,135,312
0% LAR - 40% CIR	40%	£1,854,608	£1,006,021	£1,000,492	£986,885	£960,868	£796,768	£899,046
0% LAR - 40% CIR	45%	£1,634,764	£768,755	£763,226	£749,619	£723,602	£559,502	£661,780
0% LAR - 40% CIR	50%	£1,414,920	£531,489	£525,960	£512,353	£486,336	£322,236	£424,514

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	%AH	Base Build Costs and Access Prt M(4/2) and Building Safety Levy	Base Build Costs, Access Prt M(4/2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3) & BREEAM Excellent	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£4,974,467	£3,940,810	£3,934,331	£3,920,724	£3,893,707	£3,719,607	£3,822,885
0% LAR - 40% CIR	5%	£4,580,166	£3,546,653	£3,540,174	£3,526,567	£3,499,550	£3,325,450	£3,428,728
0% LAR - 40% CIR	10%	£4,185,866	£3,152,497	£3,146,018	£3,132,411	£3,105,394	£2,931,294	£3,034,572
0% LAR - 40% CIR	15%	£3,791,566	£2,758,341	£2,751,862	£2,738,255	£2,711,238	£2,537,138	£2,640,416
0% LAR - 40% CIR	20%	£3,397,266	£2,364,185	£2,357,706	£2,344,099	£2,317,082	£2,142,982	£2,246,260
0% LAR - 40% CIR	22%	£3,176,777	£2,291,061	£2,284,542	£2,270,935	£2,243,918	£2,070,818	£2,174,096
0% LAR - 40% CIR	25%	£2,956,288	£2,117,815	£2,111,296	£2,097,689	£2,070,672	£1,896,572	£1,999,850
0% LAR - 40% CIR	30%	£2,530,772	£1,821,537	£1,815,018	£1,801,411	£1,774,394	£1,600,294	£1,703,572
0% LAR - 40% CIR	35%	£2,105,256	£1,464,261	£1,457,742	£1,444,135	£1,417,118	£1,243,018	£1,346,296
0% LAR - 40% CIR	40%	£1,728,422	£1,105,384	£1,098,865	£1,085,258	£1,058,241	£884,141	£987,419
0% LAR - 40% CIR	45%	£1,351,588	£746,508	£740,979	£727,372	£699,355	£525,255	£628,533
0% LAR - 40% CIR	50%	£974,754	£387,632	£382,103	£368,496	£340,479	£166,379	£269,657

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	%AH	Base Build Costs and Access Prt M(4/2) and Building Safety Levy	Base Build Costs, Access Prt M(4/2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3) & BREEAM Excellent	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£4,429,701	£4,456,104	£4,449,625	£4,436,018	£4,409,001	£4,234,901	£4,338,179
0% LAR - 40% CIR	5%	£4,035,400	£4,105,897	£4,099,418	£4,085,811	£4,058,794	£3,884,694	£3,987,972
0% LAR - 40% CIR	10%	£3,641,100	£3,714,631	£3,708,152	£3,694,545	£3,667,528	£3,493,428	£3,596,706
0% LAR - 40% CIR	15%	£3,246,800	£3,320,331	£3,313,852	£3,300,245	£3,273,228	£3,100,128	£3,203,406
0% LAR - 40% CIR	20%	£2,852,500	£2,926,031	£2,919,552	£2,905,945	£2,878,928	£2,705,828	£2,809,106
0% LAR - 40% CIR	22%	£2,688,071	£2,866,295	£2,859,816	£2,846,209	£2,819,192	£2,646,092	£2,749,370
0% LAR - 40% CIR	25%	£2,468,434	£2,686,109	£2,679,630	£2,666,023	£2,639,006	£2,465,906	£2,569,184
0% LAR - 40% CIR	30%	£2,048,796	£2,266,261	£2,259,782	£2,246,175	£2,219,158	£2,046,058	£2,149,336
0% LAR - 40% CIR	35%	£1,629,158	£1,846,415	£1,839,936	£1,826,329	£1,799,312	£1,626,212	£1,729,490
0% LAR - 40% CIR	40%	£1,209,520	£1,426,567	£1,420,088	£1,406,481	£1,379,464	£1,206,364	£1,309,642
0% LAR - 40% CIR	45%	£789,882	£986,659	£980,180	£966,573	£939,556	£766,456	£869,734
0% LAR - 40% CIR	50%	£370,244	£567,021	£560,542	£546,935	£519,918	£346,818	£450,096

LB Camden
Local Plan Viability Testing 2025

Real S- 13 Plots	
------------------	--

No Units	13
Site Area	0.03 Ha

Residual land values:

Value Area	Zone C - £1,900 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£3,840,573	£5,852,923	£3,840,443	£3,834,836	£3,809,819	£5,831,719	£3,834,897
0% LAR - 40% CIR	5%	£3,840,566	£5,850,765	£3,835,300	£3,841,737	£3,814,230	£5,839,385	£3,843,037
0% LAR - 40% CIR	10%	£3,863,475	£5,065,331	£3,058,698	£3,047,375	£3,018,568	£4,845,726	£4,749,703
0% LAR - 40% CIR	15%	£3,903,089	£4,989,660	£4,983,281	£4,901,706	£4,923,088	£4,850,726	£4,850,038
0% LAR - 40% CIR	20%	£3,981,980	£4,972,799	£4,906,982	£4,268,277	£4,264,809	£4,654,480	£4,669,049
0% LAR - 40% CIR	22%	£4,894,343	£4,113,681	£4,107,284	£4,095,824	£4,087,223	£3,895,617	£3,895,279
0% LAR - 40% CIR	25%	£4,638,450	£3,874,029	£3,868,252	£3,856,251	£3,850,271	£3,658,528	£3,661,738
0% LAR - 40% CIR	30%	£4,194,302	£3,475,291	£3,468,928	£3,457,532	£3,429,040	£3,258,094	£3,163,123
0% LAR - 40% CIR	35%	£3,748,087	£3,074,765	£3,064,045	£3,057,031	£3,047,404	£2,887,607	£2,793,219
0% LAR - 40% CIR	40%	£3,302,454	£2,673,029	£2,666,630	£2,655,338	£2,626,952	£2,456,649	£2,362,536
0% LAR - 40% CIR	45%	£2,854,738	£2,270,128	£2,263,799	£2,252,498	£2,224,116	£2,054,061	£1,959,585
0% LAR - 40% CIR	50%	£2,405,890	£1,866,962	£1,859,737	£1,848,413	£1,820,104	£1,650,348	£1,555,881

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

£37,645,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£4,307,899	£3,314,049	£3,307,569	£3,296,962	£3,269,945	£3,092,845	£2,996,123
0% LAR - 40% CIR	5%	£4,303,782	£2,300,881	£2,294,428	£2,284,801	£2,257,984	£2,102,511	£2,004,153
0% LAR - 40% CIR	10%	£4,424,601	£2,526,457	£2,520,024	£2,508,501	£2,479,694	£2,306,852	£2,210,820
0% LAR - 40% CIR	15%	£4,584,105	£2,130,786	£2,124,212	£2,112,888	£2,084,172	£1,911,882	£1,816,164
0% LAR - 40% CIR	20%	£4,742,486	£1,732,488	£1,727,488	£1,714,488	£1,685,200	£1,513,611	£1,417,172
0% LAR - 40% CIR	22%	£4,385,489	£1,674,777	£1,668,390	£1,658,950	£1,648,348	£1,486,743	£1,381,445
0% LAR - 40% CIR	25%	£4,139,410	£1,339,755	£1,330,378	£1,319,397	£1,308,378	£1,137,254	£1,032,862
0% LAR - 40% CIR	30%	£3,691,448	£938,014	£933,054	£923,658	£910,168	£719,220	£624,349
0% LAR - 40% CIR	35%	£3,243,614	£535,769	£530,719	£520,233	£506,723	£315,225	£220,344
0% LAR - 40% CIR	40%	£2,793,580	£134,155	£127,816	£116,482	£86,076	£12,225	£176,858
0% LAR - 40% CIR	45%	£3,315,854	£298,746	£210,878	£208,415	£214,758	£284,813	£310,283
0% LAR - 40% CIR	50%	£3,838,854	£612,812	£676,127	£656,481	£721,870	£868,628	£926,483

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

£37,186,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£5,583,737	£4,985,087	£4,959,807	£4,948,000	£4,918,983	£4,744,883	£4,648,161
0% LAR - 40% CIR	5%	£4,915,820	£3,972,919	£3,968,684	£3,958,801	£3,928,984	£3,752,548	£3,656,191
0% LAR - 40% CIR	10%	£4,478,609	£3,578,495	£3,572,062	£3,560,539	£3,531,732	£3,358,880	£3,262,867
0% LAR - 40% CIR	15%	£4,036,203	£3,182,824	£3,176,412	£3,164,928	£3,136,210	£2,963,520	£2,869,202
0% LAR - 40% CIR	20%	£3,594,454	£2,786,800	£2,779,528	£2,768,071	£2,739,441	£2,567,648	£2,473,800
0% LAR - 40% CIR	22%	£3,471,897	£2,628,415	£2,620,428	£2,608,989	£2,586,387	£2,418,781	£2,313,443
0% LAR - 40% CIR	25%	£3,150,614	£2,187,318	£2,181,418	£2,169,952	£2,141,435	£1,970,802	£1,874,900
0% LAR - 40% CIR	30%	£2,727,486	£1,988,455	£1,982,052	£1,970,698	£1,942,204	£1,771,298	£1,676,287
0% LAR - 40% CIR	35%	£2,300,881	£1,687,819	£1,681,589	£1,669,127	£1,640,601	£1,470,481	£1,375,469
0% LAR - 40% CIR	40%	£1,815,818	£1,186,193	£1,179,854	£1,168,500	£1,140,116	£969,813	£875,200
0% LAR - 40% CIR	45%	£1,367,892	£783,292	£776,961	£765,623	£737,280	£567,225	£472,748
0% LAR - 40% CIR	50%	£919,054	£319,290	£312,961	£301,577	£273,266	£104,100	£99,862

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

£46,420,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£5,789,553	£4,802,003	£4,785,523	£4,780,916	£4,754,889	£4,580,799	£4,484,077
0% LAR - 40% CIR	5%	£5,307,736	£4,408,835	£4,402,363	£4,390,817	£4,364,801	£4,190,465	£4,092,107
0% LAR - 40% CIR	10%	£4,912,555	£4,014,411	£4,007,878	£3,996,455	£3,969,648	£3,794,806	£3,698,780
0% LAR - 40% CIR	15%	£4,472,119	£3,618,740	£3,612,225	£3,600,842	£3,572,129	£3,398,536	£3,304,118
0% LAR - 40% CIR	20%	£4,036,454	£3,221,836	£3,215,299	£3,203,985	£3,174,442	£2,999,866	£2,905,800
0% LAR - 40% CIR	22%	£3,883,423	£3,062,731	£3,056,344	£3,044,904	£3,016,303	£2,844,697	£2,749,389
0% LAR - 40% CIR	25%	£3,591,650	£2,662,709	£2,657,332	£2,645,930	£2,617,251	£2,443,930	£2,349,819
0% LAR - 40% CIR	30%	£3,143,402	£2,424,371	£2,418,008	£2,406,812	£2,378,120	£2,207,174	£2,112,203
0% LAR - 40% CIR	35%	£2,698,087	£2,023,835	£2,017,484	£2,006,111	£1,977,677	£1,807,077	£1,712,899
0% LAR - 40% CIR	40%	£2,251,534	£1,622,109	£1,615,770	£1,604,416	£1,576,032	£1,405,729	£1,311,116
0% LAR - 40% CIR	45%	£1,803,818	£1,219,268	£1,212,878	£1,201,539	£1,173,186	£1,003,141	£908,065
0% LAR - 40% CIR	50%	£1,356,880	£815,142	£808,817	£797,493	£769,184	£599,395	£504,961

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

£20,601,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£6,364,347	£5,117,297	£5,110,817	£5,239,210	£5,276,103	£5,098,093	£4,999,371
0% LAR - 40% CIR	5%	£6,367,090	£4,804,129	£4,817,074	£4,909,111	£4,974,204	£4,801,401	£4,697,401
0% LAR - 40% CIR	10%	£4,427,849	£4,520,705	£4,523,272	£4,511,749	£4,482,942	£4,310,130	£4,214,077
0% LAR - 40% CIR	15%	£4,987,413	£4,134,034	£4,127,622	£4,116,138	£4,087,420	£3,915,130	£3,819,412
0% LAR - 40% CIR	20%	£4,545,744	£3,737,130	£3,730,736	£3,719,263	£3,690,651	£3,518,869	£3,423,420
0% LAR - 40% CIR	22%	£4,368,717	£3,578,028	£3,571,638	£3,560,186	£3,531,897	£3,359,391	£3,264,463
0% LAR - 40% CIR	25%	£4,162,824	£3,339,003	£3,332,038	£3,321,260	£3,292,845	£3,120,110	£3,026,110
0% LAR - 40% CIR	30%	£3,658,696	£2,939,665	£2,933,302	£2,922,906	£2,893,414	£2,722,488	£2,627,487
0% LAR - 40% CIR	35%	£3,213,361	£2,538,129	£2,532,778	£2,522,405	£2,492,871	£2,322,317	£2,227,463
0% LAR - 40% CIR	40%	£2,798,828	£2,137,040	£2,131,064	£2,119,710	£2,091,328	£1,921,023	£1,826,410
0% LAR - 40% CIR	45%	£2,318,112	£1,734,262	£1,728,170	£1,716,833	£1,688,060	£1,518,435	£1,423,559
0% LAR - 40% CIR	50%	£1,869,654	£1,330,436	£1,324,111	£1,312,436	£1,284,479	£1,114,660	£1,020,286

LB Camden
Local Plan Viability Testing 2025

Resi S-13 Flats		Value Area		Zone C - £2,000 psf	
No Units Site Area 0.03 Ha		Sales value inflation Build cost inflation Tenure		Base Base PL	
Residual land values:					
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(

LB Camden
Local Plan Viability Testing 2025

Resi S- 13 Plots	
------------------	--

No Units	13
Site Area	0.03 Ha

Residual land values:

Value Area	Zone C - RP Periphery E2.250 paf
------------	----------------------------------

Sales value inflation	Base
Build cost inflation	Base
Tenure	PL

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CR	0%	£3,852,275	£7,862,372	£7,855,891	£7,844,265	£7,815,268	£7,841,188	£7,844,445
0% LAR - 40% CR	5%	£3,842,654	£7,798,731	£7,792,278	£7,780,713	£7,751,498	£7,748,381	£7,752,032
0% LAR - 40% CR	10%	£7,851,356	£8,873,834	£8,867,401	£8,855,879	£8,827,071	£8,854,230	£8,858,206
0% LAR - 40% CR	15%	£7,298,825	£8,317,591	£8,311,279	£8,300,195	£8,271,078	£8,298,196	£8,303,210
0% LAR - 40% CR	20%	£6,715,041	£5,880,314	£5,873,921	£5,862,486	£5,833,839	£5,862,044	£5,866,804
0% LAR - 40% CR	22%	£6,497,183	£5,681,621	£5,674,634	£5,663,194	£5,634,592	£5,662,888	£5,667,845
0% LAR - 40% CR	25%	£5,170,027	£5,381,715	£5,375,338	£5,363,915	£5,335,358	£5,364,013	£5,368,823
0% LAR - 40% CR	30%	£5,623,793	£4,881,905	£4,875,543	£4,864,148	£4,835,655	£4,864,708	£4,869,737
0% LAR - 40% CR	35%	£5,078,352	£4,380,699	£4,374,545	£4,363,172	£4,334,239	£4,363,588	£4,368,669
0% LAR - 40% CR	40%	£4,527,716	£3,878,698	£3,872,358	£3,861,005	£3,832,621	£3,862,317	£3,867,704
0% LAR - 40% CR	45%	£3,977,884	£3,375,345	£3,369,069	£3,357,696	£3,328,314	£3,359,257	£3,364,752
0% LAR - 40% CR	50%	£3,428,001	£2,873,186	£2,864,481	£2,853,137	£2,824,829	£2,854,971	£2,860,695

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

£37,648,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CR	0%	£5,343,801	£5,323,496	£5,317,817	£5,309,411	£5,278,384	£5,304,284	£5,305,871
0% LAR - 40% CR	5%	£5,353,800	£4,929,397	£4,923,402	£4,915,407	£4,884,877	£4,911,438	£4,913,128
0% LAR - 40% CR	10%	£5,252,492	£4,334,960	£4,328,527	£4,321,005	£4,290,197	£4,316,356	£4,318,132
0% LAR - 40% CR	15%	£4,719,951	£3,838,817	£3,832,405	£3,825,919	£3,794,204	£3,821,012	£3,824,196
0% LAR - 40% CR	20%	£4,176,167	£3,341,446	£3,335,147	£3,328,584	£3,296,962	£3,323,170	£3,326,788
0% LAR - 40% CR	22%	£3,898,359	£3,142,147	£3,135,760	£3,129,339	£3,096,718	£3,123,112	£3,126,775
0% LAR - 40% CR	25%	£3,613,153	£2,942,841	£2,936,461	£2,930,028	£2,897,408	£2,923,139	£2,926,848
0% LAR - 40% CR	30%	£3,084,919	£2,343,031	£2,336,669	£2,330,272	£2,296,781	£2,322,863	£2,326,803
0% LAR - 40% CR	35%	£2,557,218	£1,744,020	£1,737,671	£1,731,250	£1,697,488	£1,723,488	£1,727,548
0% LAR - 40% CR	40%	£1,988,842	£1,139,824	£1,133,484	£1,127,131	£1,093,747	£1,119,443	£1,123,630
0% LAR - 40% CR	45%	£1,439,020	£636,451	£630,119	£623,782	£590,440	£616,083	£620,568
0% LAR - 40% CR	50%	£889,027	£331,812	£325,367	£318,953	£285,854	£311,597	£316,731

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

£37,186,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CR	0%	£7,385,889	£5,375,536	£5,369,055	£5,357,449	£5,328,432	£5,354,332	£5,357,809
0% LAR - 40% CR	5%	£6,865,818	£5,381,095	£5,374,614	£5,363,008	£5,334,877	£5,361,325	£5,365,165
0% LAR - 40% CR	10%	£5,314,530	£5,388,998	£5,380,585	£5,369,043	£5,340,235	£5,367,384	£5,371,370
0% LAR - 40% CR	15%	£5,771,989	£4,890,852	£4,884,443	£4,872,857	£4,844,262	£4,871,950	£4,876,234
0% LAR - 40% CR	20%	£4,230,478	£4,393,478	£4,387,085	£4,375,632	£4,347,000	£4,374,768	£4,379,788
0% LAR - 40% CR	22%	£3,915,347	£4,194,185	£4,187,798	£4,176,359	£4,147,756	£4,175,199	£4,180,813
0% LAR - 40% CR	25%	£3,613,151	£3,984,552	£3,978,165	£3,966,727	£3,938,422	£3,965,177	£3,970,842
0% LAR - 40% CR	30%	£3,138,257	£3,395,099	£3,389,707	£3,377,310	£3,348,819	£3,375,872	£3,382,801
0% LAR - 40% CR	35%	£2,557,218	£2,804,090	£2,798,700	£2,786,292	£2,757,785	£2,784,838	£2,791,844
0% LAR - 40% CR	40%	£1,988,842	£2,391,962	£2,385,522	£2,373,169	£2,344,785	£2,371,481	£2,378,688
0% LAR - 40% CR	45%	£2,491,058	£1,888,489	£1,882,157	£1,870,820	£1,842,478	£1,869,241	£1,875,946
0% LAR - 40% CR	50%	£1,940,085	£1,383,990	£1,377,625	£1,366,217	£1,337,769	£1,364,135	£1,370,789

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

£40,420,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CR	0%	£7,831,755	£5,811,452	£5,804,971	£5,793,365	£5,764,348	£5,790,248	£5,793,525
0% LAR - 40% CR	5%	£7,297,734	£5,817,811	£5,811,328	£5,800,793	£5,771,886	£5,797,441	£5,801,062
0% LAR - 40% CR	10%	£6,759,446	£5,822,914	£5,816,481	£5,804,959	£5,776,151	£5,803,310	£5,807,286
0% LAR - 40% CR	15%	£5,207,895	£5,326,771	£5,320,339	£5,308,873	£5,280,159	£5,307,686	£5,312,454
0% LAR - 40% CR	20%	£3,654,121	£4,829,864	£4,823,011	£4,811,548	£4,782,919	£4,810,124	£4,815,684
0% LAR - 40% CR	22%	£3,446,263	£4,630,161	£4,623,714	£4,612,274	£4,583,672	£4,610,686	£4,616,729
0% LAR - 40% CR	25%	£3,119,107	£4,430,176	£4,424,418	£4,412,955	£4,384,438	£4,411,053	£4,417,303
0% LAR - 40% CR	30%	£2,572,873	£3,830,985	£3,824,623	£3,812,298	£3,784,735	£3,813,788	£3,818,817
0% LAR - 40% CR	35%	£2,028,632	£3,229,876	£3,223,625	£3,211,252	£3,183,819	£3,212,816	£3,218,440
0% LAR - 40% CR	40%	£3,476,796	£2,827,778	£2,821,438	£2,810,085	£2,781,701	£2,811,367	£2,816,784
0% LAR - 40% CR	45%	£2,926,974	£2,324,405	£2,318,073	£2,306,736	£2,278,384	£2,308,337	£2,313,862
0% LAR - 40% CR	50%	£2,375,981	£1,813,896	£1,813,441	£1,802,217	£1,773,969	£1,804,061	£1,809,685

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

£20,601,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CR	0%	£5,817,049	£7,126,746	£7,120,265	£7,108,659	£7,079,642	£7,105,542	£7,108,819
0% LAR - 40% CR	5%	£7,857,093	£6,833,105	£6,826,624	£6,815,087	£6,786,180	£6,812,176	£6,815,376
0% LAR - 40% CR	10%	£7,285,740	£6,338,208	£6,331,775	£6,320,253	£6,291,445	£6,317,604	£6,322,580
0% LAR - 40% CR	15%	£5,733,895	£5,842,665	£5,836,063	£5,824,197	£5,795,452	£5,821,360	£5,827,444
0% LAR - 40% CR	20%	£5,179,415	£5,344,089	£5,337,495	£5,325,842	£5,296,910	£5,323,419	£5,329,978
0% LAR - 40% CR	22%	£3,981,897	£5,145,395	£5,139,089	£5,127,568	£5,098,966	£5,125,349	£5,132,823
0% LAR - 40% CR	25%	£3,634,461	£4,946,089	£4,939,712	£4,928,282	£4,799,742	£4,926,387	£4,933,197
0% LAR - 40% CR	30%	£3,088,167	£4,346,279	£4,339,817	£4,328,520	£4,300,059	£4,326,062	£4,334,111
0% LAR - 40% CR	35%	£2,540,726	£3,745,270	£3,738,919	£3,727,546	£3,700,113	£3,726,612	£3,734,724
0% LAR - 40% CR	40%	£3,992,090	£3,343,072	£3,336,732	£3,325,379	£3,296,995	£3,323,681	£3,332,678
0% LAR - 40% CR	45%	£3,442,298	£2,839,669	£2,833,267	£2,821,873	£2,793,659	£2,820,631	£2,828,759
0% LAR - 40% CR	50%	£2,891,475	£2,335,190	£2,328,636	£2,317,212	£2,288,602	£2,315,442	£2,324,678

LB Camden
Local Plan Viability Testing 2025

Resi S-13 Plots		Value Area		Zone C - RP Periphery E2.450 paf	
No Units	13	Sales value inflation		Base	
Site Area	0.03 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	
			Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREEAM Excellent, Renewable Offset Payments & Sustainability
Tenure	%AH	£110,049,591 £9,451,223 £8,851,590 £8,200,792 £7,648,574 60% LAR - 40% CR 60% LAR			

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone C - £1,090 p/sf	
No Units	18	Sales value inflation		Base	
Site Area	0.04 Ha	Build cost inflation		Base	
		Temps		LAM CIR	
Residual land values:					

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£4,991,912	£2,427,498	£2,326,255	£2,225,002	£2,123,750	£1,922,211	£1,720,672
60% LAR, 40% CIR	5%	£1,719,298	£2,716,186	£2,726,684	£2,736,882	£2,747,080	£2,757,278	£2,767,476
60% LAR, 40% CIR	10%	£1,409,413	£2,896,389	£2,896,184	£2,895,979	£2,895,774	£2,895,569	£2,895,364
60% LAR, 40% CIR	15%	£2,180,590	£3,307,793	£3,315,180	£3,322,567	£3,329,954	£3,337,341	£3,344,728
60% LAR, 40% CIR	20%	£2,951,767	£3,719,197	£3,726,584	£3,733,971	£3,741,358	£3,748,745	£3,756,132
60% LAR, 40% CIR	25%	£2,500,437	£3,422,017	£3,429,376	£3,436,735	£3,444,094	£3,451,453	£3,458,812
60% LAR, 40% CIR	30%	£2,454,891	£3,487,791	£3,488,107	£3,478,917	£3,471,216	£3,463,515	£3,455,814
60% LAR, 40% CIR	35%	£2,409,345	£3,553,565	£3,553,881	£3,544,691	£3,537,090	£3,529,489	£3,521,888
60% LAR, 40% CIR	40%	£2,363,799	£3,700,093	£3,700,409	£3,691,219	£3,683,618	£3,676,017	£3,668,416
60% LAR, 40% CIR	45%	£2,318,253	£3,846,621	£3,846,937	£3,837,747	£3,830,146	£3,822,545	£3,814,944
60% LAR, 40% CIR	50%	£2,272,707	£4,169,789	£4,169,841	£4,160,651	£4,153,050	£4,145,449	£4,137,848

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£67,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£18,343	£1,029,728	£1,137,202	£1,244,676	£1,352,150	£1,459,624	£1,567,098
60% LAR, 40% CIR	5%	£269,888	£1,281,483	£1,281,483	£1,281,483	£1,281,483	£1,281,483	£1,281,483
60% LAR, 40% CIR	10%	£421,567	£1,533,238	£1,533,238	£1,533,238	£1,533,238	£1,533,238	£1,533,238
60% LAR, 40% CIR	15%	£643,893	£1,550,389	£1,550,389	£1,550,389	£1,550,389	£1,550,389	£1,550,389
60% LAR, 40% CIR	20%	£866,219	£1,567,540	£1,567,540	£1,567,540	£1,567,540	£1,567,540	£1,567,540
60% LAR, 40% CIR	25%	£1,088,545	£1,584,691	£1,584,691	£1,584,691	£1,584,691	£1,584,691	£1,584,691
60% LAR, 40% CIR	30%	£1,310,871	£1,601,842	£1,601,842	£1,601,842	£1,601,842	£1,601,842	£1,601,842
60% LAR, 40% CIR	35%	£1,533,197	£1,618,993	£1,618,993	£1,618,993	£1,618,993	£1,618,993	£1,618,993
60% LAR, 40% CIR	40%	£1,755,523	£1,636,144	£1,636,144	£1,636,144	£1,636,144	£1,636,144	£1,636,144
60% LAR, 40% CIR	45%	£1,977,849	£1,653,295	£1,653,295	£1,653,295	£1,653,295	£1,653,295	£1,653,295
60% LAR, 40% CIR	50%	£2,200,175	£1,670,446	£1,670,446	£1,670,446	£1,670,446	£1,670,446	£1,670,446

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£646,968	£401,801	£408,477	£415,153	£421,829	£428,505	£435,181
60% LAR, 40% CIR	5%	£527,729	£573,172	£593,961	£614,750	£635,539	£656,328	£677,117
60% LAR, 40% CIR	10%	£408,490	£746,074	£756,063	£766,052	£776,041	£786,030	£796,019
60% LAR, 40% CIR	15%	£299,251	£918,976	£928,965	£938,954	£948,943	£958,932	£968,921
60% LAR, 40% CIR	20%	£180,012	£1,091,878	£1,101,867	£1,111,856	£1,121,845	£1,131,834	£1,141,823
60% LAR, 40% CIR	25%	£63,342	£1,264,780	£1,274,769	£1,284,758	£1,294,747	£1,304,736	£1,314,725
60% LAR, 40% CIR	30%	£-183,884	£1,437,682	£1,447,671	£1,457,660	£1,467,649	£1,477,638	£1,487,627
60% LAR, 40% CIR	35%	£-393,388	£1,610,584	£1,620,573	£1,630,562	£1,640,551	£1,650,540	£1,660,529
60% LAR, 40% CIR	40%	£-602,892	£1,783,486	£1,793,475	£1,803,464	£1,813,453	£1,823,442	£1,833,431
60% LAR, 40% CIR	45%	£-812,396	£1,956,388	£1,966,377	£1,976,366	£1,986,355	£1,996,344	£2,006,333
60% LAR, 40% CIR	50%	£-1,021,900	£2,129,290	£2,139,279	£2,149,268	£2,159,257	£2,169,246	£2,179,235

Residual Land values compared to benchmark land values

Secondary Industry/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£1,390,181	£342,232	£334,739	£327,246	£319,753	£312,260	£304,767
60% LAR, 40% CIR	5%	£1,112,813	£1,019,109	£1,021,109	£1,023,109	£1,025,109	£1,027,109	£1,029,109
60% LAR, 40% CIR	10%	£835,445	£1,182,011	£1,184,011	£1,186,011	£1,188,011	£1,190,011	£1,192,011
60% LAR, 40% CIR	15%	£558,077	£1,344,913	£1,346,913	£1,348,913	£1,350,913	£1,352,913	£1,354,913
60% LAR, 40% CIR	20%	£280,709	£1,507,815	£1,509,815	£1,511,815	£1,513,815	£1,515,815	£1,517,815
60% LAR, 40% CIR	25%	£0,341	£1,670,717	£1,672,717	£1,674,717	£1,676,717	£1,678,717	£1,680,717
60% LAR, 40% CIR	30%	£-173,027	£1,833,619	£1,835,619	£1,837,619	£1,839,619	£1,841,619	£1,843,619
60% LAR, 40% CIR	35%	£-346,054	£1,996,521	£1,998,521	£1,999,521	£2,001,521	£2,003,521	£2,005,521
60% LAR, 40% CIR	40%	£-519,081	£2,159,423	£2,161,423	£2,163,423	£2,165,423	£2,167,423	£2,169,423
60% LAR, 40% CIR	45%	£-692,108	£2,322,325	£2,324,325	£2,326,325	£2,328,325	£2,330,325	£2,332,325
60% LAR, 40% CIR	50%	£-865,135	£2,485,227	£2,487,227	£2,489,227	£2,491,227	£2,493,227	£2,495,227

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area	Zone C - £1,100 psf				
No Units	15	Sales value inflation	Base				
Site Area	0.04 Ha	Build cost inflation	Base				
Residual land values:		Tenure	LAP, CIR				
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£2,285,599	£1,777,205	£1,769,728	£1,756,335	£1,722,855	£1,410,367
00% LAR - 40% CIR	5%	£2,583,136	£1,917,971	£1,944,522	£1,913,180	£1,821,989	£1,294,143
00% LAR - 40% CIR	10%	£2,538,817	£1,965,286	£1,357,863	£1,344,567	£1,311,529	£1,001,100
00% LAR - 40% CIR	15%	£2,073,079	£1,157,184	£1,149,786	£1,136,512	£1,103,379	£784,140
00% LAR - 40% CIR	20%	£1,815,568	£947,618	£940,241	£927,028	£893,989	£585,645
00% LAR - 40% CIR	25%	£1,587,317	£736,662	£729,304	£716,124	£683,173	£375,632
00% LAR - 40% CIR	30%	£984,393	£586,947	£584,847	£571,774	£543,231	£333,448
00% LAR - 40% CIR	35%	£1,287,319	£524,399	£516,967	£503,817	£470,942	£164,115
00% LAR - 40% CIR	40%	£1,065,927	£310,572	£303,444	£290,170	£257,113	£10,495
00% LAR - 40% CIR	45%	£773,155	£55,464	£88,149	£72,547	£42,267	£165,731
00% LAR - 40% CIR	50%	£509,018	£129,014	£137,794	£151,905	£187,180	£398,833
00% LAR - 40% CIR	55%	£243,137	£364,856	£372,728	£386,822	£422,055	£631,480
Residual Land values compared to benchmark land values							
Higher Value Secondary Offices		£97,648,000					
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£551,479	£1,964,035	£1,962,151	£1,938,953	£2,136,953	£2,257,271
00% LAR - 40% CIR	5%	£1,118,224	£2,089,867	£2,087,316	£2,110,882	£2,144,012	£2,235,221
00% LAR - 40% CIR	10%	£1,833,647	£2,206,461	£2,204,071	£2,217,272	£2,260,868	£2,400,138
00% LAR - 40% CIR	15%	£1,988,759	£2,561,873	£2,511,077	£2,535,328	£2,727,256	£1,887,588
00% LAR - 40% CIR	20%	£1,833,647	£2,561,873	£2,511,077	£2,535,328	£2,727,256	£1,887,588
00% LAR - 40% CIR	25%	£2,124,321	£2,525,175	£2,532,531	£2,485,714	£2,178,895	£1,176,369
00% LAR - 40% CIR	30%	£2,124,321	£2,525,175	£2,532,531	£2,485,714	£2,178,895	£1,176,369
00% LAR - 40% CIR	35%	£2,124,321	£2,525,175	£2,532,531	£2,485,714	£2,178,895	£1,176,369
00% LAR - 40% CIR	40%	£2,124,321	£2,525,175	£2,532,531	£2,485,714	£2,178,895	£1,176,369
00% LAR - 40% CIR	45%	£2,124,321	£2,525,175	£2,532,531	£2,485,714	£2,178,895	£1,176,369
00% LAR - 40% CIR	50%	£2,124,321	£2,525,175	£2,532,531	£2,485,714	£2,178,895	£1,176,369
00% LAR - 40% CIR	55%	£2,124,321	£2,525,175	£2,532,531	£2,485,714	£2,178,895	£1,176,369
Residual Land values compared to benchmark land values							
Medium Value Secondary Offices		£97,186,000					
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£591,464	£297,210	£292,747	£298,142	£221,620	£292,236
00% LAR - 40% CIR	5%	£1,082,358	£297,210	£292,747	£298,142	£221,620	£292,236
00% LAR - 40% CIR	10%	£1,082,358	£297,210	£292,747	£298,142	£221,620	£292,236
00% LAR - 40% CIR	15%	£1,082,358	£297,210	£292,747	£298,142	£221,620	£292,236
00% LAR - 40% CIR	20%	£1,082,358	£297,210	£292,747	£298,142	£221,620	£292,236
00% LAR - 40% CIR	25%	£1,082,358	£297,210	£292,747	£298,142	£221,620	£292,236
00% LAR - 40% CIR	30%	£1,082,358	£297,210	£292,747	£298,142	£221,620	£292,236
00% LAR - 40% CIR	35%	£1,082,358	£297,210	£292,747	£298,142	£221,620	£292,236
00% LAR - 40% CIR	40%	£1,082,358	£297,210	£292,747	£298,142	£221,620	£292,236
00% LAR - 40% CIR	45%	£1,082,358	£297,210	£292,747	£298,142	£221,620	£292,236
00% LAR - 40% CIR	50%	£1,082,358	£297,210	£292,747	£298,142	£221,620	£292,236
00% LAR - 40% CIR	55%	£1,082,358	£297,210	£292,747	£298,142	£221,620	£292,236
Residual Land values compared to benchmark land values							
Lower Value Secondary Offices / Community Space		£46,420,000					
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£1,320,189	£261,435	£253,978	£240,585	£207,105	£195,961
00% LAR - 40% CIR	5%	£1,082,358	£261,435	£253,978	£240,585	£207,105	£195,961
00% LAR - 40% CIR	10%	£1,082,358	£261,435	£253,978	£240,585	£207,105	£195,961
00% LAR - 40% CIR	15%	£1,082,358	£261,435	£253,978	£240,585	£207,105	£195,961
00% LAR - 40% CIR	20%	£1,082,358	£261,435	£253,978	£240,585	£207,105	£195,961
00% LAR - 40% CIR	25%	£1,082,358	£261,435	£253,978	£240,585	£207,105	£195,961
00% LAR - 40% CIR	30%	£1,082,358	£261,435	£253,978	£240,585	£207,105	£195,961
00% LAR - 40% CIR	35%	£1,082,358	£261,435	£253,978	£240,585	£207,105	£195,961
00% LAR - 40% CIR	40%	£1,082,358	£261,435	£253,978	£240,585	£207,105	£195,961
00% LAR - 40% CIR	45%	£1,082,358	£261,435	£253,978	£240,585	£207,105	£195,961
00% LAR - 40% CIR	50%	£1,082,358	£261,435	£253,978	£240,585	£207,105	£195,961
00% LAR - 40% CIR	55%	£1,082,358	£261,435	£253,978	£240,585	£207,105	£195,961
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution		£20,601,000					
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£2,285,401	£1,044,608	£987,190	£983,798	£950,317	£837,829
00% LAR - 40% CIR	5%	£1,810,571	£789,433	£781,386	£778,143	£744,261	£633,917
00% LAR - 40% CIR	10%	£1,556,279	£585,325	£577,030	£573,030	£539,359	£428,042
00% LAR - 40% CIR	15%	£1,302,541	£384,627	£377,228	£373,228	£339,557	£217,602
00% LAR - 40% CIR	20%	£1,048,311	£175,081	£167,004	£163,004	£129,333	£14,864
00% LAR - 40% CIR	25%	£784,779	£38,875	£33,234	£29,414	£4,866	£36,609
00% LAR - 40% CIR	30%	£732,882	£23,234	£18,886	£14,783	£1,688	£43,688
00% LAR - 40% CIR	35%	£524,781	£248,228	£255,571	£259,725	£301,588	£308,421
00% LAR - 40% CIR	40%	£385,389	£461,886	£469,235	£475,417	£515,624	£553,671
00% LAR - 40% CIR	45%	£918	£677,075	£684,388	£687,265	£725,249	£1,086,024
00% LAR - 40% CIR	50%	£283,528	£932,451	£937,332	£938,443	£958,718	£1,371,570
00% LAR - 40% CIR	55%	£283,528	£932,451	£937,332	£938,443	£958,718	£1,371,570

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area	Zone C - £1,350 psf				
No Units	15	Sales value inflation	Base				
Site Area	0.04 Ha	Build cost inflation	Base				
Residual land values:		Tenure	LAR, CIR				
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
Tenure	%AH						
0% LAR - 40% CIR	0%	£4,182,389	£3,192,116	£3,094,639	£3,081,247	£3,047,786	£2,846,881
0% LAR - 40% CIR	5%	£3,962,237	£2,830,436	£2,823,187	£2,809,546	£2,776,430	£2,576,962
0% LAR - 40% CIR	10%	£3,540,614	£2,557,706	£2,550,283	£2,536,688	£2,503,749	£2,304,318
0% LAR - 40% CIR	15%	£3,217,554	£2,283,238	£2,275,939	£2,262,086	£2,229,554	£2,020,313
0% LAR - 40% CIR	20%	£2,863,080	£2,007,548	£2,000,170	£1,986,955	£1,953,818	£1,745,074
0% LAR - 40% CIR	25%	£2,587,147	£1,730,348	£1,722,987	£1,709,805	£1,676,858	£1,479,315
0% LAR - 40% CIR	30%	£2,381,786	£1,454,137	£1,447,382	£1,434,288	£1,401,274	£1,213,882
0% LAR - 40% CIR	35%	£2,239,827	£1,451,747	£1,444,404	£1,431,525	£1,398,380	£1,091,553
0% LAR - 40% CIR	40%	£1,911,144	£1,171,754	£1,164,436	£1,151,313	£1,118,505	£812,340
0% LAR - 40% CIR	45%	£1,581,021	£893,410	£883,095	£869,984	£847,440	£571,971
0% LAR - 40% CIR	50%	£1,249,590	£607,699	£600,393	£587,313	£564,609	£398,391
0% LAR - 40% CIR	55%	£916,748	£332,644	£316,346	£303,288	£270,616	£16,695

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure		%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	0%	£520,542	£595,727	£595,726	£595,727	£595,727	£595,727
0% LAR - 40% CIR	5%	5%	£250,369	£363,201	£363,200	£363,201	£363,201	£363,201
0% LAR - 40% CIR	10%	10%	£1,366,139	£1,104,132	£1,104,132	£1,104,132	£1,104,132	£1,104,132
0% LAR - 40% CIR	15%	15%	£444,283	£1,319,499	£1,319,499	£1,319,499	£1,319,499	£1,319,499
0% LAR - 40% CIR	20%	20%	£1,744,585	£1,604,296	£1,604,296	£1,604,296	£1,604,296	£1,604,296
0% LAR - 40% CIR	25%	25%	£1,394,891	£1,391,491	£1,391,491	£1,391,491	£1,391,491	£1,391,491
0% LAR - 40% CIR	30%	30%	£1,114,842	£1,907,706	£1,907,706	£1,907,706	£1,907,706	£1,907,706
0% LAR - 40% CIR	35%	35%	£1,422,510	£2,100,000	£2,100,000	£2,100,000	£2,100,000	£2,100,000
0% LAR - 40% CIR	40%	40%	£1,750,223	£2,460,074	£2,460,074	£2,460,074	£2,460,074	£2,460,074
0% LAR - 40% CIR	45%	45%	£2,380,617	£2,777,422	£2,777,422	£2,777,422	£2,777,422	£2,777,422
0% LAR - 40% CIR	50%	50%	£2,412,227	£3,054,138	£3,054,138	£3,054,138	£3,054,138	£3,054,138
0% LAR - 40% CIR	55%	55%	£2,346,696	£3,088,108	£3,088,108	£3,088,108	£3,088,108	£3,088,108

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Additional Value Secondary Offices								£57,186,000	
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
0% LAR - 40% CIR	0%	£2,007,305	£997,641	£996,164	£996,732	£993,281	£992,406	£990,802	
0% LAR - 40% CIR	5%	£1,717,752	£986,161	£976,712	£985,271	£982,015	£980,271	£978,889	
0% LAR - 40% CIR	10%	£1,366,139	£413,251	£405,808	£405,513	£399,274	£399,841	£399,841	
0% LAR - 40% CIR	15%	£1,073,078	£116,853	£113,464	£118,211	£95,075	£113,718	£124,162	
0% LAR - 40% CIR	20%	£744,585	£106,697	£104,420	£117,255	£76,195	£106,195	£129,824	
0% LAR - 40% CIR	25%	£422,672	£414,129	£421,438	£434,889	£447,619	£495,324	£472,180	
0% LAR - 40% CIR	30%	£97,321	£486,738	£497,895	£526,281	£558,281	£626,848	£603,881	
0% LAR - 40% CIR	35%	£50,351	£932,728	£1,000,731	£1,071,235	£1,146,092	£1,253,331	£1,350,552	
0% LAR - 40% CIR	40%	£234,361	£972,711	£1,060,200	£1,160,500	£1,265,890	£1,422,816	£1,526,175	
0% LAR - 40% CIR	45%	£2,454,058	£1,254,058	£1,401,460	£1,572,491	£1,802,282	£2,199,868	£2,487,448	
0% LAR - 40% CIR	50%	£2,884,815	£1,536,716	£1,744,081	£1,944,081	£2,199,868	£2,780,084	£3,000,281	
0% LAR - 40% CIR	55%	£1,707,727	£1,400,401	£1,608,126	£1,841,396	£2,160,282	£2,487,448	£2,786,821	

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Lower Value Secondary Offices / Community Space		£40,420,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£2,698,630	£1,586,366	£1,576,889	£1,565,497	£1,532,016	£1,331,131	£1,219,527
0% LAR - 40% CIR	5%	£2,388,437	£1,214,886	£1,207,437	£1,284,096	£1,269,740	£1,080,012	£989,430
0% LAR - 40% CIR	10%	£1,664,864	£1,641,658	£1,634,533	£1,766,258	£1,766,569	£1,666,569	£1,673,738
0% LAR - 40% CIR	15%	£1,701,804	£767,588	£760,189	£746,836	£713,804	£515,006	£464,563
0% LAR - 40% CIR	20%	£1,517,310	£461,788	£464,420	£471,255	£436,195	£298,947	£199,824
0% LAR - 40% CIR	25%	£1,051,597	£214,596	£207,237	£194,056	£161,106	£98,599	£149,435
0% LAR - 40% CIR	30%	£884,045	£168,887	£157,832	£139,489	£108,624	£62,086	£92,886
0% LAR - 40% CIR	35%	£724,077	£74,593	£77,346	£74,665	£117,839	£14,816	£24,176
0% LAR - 40% CIR	40%	£336,364	£343,588	£351,214	£376,473	£392,249	£364,161	£373,205
0% LAR - 40% CIR	45%	£85,971	£354,340	£352,056	£345,126	£376,601	£376,016	£374,176
0% LAR - 40% CIR	50%	£2,698,190	£2,698,051	£2,698,367	£2,698,437	£2,698,437	£2,698,437	£2,698,437
0% LAR - 40% CIR	55%	£2,698,002	£1,106,106	£1,106,404	£1,212,430	£1,212,430	£1,212,430	£1,212,430

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Secondary Industry/Storage/Distribution		£20,601,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
		£3,409,842	£2,359,978	£2,322,102	£2,308,709	£2,276,228	£2,074,343	£1,962,740
0% LAR - 40% CIR	0%	£3,089,690	£2,058,690	£2,002,290	£2,002,690	£1,972,290	£1,803,890	£1,699,442
0% LAR - 40% CIR	5%	£2,788,016	£1,777,446	£1,765,106	£1,764,450	£1,731,211	£1,531,779	£1,430,883
0% LAR - 40% CIR	10%	£2,445,017	£1,510,801	£1,503,492	£1,490,149	£1,457,016	£1,258,219	£1,147,726
0% LAR - 40% CIR	15%	£1,705,523	£1,235,010	£1,227,632	£1,214,417	£1,181,380	£983,159	£873,036
0% LAR - 40% CIR	20%	£1,784,899	£967,809	£960,450	£937,289	£904,318	£708,614	£688,778
0% LAR - 40% CIR	25%	£1,739,288	£894,445	£884,445	£881,671	£848,728	£661,127	£641,345
0% LAR - 40% CIR	30%	£1,467,290	£679,210	£671,967	£658,718	£625,843	£428,597	£319,015
0% LAR - 40% CIR	35%	£1,138,517	£389,206	£381,699	£378,725	£364,967	£149,122	£59,365
0% LAR - 40% CIR	40%	£863,453	£171,673	£169,427	£167,007	£164,707	£164,707	£164,707
0% LAR - 40% CIR	45%	£477,023	£164,838	£172,144	£185,225	£217,838	£214,147	£223,157
0% LAR - 40% CIR	50%	£144,210	£440,801	£446,101	£446,101	£446,101	£446,101	£446,101

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone C - £1,500 psf	
No Units Site Area		Sales value inflation Build cost inflation		Base Base LAR - CIR	
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs			

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone C - £1,750 psf	
No Units	15	Sales value inflation		Base	
Site Area	0.04 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR - CIR	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone C - £1,900 psf					
No Units	16	Sales value inflation		Base					
Site Area	0.04 Ha	Build cost inflation		Base					
		Tenure		LAR / CIR					
Residual land values:									
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		
Tenure	% AH	£7,885,092 £7,376,803 £8,573,054 £8,364,859 £8,802,290 £8,344,181 £8,241,893 £8,831,726 £8,117,877 £8,802,648 £8,286,052 £8,768,193	£8,745,621 £8,261,967 £9,438,581 £9,380,318 £9,922,351 £9,462,974 £9,378,931 £9,902,201 £9,540,043 £9,076,513 £9,611,628 £8,145,398	£9,738,145 £9,284,518 £9,438,581 £9,372,919 £9,914,974 £9,455,616 £9,368,876 £9,894,859 £9,532,574 £9,069,198 £9,604,321 £8,138,099	£8,724,752 £8,271,175 £9,381,709 £9,359,695 £9,807,399 £9,442,438 £9,350,402 £9,881,709 £9,519,592 £9,056,008 £9,591,241 £8,125,033	£8,691,271 £8,237,621 £9,348,015 £9,326,533 £9,775,624 £9,380,722 £9,287,448 £9,848,835 £9,483,763 £9,023,347 £9,558,538 £8,109,697	£8,490,386 £8,037,083 £9,148,088 £9,127,735 £9,580,722 £9,171,045 £9,078,889 £9,651,588 £9,289,938 £8,826,843 £9,525,538 £8,086,379	£8,378,783 £7,924,900 £9,035,875 £9,017,293 £9,460,378 £9,041,845 £8,949,876 £9,515,088 £9,150,576 £8,683,943 £9,253,309 £8,187,498	
Residual Land values compared to benchmark land values						£97,645,000			
Higher Value Secondary Offices									
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH	£4,223,225 £3,717,886 £4,735,517 £4,220,384 £3,710,765 £4,189,709 £3,697,388 £3,189,709 £2,697,388 £2,201,251 £2,174,462 £1,668,811 £1,141,577 £62,638	£3,083,784 £2,630,729 £3,175,024 £2,730,514 £2,777,876 £2,318,499 £1,859,146 £1,399,726 £895,008 £407,153 £1,050,210 £1,416,448 £1,403,756 £0	£3,076,307 £2,622,680 £3,164,963 £2,720,137 £2,770,499 £2,311,141 £1,851,354 £1,392,384 £887,723 £400,040 £1,037,519 £1,403,756 £1,391,064 £0	£4,589,015 £4,126,700 £4,151,465 £4,126,962 £4,257,284 £4,202,861 £4,272,994 £4,235,287 £4,204,472 £4,170,507 £4,153,117 £4,143,440 £4,130,848 £4,118,448	£4,548,796 £4,109,336 £4,126,700 £4,100,936 £4,232,284 £4,185,010 £4,257,984 £4,219,944 £4,184,472 £4,150,240 £4,132,300 £4,119,812 £4,107,324 £4,094,840	£4,348,911 £3,895,216 £3,912,058 £3,182,058 £2,728,247 £2,526,026 £2,064,850 £1,792,687 £1,492,116 £1,146,422 £872,995 £672,995 £451,748	£4,234,308 £3,780,005 £3,797,221 £2,872,818 £2,409,883 £2,150,600 £1,606,327 £1,492,116 £1,492,116 £1,146,422 £672,995 £451,748 £234,308 £0	£4,234,308 £3,780,005 £3,797,221 £2,872,818 £2,409,883 £2,150,600 £1,606,327 £1,492,116 £1,492,116 £1,146,422 £672,995 £451,748 £234,308 £0
Residual Land values compared to benchmark land values						£97,186,000			
Medium Value Secondary Offices									
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH	£5,740,817 £5,235,358 £4,730,519 £4,225,384 £3,720,765 £3,189,709 £2,697,388 £2,201,251 £2,174,462 £1,668,811 £1,141,577 £62,638	£4,601,746 £4,147,462 £3,692,386 £3,238,483 £2,777,876 £2,318,499 £1,859,146 £1,399,726 £895,008 £407,153 £1,050,210 £1,416,448 £1,403,756 £0	£4,593,870 £4,140,043 £3,684,963 £3,238,483 £2,770,499 £2,311,141 £1,851,354 £1,392,384 £887,723 £400,040 £1,037,519 £1,403,756 £1,391,064 £0	£5,209,002 £4,756,425 £4,301,255 £4,257,284 £4,202,861 £4,272,994 £4,235,287 £4,204,472 £4,170,507 £4,153,117 £4,143,440 £4,130,848 £4,118,448	£5,176,521 £4,722,071 £4,268,721 £4,232,284 £4,185,010 £4,257,984 £4,219,944 £4,184,472 £4,150,240 £4,132,300 £4,119,812 £4,107,324 £4,094,840	£4,974,636 £4,521,943 £4,066,593 £3,610,585 £3,151,751 £2,692,030 £2,233,009 £1,769,488 £1,305,953 £846,569 £560,629 £234,308 £0	£4,974,636 £4,521,943 £4,066,593 £3,610,585 £3,151,751 £2,692,030 £2,233,009 £1,769,488 £1,305,953 £846,569 £560,629 £234,308 £0	£4,974,636 £4,521,943 £4,066,593 £3,610,585 £3,151,751 £2,692,030 £2,233,009 £1,769,488 £1,305,953 £846,569 £560,629 £234,308 £0
Residual Land values compared to benchmark land values						£46,420,000			
Lower Value Secondary Offices / Community Space									
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH	£7,112,865 £6,607,298 £8,100,517 £5,592,322 £5,086,863 £4,571,844 £4,449,245 £4,059,189 £3,545,560 £3,031,111 £2,515,515	£5,973,084 £5,468,618 £6,094,324 £4,607,781 £4,149,814 £3,690,437 £3,588,394 £3,229,963 £2,767,535 £2,305,076 £1,839,080	£5,965,607 £5,461,141 £6,086,850 £4,600,304 £4,142,437 £3,683,078 £3,581,035 £3,222,604 £2,760,177 £2,297,718 £1,831,784	£5,952,215 £5,498,638 £6,073,458 £4,586,912 £4,129,045 £3,669,686 £3,567,643 £3,209,212 £2,746,785 £2,284,326 £1,818,392	£5,919,734 £5,465,268 £6,040,977 £4,554,431 £4,096,564 £3,637,205 £3,535,162 £3,176,731 £2,714,304 £2,251,845 £1,785,911	£5,717,849 £5,213,383 £5,839,092 £4,352,546 £3,894,679 £3,435,320 £3,333,277 £2,974,846 £2,512,419 £2,049,960 £1,584,026	£5,717,849 £5,213,383 £5,839,092 £4,352,546 £3,894,679 £3,435,320 £3,333,277 £2,974,846 £2,512,419 £2,049,960 £1,584,026 £1,117,946	£5,606,245 £5,101,779 £5,727,488 £4,240,942 £3,787,041 £3,297,407 £3,197,501 £2,868,468 £2,408,841 £2,054,366 £1,545,137 £1,006,342

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone C - £2,000 psf	
No Units	16	Sales value inflation		Base	
Site Area	0.04 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
Tenure	% AH				
		£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	0%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	5%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	10%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	15%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	20%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	25%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	30%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	35%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	40%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	45%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	50%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
Residual Land values compared to benchmark land values					
Higher Value Secondary Offices					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
Tenure	% AH				
		£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	0%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	5%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	10%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	15%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	20%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	25%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	30%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	35%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	40%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	45%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	50%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
Residual Land values compared to benchmark land values					
Medium Value Secondary Offices / Community Space					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
Tenure	% AH				
		£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	0%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	5%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	10%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	15%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	20%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	25%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	30%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	35%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	40%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	45%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	50%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
Residual Land values compared to benchmark land values					
Lower Value Secondary Offices / Community Space					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
Tenure	% AH				
		£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	0%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	5%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	10%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	15%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	20%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	25%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	30%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	35%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	40%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	45%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	50%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
Residual Land values compared to benchmark land values					
Secondary Industrial/Storage/Distribution					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
Tenure	% AH				
		£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	0%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	5%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	10%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	15%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	20%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	25%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	30%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	35%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	40%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	45%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
60% LAR, 40% CIR	50%	£8,558,313	£7,408,077	£7,400,800	£7,387,207
Residual Land values compared to benchmark land values					
Secondary Industrial/Storage/Distribution					

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone C - RP Periphery £2,250 psf	
No Units	16	Sales value inflation		Base	
Site Area	0.04 Ha	Build cost inflation		Base	
		Tenure		PL	
Residual land values:					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
0% LAR - 40% CR	0%	£10,241,364	£9,084,215	£9,059,739	£9,043,346
0% LAR - 40% CR	5%	£9,919,261	£8,494,631	£8,497,183	£8,474,440
0% LAR - 40% CR	10%	£8,993,699	£7,923,598	£7,916,173	£7,902,877
0% LAR - 40% CR	15%	£8,367,890	£7,351,123	£7,343,724	£7,330,471
0% LAR - 40% CR	20%	£7,740,248	£6,777,227	£6,769,849	£6,756,635
0% LAR - 40% CR	25%	£7,111,388	£6,201,520	£6,194,561	£6,181,387
0% LAR - 40% CR	30%	£6,985,443	£6,086,891	£6,079,335	£6,066,162
0% LAR - 40% CR	35%	£6,481,136	£5,625,216	£5,617,674	£5,604,729
0% LAR - 40% CR	40%	£6,584,053	£5,047,129	£5,039,801	£5,026,678
0% LAR - 40% CR	45%	£5,270,411	£4,467,611	£4,460,354	£4,447,204
0% LAR - 40% CR	45%	£4,582,002	£3,886,855	£3,879,549	£3,866,467
0% LAR - 40% CR	50%	£3,948,239	£3,304,695	£3,297,388	£3,284,330
Residual Land values compared to benchmark land values					
Higher Value Secondary Offices		£97,645,000			
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
0% LAR - 40% CR	0%	£5,579,509	£5,492,376	£5,384,801	£5,367,509
0% LAR - 40% CR	5%	£5,594,424	£4,832,793	£4,625,345	£4,612,003
0% LAR - 40% CR	10%	£5,849,924	£4,759,735	£4,241,460	£4,228,207
0% LAR - 40% CR	15%	£4,705,853	£3,689,206	£3,681,687	£3,669,634
0% LAR - 40% CR	20%	£4,019,173	£3,115,389	£3,103,710	£3,090,567
0% LAR - 40% CR	25%	£3,449,548	£2,540,083	£2,532,724	£2,519,544
0% LAR - 40% CR	30%	£2,934,986	£2,034,884	£2,017,489	£2,004,328
0% LAR - 40% CR	35%	£2,919,278	£1,963,919	£1,956,037	£1,943,013
0% LAR - 40% CR	40%	£2,187,616	£1,385,292	£1,377,963	£1,364,841
0% LAR - 40% CR	45%	£1,554,574	£855,853	£798,517	£785,416
0% LAR - 40% CR	45%	£520,184	£225,017	£217,711	£204,625
0% LAR - 40% CR	50%	£284,402	£69,644	£68,446	£67,805
Residual Land values compared to benchmark land values		£57,186,000			
Medium Value Secondary Offices / Community Space		£46,420,000			
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
0% LAR - 40% CR	0%	£8,096,889	£8,919,740	£8,812,264	£8,888,871
0% LAR - 40% CR	5%	£7,473,780	£6,380,196	£6,342,708	£6,326,365
0% LAR - 40% CR	10%	£6,849,924	£5,779,121	£5,771,688	£5,756,460
0% LAR - 40% CR	15%	£6,223,915	£5,206,048	£5,199,249	£5,185,990
0% LAR - 40% CR	20%	£5,595,713	£4,632,132	£4,625,374	£4,612,100
0% LAR - 40% CR	25%	£4,969,511	£4,057,445	£4,050,086	£4,036,909
0% LAR - 40% CR	30%	£4,449,889	£3,482,316	£3,474,960	£3,461,687
0% LAR - 40% CR	35%	£4,136,641	£3,480,741	£3,473,390	£3,460,250
0% LAR - 40% CR	40%	£3,704,978	£2,902,654	£2,895,230	£2,882,203
0% LAR - 40% CR	45%	£3,101,686	£2,363,196	£2,355,879	£2,342,878
0% LAR - 40% CR	45%	£2,437,507	£1,742,380	£1,735,074	£1,722,862
0% LAR - 40% CR	50%	£1,801,744	£1,160,220	£1,152,921	£1,139,850
Residual Land values compared to benchmark land values		£20,681,000			
Lower Value Secondary Offices / Community Space		£20,681,000			
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
0% LAR - 40% CR	0%	£9,488,828	£9,291,678	£9,284,201	£9,270,809
0% LAR - 40% CR	5%	£8,849,224	£8,722,039	£8,714,665	£8,701,273
0% LAR - 40% CR	10%	£8,221,161	£8,151,058	£8,143,630	£8,130,240
0% LAR - 40% CR	15%	£7,595,153	£7,578,588	£7,571,167	£7,557,784
0% LAR - 40% CR	20%	£6,967,710	£6,950,689	£6,943,267	£6,929,884
0% LAR - 40% CR	25%	£6,339,848	£6,429,363	£6,422,024	£6,408,644
0% LAR - 40% CR	30%	£6,214,184	£6,304,798	£6,308,798	£6,295,420
0% LAR - 40% CR	35%	£5,708,578	£4,852,679	£4,845,637	£4,832,188
0% LAR - 40% CR	40%	£4,705,616	£4,274,552	£4,267,293	£4,254,034
0% LAR - 40% CR	45%	£4,443,674	£3,866,133	£3,858,617	£3,845,168
0% LAR - 40% CR	45%	£3,805,464	£3,114,317	£3,107,011	£3,093,559
0% LAR - 40% CR	50%	£3,173,762	£2,326,127	£2,318,888	£2,305,750

LB Camden
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone C - RP Periphery E2.450 paf	
No Units	16	Sales value inflation		Base	
Site Area	0.04 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area	Zone C - £1,090 p/sf					
No Units	18	Sales value inflation		Base				
Site Area	0.04 Ha	Build cost inflation		Base				
Residual land values:		Temps		LAM		CIR		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£2,924,733	£1,713,198	£1,704,156	£1,688,973	£1,651,017	£1,423,285	£1,296,786
60% LAR, 40% CIR	5%	£2,861,471	£1,503,889	£1,494,981	£1,479,756	£1,441,944	£1,215,068	£1,086,036
60% LAR, 40% CIR	10%	£2,386,552	£1,262,636	£1,263,960	£1,268,886	£1,231,206	£1,005,119	£876,515
60% LAR, 40% CIR	15%	£2,129,994	£1,080,353	£1,071,405	£1,056,381	£1,019,620	£793,454	£668,251
60% LAR, 40% CIR	20%	£1,861,810	£866,156	£857,233	£842,253	£804,801	£580,987	£455,347
60% LAR, 40% CIR	25%	£1,592,015	£650,359	£641,405	£626,518	£589,164	£365,036	£240,521
60% LAR, 40% CIR	30%	£1,328,426	£432,978	£424,095	£409,182	£371,824	£148,316	£24,984
60% LAR, 40% CIR	35%	£1,047,857	£214,028	£205,167	£190,260	£153,097	£74,969	£205,788
60% LAR, 40% CIR	40%	£773,354	£0	£15,977	£1,141	£1,141	£507,818	£438,825
60% LAR, 40% CIR	45%	£497,541	£-242,425	£-251,812	£-267,568	£-306,957	£-543,280	£-674,585
60% LAR, 40% CIR	50%	£219,424	£-679,953	£-689,331	£-705,068	£-744,410	£-1,080,467	£-1,310,610
Residual Land values compared to benchmark land values Higher Value Secondary Offices								
£97,649,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£1,538,813	£2,186,484	£2,255,552	£2,255,227	£2,258,438	£2,485,315	£2,611,537
60% LAR, 40% CIR	5%	£1,503,811	£2,407,447	£2,416,224	£2,421,667	£2,428,177	£2,695,264	£2,822,888
60% LAR, 40% CIR	10%	£1,470,480	£2,650,026	£2,650,026	£2,664,601	£2,661,060	£2,968,924	£3,096,116
60% LAR, 40% CIR	15%	£1,438,173	£2,834,239	£2,843,180	£2,858,131	£2,859,582	£3,193,289	£3,326,136
60% LAR, 40% CIR	20%	£1,406,384	£2,916,048	£2,916,048	£2,931,341	£2,931,341	£3,348,843	£3,484,851
60% LAR, 40% CIR	25%	£1,374,737	£2,977,409	£2,978,294	£2,991,181	£2,991,181	£3,692,867	£3,676,134
60% LAR, 40% CIR	30%	£1,343,126	£3,027,726	£3,028,036	£3,039,026	£3,039,026	£4,074,452	£4,057,625
60% LAR, 40% CIR	35%	£1,311,581	£3,068,888	£3,069,188	£3,078,688	£3,078,688	£4,494,201	£4,476,888
60% LAR, 40% CIR	40%	£1,280,036	£3,104,036	£3,104,036	£3,113,036	£3,113,036	£4,948,201	£4,930,888
60% LAR, 40% CIR	45%	£1,248,491	£3,134,036	£3,134,036	£3,143,036	£3,143,036	£5,432,867	£5,415,554
60% LAR, 40% CIR	50%	£1,216,946	£3,164,036	£3,164,036	£3,173,036	£3,173,036	£5,948,201	£5,930,888
Residual Land values compared to benchmark land values Medium Value Secondary Offices								
£97,186,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£757,685	£483,850	£482,889	£479,075	£478,951	£743,764	£870,282
60% LAR, 40% CIR	5%	£744,422	£483,850	£482,889	£478,075	£477,951	£743,764	£870,282
60% LAR, 40% CIR	10%	£729,504	£474,112	£483,889	£468,152	£468,842	£741,929	£870,282
60% LAR, 40% CIR	15%	£707,988	£458,056	£474,112	£458,056	£458,056	£741,929	£870,282
60% LAR, 40% CIR	20%	£686,472	£442,000	£464,112	£448,152	£448,152	£741,929	£870,282
60% LAR, 40% CIR	25%	£664,956	£425,944	£454,112	£438,152	£438,152	£741,929	£870,282
60% LAR, 40% CIR	30%	£643,440	£409,888	£444,112	£428,152	£428,152	£741,929	£870,282
60% LAR, 40% CIR	35%	£621,924	£393,832	£434,112	£418,152	£418,152	£741,929	£870,282
60% LAR, 40% CIR	40%	£600,408	£377,776	£424,112	£408,152	£408,152	£741,929	£870,282
60% LAR, 40% CIR	45%	£578,892	£361,720	£414,112	£398,152	£398,152	£741,929	£870,282
60% LAR, 40% CIR	50%	£557,376	£345,664	£404,112	£388,152	£388,152	£741,929	£870,282
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space								
£40,420,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£1,393,358	£181,493	£172,450	£157,285	£157,312	£157,312	£157,312
60% LAR, 40% CIR	5%	£1,129,785	£27,810	£38,925	£34,945	£35,762	£110,637	£144,219
60% LAR, 40% CIR	10%	£884,847	£234,788	£244,746	£234,788	£234,788	£110,637	£144,219
60% LAR, 40% CIR	15%	£688,289	£451,352	£459,359	£449,359	£449,359	£110,637	£144,219
60% LAR, 40% CIR	20%	£491,731	£667,916	£675,923	£665,923	£665,923	£110,637	£144,219
60% LAR, 40% CIR	25%	£295,173	£884,480	£892,487	£880,487	£880,487	£110,637	£144,219
60% LAR, 40% CIR	30%	£91,615	£1,101,044	£1,109,051	£1,105,051	£1,105,051	£110,637	£144,219
60% LAR, 40% CIR	35%	£-101,943	£1,317,608	£1,325,615	£1,321,615	£1,321,615	£110,637	£144,219
60% LAR, 40% CIR	40%	£-318,507	£1,534,172	£1,542,179	£1,538,179	£1,538,179	£110,637	£144,219
60% LAR, 40% CIR	45%	£-535,071	£1,750,736	£1,758,743	£1,754,743	£1,754,743	£110,637	£144,219
60% LAR, 40% CIR	50%	£-751,635	£1,967,300	£1,975,307	£1,971,307	£1,971,307	£110,637	£144,219
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution								
£20,601,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£1,180,801	£932,520	£774,211	£689,025	£689,025	£689,025	£689,025
60% LAR, 40% CIR	5%	£1,145,853	£932,520	£774,211	£689,025	£689,025	£689,025	£689,025
60% LAR, 40% CIR	10%	£1,110,905	£932,520	£774,211	£689,025	£689,025	£689,025	£689,025
60% LAR, 40% CIR	15%	£1,075,957	£932,520	£774,211	£689,025	£689,025	£689,025	£689,025
60% LAR, 40% CIR	20%	£1,041,009	£932,520	£774,211	£689,025	£689,025	£689,025	£689,025
60% LAR, 40% CIR	25%	£1,006,061	£932,520	£774,211	£689,025	£689,025	£689,025	£689,025
60% LAR, 40% CIR	30%	£971,113	£932,520	£774,211	£689,025	£689,025	£689,025	£689,025
60% LAR, 40% CIR	35%	£936,165	£932,520	£774,211	£689,025	£689,025	£689,025	£689,025
60% LAR, 40% CIR	40%	£901,217	£932,520	£774,211	£689,025	£689,025	£689,025	£689,025
60% LAR, 40% CIR	45%	£866,269	£932,520	£774,211	£689,025	£689,025	£689,025	£689,025
60% LAR, 40% CIR	50%	£831,321	£932,520	£774,211	£689,025	£689,025	£689,025	£689,025

LB Camden
Local Plan Viability Testing 2025

Rest 7 - 18 Flats		Value Area		Zone C - £1,100 psf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Base Base LAR, CIR	
Residual land values:					

LB Camden
Local Plan Viability Testing 2025

Res 7 - 18 Flats		Value Area		Zone C - £1,500 psf	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		Base	
		Tenure		LAR - CIR	
Residual land values:					
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL,			

LB Camden
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area		Zone C - £1,750 psf													
No Units Site Area		Sales value inflation Build cost inflation		Base Base													
18 0.04 Ha		Tenure		LAR, CIR													
Residual land values:																	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon					
Tenure		%AH															
80% LAR - 40% CIR		0%		£3,579,786		£7,277,825		£7,268,782		£7,253,569		£7,215,645					
80% LAR - 40% CIR		5%		£3,633,720		£6,796,285		£6,718,278		£6,706,157		£6,728,338					
80% LAR - 40% CIR		10%		£7,486,099		£6,301,099		£6,282,123		£6,277,051		£6,259,369					
80% LAR - 40% CIR		15%		£6,936,787		£5,610,286		£5,601,337		£5,786,313		£5,748,752					
80% LAR - 40% CIR		20%		£5,365,852		£5,117,867		£5,308,935		£5,295,954		£5,256,501					
80% LAR - 40% CIR		25%		£5,833,304		£4,823,829		£4,814,930		£4,799,888		£4,762,634					
80% LAR - 40% CIR		30%		£5,728,217		£4,328,217		£4,318,338		£4,304,431		£4,287,163					
80% LAR - 40% CIR		35%		£4,723,441		£3,831,035		£3,822,174		£3,807,298		£3,779,104					
80% LAR - 40% CIR		40%		£4,186,155		£3,323,400		£3,313,453		£3,300,600		£3,271,474					
80% LAR - 40% CIR		45%		£3,607,319		£2,832,026		£2,823,190		£2,808,361		£2,771,287					
80% LAR - 40% CIR		50%		£3,046,849		£2,330,227		£2,321,401		£2,306,589		£2,269,559					
Residual Land values compared to benchmark land values								£97,649,000									
Higher Value Secondary Offices																	
				Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure		%AH															
80% LAR - 40% CIR		0%		£3,689,721		£3,089,901		£3,080,893		£3,067,769		£3,051,290		£2,801,080		£2,675,038	
80% LAR - 40% CIR		5%		£4,333,387		£2,600,716		£2,591,740		£2,576,688		£2,558,086		£2,312,000		£2,187,296	
80% LAR - 40% CIR		10%		£3,786,464		£2,109,803		£2,100,854		£2,086,930		£2,068,369		£1,823,003		£1,697,789	
80% LAR - 40% CIR		15%		£2,895,498		£1,617,274		£1,608,552		£1,593,573		£1,566,118		£1,331,405		£1,206,564	
80% LAR - 40% CIR		20%		£2,133,446		£1,124,546		£1,114,546		£1,099,453		£1,062,250		£838,122		£713,807	
80% LAR - 40% CIR		30%		£1,878,786		£827,833		£818,954		£804,848		£786,779		£543,172		£418,844	
80% LAR - 40% CIR		35%		£1,510,425		£710,425		£701,546		£687,431		£669,362		£425,721		£301,393	
80% LAR - 40% CIR		40%		£1,065,772		£466,772		£457,893		£443,787		£425,698		£283,175		£158,847	
80% LAR - 40% CIR		45%		£830,584		£283,584		£274,705		£260,599		£242,510		£151,538		£21,218	
80% LAR - 40% CIR		50%		£650,634		£1,076,106		£1,076,862		£1,062,784		£1,048,695		£1,863,007		£1,848,442	
Residual Land values compared to benchmark land values								£57,186,000									
Medium Value Secondary Offices																	
				Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure		%AH															
80% LAR - 40% CIR		0%		£8,412,737		£5,101,776		£5,101,734		£5,086,551		£5,068,596		£4,820,862		£4,694,344	
80% LAR - 40% CIR		5%		£5,869,721		£4,623,226		£4,614,226		£4,599,102		£4,581,290		£4,334,415		£4,208,373	
80% LAR - 40% CIR		10%		£5,319,051		£4,134,051		£4,125,074		£4,110,002		£4,072,321		£3,846,235		£3,720,831	
80% LAR - 40% CIR		15%		£4,769,738		£3,643,237		£3,634,268		£3,619,205		£3,581,703		£3,356,303		£3,231,134	
80% LAR - 40% CIR		20%		£4,219,868		£3,150,868		£3,141,886		£3,126,805		£3,089,453		£2,864,240		£2,739,069	
80% LAR - 40% CIR		25%		£3,669,256		£2,659,781		£2,647,881		£2,632,939		£2,595,585		£2,371,457		£2,246,942	
80% LAR - 40% CIR		30%		£3,113,114		£2,161,168		£2,152,289		£2,137,362		£2,100,114		£1,876,606		£1,752,278	
80% LAR - 40% CIR		35%		£2,558,393		£1,663,987		£1,655,125		£1,640,248		£1,603,056		£1,379,902		£1,255,927	
80% LAR - 40% CIR		40%		£1,998,107		£1,166,252		£1,157,404		£1,142,456		£1,105,262		£881,600		£757,881	
80% LAR - 40% CIR		45%		£1,440,271		£664,078		£655,142		£641,312		£604,259		£381,706		£258,217	
80% LAR - 40% CIR		50%		£878,950		£183,178		£184,262		£179,540		£162,510		£118,822		£93,507	
Residual Land values compared to benchmark land values								£49,425,000									
Lower Value Secondary Offices / Community Space																	
				Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure		%AH															
80% LAR - 40% CIR		0%		£7,048,057		£5,748,119		£5,737,297		£5,721,881		£5,683,939		£5,256,256		£5,120,587	
80% LAR - 40% CIR		5%		£5,502,094		£5,258,579		£5,249,571		£5,234,440		£5,196,633		£4,969,758		£4,843,716	
80% LAR - 40% CIR		10%		£5,954,394		£4,769,394		£4,761,418		£4,745,343		£4,707,684		£4,481,578		£4,355,874	
80% LAR - 40% CIR		15%		£5,405,082		£4,278,580		£4,269,632		£4,254,608		£4,217,047		£3,991,681		£3,866,477	
80% LAR - 40% CIR		20%		£4,854,188		£3,786,152		£3,777,229		£3,762,285		£3,724,736		£3,500,083		£3,375,242	
80% LAR - 40% CIR		25%		£4,303,294		£3,293,224		£3,284,244		£3,269,289		£3,231,740		£3,006,866		£2,882,486	
80% LAR - 40% CIR		30%		£3,747,487		£2,796,811		£2,787,832		£2,772,728		£2,735,487		£2,511,849		£2,387,622	
80% LAR - 40% CIR		35%		£3,191,736		£2,299,330		£2,290,489		£2,275,591		£2,238,350		£2,015,245		£1,891,070	
80% LAR - 40% CIR		40%		£2,634,450		£1,800,585		£1,791,747		£1,776,887		£1,739,789		£1,517,003		£1,393,244	
80% LAR - 40% CIR		45%		£2,078,614		£1,300,321		£1,291,485		£1,276,656		£1,239,482		£1,017,140		£893,860	
80% LAR - 40% CIR		50%		£1,515,244		£798,522		£789,695		£774,884		£737,853		£515,871		£392,538	
Residual Land values compared to benchmark land values								£26,601,000									
Secondary Industrial/Storage/Distribution																	
				Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure		%AH															
80% LAR - 40% CIR		0%		£2,798,115		£6,607,135		£6,607,135		£6,472,380		£6,455,807		£6,227,415		£6,101,741	
80% LAR - 40% CIR		5%		£7,253,100		£6,509,615		£6,485,481		£6,469,989		£6,455,807		£6,241,597		£6,116,421	
80% LAR - 40% CIR		10%		£6,705,430		£5,520,430		£5,511,453		£5,496,381		£5,468,700		£5,242,614		£5,117,010	
80% LAR - 40% CIR		15%		£6,156,118		£5,029,618		£5,020,697		£4,905,644		£4,878,082		£4,642,716		£4,517,513	
80% LAR - 40% CIR		20%		£5,605,182		£4,537,187		£4,528,265		£4,513,284		£4,475,832		£4,251,119		£4,126,278	
80% LAR - 40% CIR		25%		£5,052,695		£4,044,190		£4,034,290		£4,019,310		£3,981,984		£3,757,636		£3,632,321	
80% LAR - 40% CIR		30%		£4,498,493		£3,547,547		£3,538,668		£3,523,761		£3,486,493		£3,262,585		£3,138,488	
80% LAR - 40% CIR		35%		£3,942,771		£3,050,366		£3,041,504		£3,026,627		£2,989,235		£2,766,281		£2,642,305	
80% LAR - 40% CIR		40%		£3,386,486		£2,551,631		£2,542,763		£2,527,855		£2,490,805		£2,268,038		£2,144,286	
80% LAR - 40% CIR		45%		£2,826,890		£2,051,357		£2,042,521		£2,027,691		£1,990,618		£1,768,175		£1,644,596	
80% LAR - 40% CIR		50%		£2,268,279		£1,548,357		£1,540,731		£1,525,919		£1,489,889		£1,266,707		£1,143,272	

LB Camden
Local Plan Viability Testing 2025

Res 7 - 16 Flats

No Units	18
Site Area	0.04 Ha

Residual land values:

Value Area	Zone C - £1,900 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£9,781,562	£8,470,244	£9,481,202	£8,446,020	£8,408,064	£8,180,331	£9,053,813
60% LAR, 40% CIR	10%	£9,148,916	£7,923,083	£7,914,075	£7,898,950	£7,861,136	£7,634,262	£7,509,235
60% LAR, 40% CIR	15%	£8,576,716	£7,374,278	£7,365,301	£7,350,228	£7,312,548	£7,086,461	£6,960,857
60% LAR, 40% CIR	20%	£7,966,815	£6,823,842	£6,814,894	£6,799,870	£6,762,309	£6,536,943	£6,411,740
60% LAR, 40% CIR	25%	£7,365,388	£6,271,792	£6,262,870	£6,247,889	£6,210,438	£5,985,724	£5,860,884
60% LAR, 40% CIR	30%	£6,742,152	£5,718,144	£5,709,245	£5,694,303	£5,656,948	£5,432,821	£5,308,306
60% LAR, 40% CIR	35%	£6,142,003	£5,162,811	£5,154,032	£5,139,134	£5,101,887	£4,878,248	£4,754,822
60% LAR, 40% CIR	40%	£5,511,109	£4,606,109	£4,597,247	£4,582,370	£4,545,178	£4,322,022	£4,198,048
60% LAR, 40% CIR	45%	£4,882,023	£4,047,792	£4,038,955	£4,024,054	£3,986,908	£3,764,160	£3,640,400
60% LAR, 40% CIR	50%	£4,273,807	£3,487,357	£3,478,022	£3,463,102	£3,425,118	£3,202,875	£3,079,086
60% LAR, 40% CIR	55%	£3,692,847	£2,926,437	£2,917,811	£2,902,799	£2,865,709	£2,643,585	£2,520,151

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£9,891,158	£8,580,000	£9,591,000	£8,556,000	£8,518,000	£8,290,000	£9,162,000
60% LAR, 40% CIR	5%	£9,484,593	£8,222,700	£9,233,699	£8,198,567	£8,160,795	£7,933,879	£8,807,837
60% LAR, 40% CIR	10%	£8,918,333	£7,673,395	£8,684,918	£7,649,845	£7,612,185	£7,385,078	£8,259,474
60% LAR, 40% CIR	15%	£8,356,482	£7,124,459	£8,136,011	£7,099,467	£7,061,969	£6,835,460	£7,711,357
60% LAR, 40% CIR	20%	£7,804,905	£6,575,400	£7,586,487	£6,550,506	£6,513,004	£6,286,341	£7,162,501
60% LAR, 40% CIR	25%	£7,261,739	£6,026,190	£7,037,190	£6,000,852	£5,963,503	£5,736,432	£6,612,843
60% LAR, 40% CIR	30%	£6,727,037	£5,476,928	£6,487,649	£5,451,741	£5,414,474	£5,187,885	£6,063,638
60% LAR, 40% CIR	35%	£6,201,628	£4,927,655	£5,938,254	£4,902,254	£4,864,795	£4,638,621	£5,514,815
60% LAR, 40% CIR	40%	£5,684,593	£4,378,382	£5,389,082	£4,353,022	£4,315,562	£4,089,712	£4,965,863
60% LAR, 40% CIR	45%	£5,173,424	£3,829,110	£4,839,810	£3,803,761	£3,766,301	£3,540,812	£4,417,233
60% LAR, 40% CIR	50%	£4,674,286	£3,279,838	£4,330,538	£3,294,489	£3,257,029	£3,031,812	£3,907,644

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£7,824,534	£6,503,196	£7,514,196	£6,479,196	£6,440,196	£6,212,196	£7,084,196
60% LAR, 40% CIR	5%	£7,417,628	£6,054,005	£7,065,005	£6,029,999	£6,000,999	£5,772,999	£6,645,000
60% LAR, 40% CIR	10%	£6,954,988	£5,604,814	£6,615,814	£5,580,808	£5,551,808	£5,323,808	£6,196,812
60% LAR, 40% CIR	15%	£6,492,348	£5,155,623	£6,166,623	£5,131,617	£5,102,617	£4,874,617	£5,749,622
60% LAR, 40% CIR	20%	£6,030,708	£4,706,432	£5,717,432	£4,681,426	£4,652,426	£4,424,426	£5,297,627
60% LAR, 40% CIR	25%	£5,569,068	£4,257,241	£5,268,241	£4,232,235	£4,203,235	£3,975,235	£4,848,628
60% LAR, 40% CIR	30%	£5,107,428	£3,808,050	£4,819,050	£3,783,044	£3,754,044	£3,526,044	£4,397,629
60% LAR, 40% CIR	35%	£4,645,788	£3,358,859	£4,369,859	£3,333,853	£3,304,853	£3,076,853	£3,948,630
60% LAR, 40% CIR	40%	£4,184,148	£2,909,668	£3,920,668	£2,888,847	£2,859,847	£2,631,847	£3,500,631
60% LAR, 40% CIR	45%	£3,722,508	£2,460,477	£3,471,477	£2,436,471	£2,407,471	£2,179,471	£3,052,632
60% LAR, 40% CIR	50%	£3,260,868	£2,011,286	£3,022,286	£1,987,280	£1,958,280	£1,730,280	£2,604,633

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£8,229,377	£6,908,039	£7,919,039	£6,884,039	£6,845,039	£6,617,039	£7,489,040
60% LAR, 40% CIR	5%	£7,822,721	£6,458,848	£7,469,848	£6,433,842	£6,394,842	£6,166,842	£7,038,843
60% LAR, 40% CIR	10%	£7,416,065	£6,009,657	£7,020,657	£5,984,651	£5,945,651	£5,717,651	£6,589,652
60% LAR, 40% CIR	15%	£6,954,909	£5,560,466	£6,571,466	£5,535,460	£5,496,460	£5,268,460	£6,140,461
60% LAR, 40% CIR	20%	£6,493,753	£5,111,275	£6,122,275	£5,086,254	£5,047,254	£4,819,254	£5,692,255
60% LAR, 40% CIR	25%	£6,032,597	£4,662,084	£5,673,084	£4,637,078	£4,598,078	£4,370,078	£5,244,079
60% LAR, 40% CIR	30%	£5,571,441	£4,212,893	£5,223,893	£4,187,887	£4,148,887	£3,920,887	£4,796,080
60% LAR, 40% CIR	35%	£5,110,285	£3,763,702	£4,774,702	£3,748,696	£3,709,696	£3,481,696	£4,358,081
60% LAR, 40% CIR	40%	£4,649,129	£3,314,511	£4,325,511	£3,299,505	£3,260,505	£3,032,505	£3,900,082
60% LAR, 40% CIR	45%	£4,187,973	£2,865,320	£3,876,320	£2,850,314	£2,811,314	£2,583,314	£3,452,083
60% LAR, 40% CIR	50%	£3,726,817	£2,416,129	£3,427,129	£2,391,123	£2,352,123	£2,124,123	£2,994,084

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£8,019,317	£6,698,000	£7,709,000	£6,674,000	£6,635,000	£6,407,000	£7,279,000
60% LAR, 40% CIR	5%	£7,612,761	£6,248,809	£7,259,809	£6,223,803	£6,184,803	£5,956,803	£6,828,804
60% LAR, 40% CIR	10%	£7,206,205	£5,800,618	£6,811,618	£5,784,607	£5,745,607	£5,517,607	£6,389,608
60% LAR, 40% CIR	15%	£6,799,649	£5,352,427	£6,363,427	£5,336,416	£5,297,416	£5,069,416	£5,941,417
60% LAR, 40% CIR	20%	£6,393,093	£4,904,236	£5,915,236	£4,900,405	£4,861,405	£4,633,405	£5,505,406
60% LAR, 40% CIR	25%	£5,986,537	£4,456,045	£5,467,045	£4,451,214	£4,412,214	£4,184,214	£5,057,407
60% LAR, 40% CIR	30%	£5,579,981	£4,007,854	£5,018,854	£4,003,023	£3,964,023	£3,736,023	£4,609,408
60% LAR, 40% CIR	35%	£5,173,425	£3,559,663	£4,570,663	£3,564,832	£3,525,832	£3,297,832	£4,171,409
60% LAR, 40% CIR	40%	£4,766,869	£3,111,472	£4,122,472	£3,106,641	£3,067,641	£2,839,641	£3,703,410
60% LAR, 40% CIR	45%	£4,360,313	£2,663,281	£3,674,281	£2,659,450	£2,620,450	£2,392,450	£3,265,411
60% LAR, 40% CIR	50%	£3,953,757	£2,215,090	£3,226,090	£2,211,259	£2,172,259	£1,944,259	£2,817,412

LB Camden
Local Plan Viability Testing 2025

Res 7 - 18 Flats		Value Area		Zone C - £2,000 psf	
No Units	18	Sales value inflation		Base	
Site Area	0.04 Ha	Build cost inflation		Base	
Residual land values:		Tenure		PL	
		Base Build Costs, Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs	

LB Camden
Local Plan Viability Testing 2025

Res 7 - 18 Flats		Value Area		Zone C - RP Periphery £2,250 psf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Base Base PL	
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022			

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area	Zone C - £1,550 paf					
No Units	20	Sales value inflation	Base					
Site Area	0.1 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR, CIR					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 60% CIR	0%	£2,849,523	£1,534,702	£1,524,854	£1,507,767	£1,485,551	£1,472,255	£1,071,535
60% LAR, 60% CIR	5%	£2,659,352	£1,369,124	£1,358,119	£1,341,296	£1,319,248	£1,306,656	£884,195
60% LAR, 60% CIR	10%	£2,367,270	£1,079,649	£1,069,675	£1,052,918	£1,031,023	£1,018,621	£620,015
60% LAR, 60% CIR	15%	£2,073,296	£849,294	£839,352	£822,651	£800,900	£788,389	£391,216
60% LAR, 60% CIR	20%	£1,777,445	£617,078	£607,184	£590,515	£568,853	£556,190	£160,420
60% LAR, 60% CIR	25%	£1,479,740	£383,019	£373,131	£356,529	£335,023	£322,311	£-75,918
60% LAR, 60% CIR	30%	£1,180,197	£147,137	£137,271	£120,719	£99,309	£86,662	£-325,311
60% LAR, 60% CIR	35%	£878,836	£-95,249	£-105,711	£-123,265	£-147,152	£-169,475	£-676,765
60% LAR, 60% CIR	40%	£575,671	£-349,619	£-360,124	£-377,645	£-421,446	£-454,254	£-1,030,269
60% LAR, 60% CIR	45%	£270,733	£-605,068	£-616,418	£-633,910	£-677,639	£-710,009	£-1,085,770
60% LAR, 60% CIR	50%	£-37,245	£-864,156	£-874,576	£-892,043	£-936,711	£-1,197,719	£-1,343,279
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 60% CIR	0%	£7,105,544	£8,456,776	£8,445,784	£8,433,634	£8,419,852	£8,405,984	£8,391,152
60% LAR, 60% CIR	5%	£7,367,630	£8,605,201	£8,605,201	£8,711,969	£8,753,827	£8,795,228	£8,836,285
60% LAR, 60% CIR	10%	£7,601,864	£8,919,006	£8,919,006	£9,024,549	£9,064,249	£9,103,511	£9,142,085
60% LAR, 60% CIR	15%	£7,967,495	£9,147,852	£9,147,852	£9,174,389	£9,216,097	£9,256,740	£9,296,489
60% LAR, 60% CIR	20%	£8,361,155	£9,391,961	£9,391,961	£9,381,746	£9,449,877	£9,516,911	£9,583,015
60% LAR, 60% CIR	25%	£8,784,793	£9,617,763	£9,617,763	£9,544,139	£9,685,591	£9,825,362	£9,964,518
60% LAR, 60% CIR	30%	£9,235,465	£9,860,149	£9,860,149	£9,768,149	£9,929,621	£10,089,332	£10,248,044
60% LAR, 60% CIR	35%	£9,714,225	£10,114,079	£10,114,079	£10,002,024	£10,182,545	£10,361,154	£10,538,159
60% LAR, 60% CIR	40%	£10,224,167	£10,376,685	£10,376,685	£10,248,319	£10,442,519	£10,624,309	£10,805,019
60% LAR, 60% CIR	45%	£10,762,145	£10,654,058	£10,654,058	£10,506,843	£10,700,611	£10,892,619	£11,084,179
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£57,186,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 60% CIR	0%	£2,769,977	£4,183,896	£4,193,949	£4,219,833	£4,253,045	£4,286,345	£4,319,585
60% LAR, 60% CIR	5%	£3,069,546	£4,419,678	£4,429,678	£4,455,562	£4,489,384	£4,523,044	£4,556,655
60% LAR, 60% CIR	10%	£3,351,330	£4,638,951	£4,648,925	£4,675,692	£4,707,977	£4,739,939	£4,771,585
60% LAR, 60% CIR	15%	£3,645,584	£4,869,308	£4,879,308	£4,906,068	£4,937,308	£4,968,111	£4,998,555
60% LAR, 60% CIR	20%	£3,941,155	£5,101,522	£5,111,435	£5,138,095	£5,169,707	£5,199,440	£5,229,155
60% LAR, 60% CIR	25%	£4,238,860	£5,335,561	£5,345,469	£5,369,077	£5,393,507	£5,417,867	£5,442,155
60% LAR, 60% CIR	30%	£4,538,633	£5,571,463	£5,581,325	£5,607,890	£5,633,801	£5,659,224	£5,684,555
60% LAR, 60% CIR	35%	£4,839,784	£5,813,849	£5,824,311	£5,841,895	£5,865,792	£5,889,075	£5,912,355
60% LAR, 60% CIR	40%	£5,142,465	£6,068,212	£6,079,274	£6,096,179	£6,118,046	£6,139,224	£6,159,544
60% LAR, 60% CIR	45%	£5,447,767	£6,324,568	£6,335,170	£6,352,519	£6,369,239	£6,385,009	£6,400,319
60% LAR, 60% CIR	50%	£5,755,665	£6,582,728	£6,593,176	£6,610,648	£6,626,411	£6,641,619	£6,656,275
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£48,423,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 60% CIR	0%	£1,362,848	£2,733,810	£2,743,884	£2,760,794	£2,802,752	£2,835,344	£2,867,535
60% LAR, 60% CIR	5%	£1,659,222	£2,969,301	£2,979,375	£2,996,285	£3,038,243	£3,070,835	£3,103,025
60% LAR, 60% CIR	10%	£1,968,794	£3,192,706	£3,202,749	£3,219,349	£3,261,307	£3,293,811	£3,325,784
60% LAR, 60% CIR	15%	£2,281,555	£3,434,523	£3,444,566	£3,461,166	£3,503,124	£3,535,082	£3,566,555
60% LAR, 60% CIR	20%	£2,595,525	£3,686,981	£3,696,981	£3,713,581	£3,755,539	£3,787,497	£3,818,955
60% LAR, 60% CIR	25%	£2,911,803	£3,949,883	£3,959,825	£3,976,425	£4,018,383	£4,050,341	£4,081,811
60% LAR, 60% CIR	30%	£3,230,564	£4,217,249	£4,227,191	£4,243,791	£4,285,749	£4,317,707	£4,349,177
60% LAR, 60% CIR	35%	£3,551,825	£4,491,679	£4,501,621	£4,518,221	£4,559,179	£4,591,137	£4,622,585
60% LAR, 60% CIR	40%	£3,874,586	£4,772,088	£4,782,030	£4,798,630	£4,839,588	£4,871,546	£4,902,994
60% LAR, 60% CIR	45%	£4,200,847	£5,058,483	£5,068,425	£5,085,025	£5,125,983	£5,157,941	£5,189,899
60% LAR, 60% CIR	50%	£4,530,595	£5,350,868	£5,360,810	£5,377,410	£5,418,368	£5,449,326	£5,479,774
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£20,601,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 60% CIR	0%	£559,522	£751,976	£761,976	£771,824	£782,552	£793,164	£803,655
60% LAR, 60% CIR	5%	£607,170	£809,451	£819,451	£829,299	£839,027	£848,639	£858,130
60% LAR, 60% CIR	10%	£655,222	£867,926	£877,926	£887,674	£897,296	£906,796	£916,187
60% LAR, 60% CIR	15%	£703,684	£926,401	£936,401	£945,949	£955,361	£964,639	£973,796
60% LAR, 60% CIR	20%	£752,556	£984,876	£994,876	£1,004,299	£1,013,581	£1,022,739	£1,031,787
60% LAR, 60% CIR	25%	£801,838	£1,043,351	£1,053,351	£1,062,629	£1,071,787	£1,080,825	£1,089,753
60% LAR, 60% CIR	30%	£851,520	£1,101,826	£1,111,826	£1,120,974	£1,129,996	£1,138,896	£1,147,687
60% LAR, 60% CIR	35%	£901,602	£1,160,301	£1,170,301	£1,179,329	£1,188,229	£1,196,996	£1,205,647
60% LAR, 60% CIR	40%	£952,084	£1,218,776	£1,228,776	£1,237,624	£1,246,341	£1,254,929	£1,263,396
60% LAR, 60% CIR	45%	£1,002,966	£1,277,251	£1,287,251	£1,295,979	£1,304,579	£1,313,046	£1,321,396
60% LAR, 60% CIR	50%	£1,054,248	£1,335,726	£1,345,726	£1,354,294	£1,362,731	£1,371,039	£1,379,226

LB Camden
Local Plan Viability Testing 2025

Rest 8 - 20 Flats		Value Area		Zone C - £1,190 psf	
No Units	20	Sales value inflation	Base		
Site Area	0.1 Ha	Build cost inflation	Base		
Residual land values:		Tenure	LAR, CIR		
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity
60% LAR - 40% CIR	0%	£3,847,199	£2,417,976	£2,391,041	£2,095,529
60% LAR - 40% CIR	5%	£3,572,099	£2,147,255	£2,120,458	£1,826,067
60% LAR - 40% CIR	10%	£3,175,135	£1,874,586	£1,847,854	£1,554,680
60% LAR - 40% CIR	15%	£2,836,278	£1,600,077	£1,573,434	£1,281,172
60% LAR - 40% CIR	20%	£2,486,547	£1,323,697	£1,297,134	£1,005,779
60% LAR - 40% CIR	25%	£2,152,980	£1,045,475	£1,018,984	£728,448
60% LAR - 40% CIR	30%	£1,868,537	£785,628	£775,051	£493,832
60% LAR - 40% CIR	35%	£1,482,294	£483,576	£467,208	£188,053
60% LAR - 40% CIR	40%	£1,114,252	£189,586	£173,615	£11,186
60% LAR - 40% CIR	45%	£764,428	£89,852	£71,774	£423,873
60% LAR - 40% CIR	50%	£412,842	£394,942	£405,961	£728,504

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

		£97,649,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£3,732,891	£7,817,965	£7,627,674	£7,644,499	£7,598,543	£7,598,833	£9,678,595
60% LAR - 40% CIR	10%	£3,589,765	£7,960,344	£7,892,278	£7,817,038	£7,890,580	£7,810,362	£8,249,239
60% LAR - 40% CIR	15%	£3,563,622	£8,194,963	£8,174,768	£8,174,768	£8,253,518	£8,480,128	£8,622,600
60% LAR - 40% CIR	20%	£3,293,393	£8,441,203	£8,441,110	£8,497,709	£8,505,348	£8,750,741	£8,897,891
60% LAR - 40% CIR	25%	£3,111,863	£8,719,442	£8,719,442	£8,729,834	£8,747,407	£8,998,402	£9,134,861
60% LAR - 40% CIR	30%	£3,356,393	£8,999,472	£9,000,333	£9,023,899	£9,087,298	£9,315,700	£9,451,721
60% LAR - 40% CIR	35%	£3,550,894	£9,290,204	£9,290,204	£9,300,894	£9,300,894	£9,300,894	£9,300,894
60% LAR - 40% CIR	40%	£3,850,648	£9,594,964	£9,571,764	£9,671,395	£9,671,395	£9,671,395	£9,671,395
60% LAR - 40% CIR	45%	£3,950,472	£9,854,792	£9,885,182	£9,882,674	£9,882,674	£9,882,674	£9,882,674
60% LAR - 40% CIR	50%	£4,362,668	£10,158,642	£10,170,261	£10,180,728	£10,211,397	£10,211,397	£10,211,397

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

		£57,186,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,871,492	£3,300,854	£3,310,872	£3,327,599	£3,388,775	£3,823,071	£3,763,769
60% LAR - 40% CIR	5%	£2,008,891	£3,577,385	£3,587,385	£3,598,989	£3,660,263	£4,095,335	£4,036,033
60% LAR - 40% CIR	10%	£2,543,485	£3,844,004	£3,853,978	£3,870,739	£3,912,630	£4,363,962	£4,303,639
60% LAR - 40% CIR	15%	£2,862,352	£4,116,023	£4,126,023	£4,142,965	£4,184,965	£4,637,428	£4,577,028
60% LAR - 40% CIR	20%	£3,210,254	£4,394,963	£4,404,915	£4,421,489	£4,453,058	£4,912,821	£4,851,561
60% LAR - 40% CIR	25%	£3,586,849	£4,673,735	£4,683,614	£4,699,618	£4,741,120	£5,200,152	£5,138,501
60% LAR - 40% CIR	30%	£3,910,163	£4,953,172	£4,963,038	£4,979,139	£5,020,908	£5,479,400	£5,417,401
60% LAR - 40% CIR	35%	£4,256,309	£5,233,024	£5,244,871	£5,261,394	£5,302,701	£5,760,547	£5,698,239
60% LAR - 40% CIR	40%	£4,585,348	£5,513,895	£5,525,461	£5,542,696	£5,584,696	£6,042,464	£5,980,464
60% LAR - 40% CIR	45%	£4,914,172	£5,808,552	£5,819,882	£5,836,574	£5,890,103	£6,347,473	£6,285,234
60% LAR - 40% CIR	50%	£5,268,758	£6,113,642	£6,125,961	£6,142,428	£6,188,897	£6,645,949	£6,583,649

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

		£48,425,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,871,492	£3,300,854	£3,310,872	£3,327,599	£3,388,775	£3,823,071	£3,763,769
60% LAR - 40% CIR	5%	£2,008,891	£3,577,385	£3,587,385	£3,598,989	£3,660,263	£4,095,335	£4,036,033
60% LAR - 40% CIR	10%	£2,543,485	£3,844,004	£3,853,978	£3,870,739	£3,912,630	£4,363,962	£4,303,639
60% LAR - 40% CIR	15%	£2,862,352	£4,116,023	£4,126,023	£4,142,965	£4,184,965	£4,637,428	£4,577,028
60% LAR - 40% CIR	20%	£3,210,254	£4,394,963	£4,404,915	£4,421,489	£4,453,058	£4,912,821	£4,851,561
60% LAR - 40% CIR	25%	£3,586,849	£4,673,735	£4,683,614	£4,699,618	£4,741,120	£5,200,152	£5,138,501
60% LAR - 40% CIR	30%	£3,910,163	£4,953,172	£4,963,038	£4,979,139	£5,020,908	£5,479,400	£5,417,401
60% LAR - 40% CIR	35%	£4,256,309	£5,233,024	£5,244,871	£5,261,394	£5,302,701	£5,760,547	£5,698,239
60% LAR - 40% CIR	40%	£4,585,348	£5,513,895	£5,525,461	£5,542,696	£5,584,696	£6,042,464	£5,980,464
60% LAR - 40% CIR	45%	£4,914,172	£5,808,552	£5,819,882	£5,836,574	£5,890,103	£6,347,473	£6,285,234
60% LAR - 40% CIR	50%	£5,268,758	£6,113,642	£6,125,961	£6,142,428	£6,188,897	£6,645,949	£6,583,649

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

		£26,601,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£387,876	£797,876	£797,876	£797,876	£830,361	£861,729	£861,729
60% LAR - 40% CIR	5%	£4,451,999	£9,135,135	£9,135,135	£9,135,135	£9,135,135	£9,135,135	£9,135,135
60% LAR - 40% CIR	10%	£1,115,035	£2,185,034	£2,185,034	£2,185,034	£2,185,034	£2,185,034	£2,185,034
60% LAR - 40% CIR	15%	£775,178	£1,490,821	£1,490,821	£1,490,821	£1,490,821	£1,490,821	£1,490,821
60% LAR - 40% CIR	20%	£439,447	£738,403	£738,403	£738,403	£738,403	£738,403	£738,403
60% LAR - 40% CIR	25%	£1,899,665	£3,699,665	£3,699,665	£3,699,665	£3,699,665	£3,699,665	£3,699,665
60% LAR - 40% CIR	30%	£2,234,463	£4,234,463	£4,234,463	£4,234,463	£4,234,463	£4,234,463	£4,234,463
60% LAR - 40% CIR	35%	£2,579,768	£4,579,768	£4,579,768	£4,579,768	£4,579,768	£4,579,768	£4,579,768
60% LAR - 40% CIR	40%	£2,927,748	£4,927,748	£4,927,748	£4,927,748	£4,927,748	£4,927,748	£4,927,748
60% LAR - 40% CIR	45%	£3,377,222	£5,377,222	£5,377,222	£5,377,222	£5,377,222	£5,377,222	£5,377,222
60% LAR - 40% CIR	50%	£3,826,758	£5,826,758	£5,826,758	£5,826,758	£5,826,758	£5,826,758	£5,826,758

LB Camden
Local Plan Viability Testing 2025

Rest 8 - 20 Flats	
-------------------	--

No Units	20
Site Area	0.1 Ha

Residual land values:

Value Area	Zone C - £1,350 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£3,642,494	£4,184,523	£4,174,476	£4,157,560	£4,115,374	£3,862,078	£3,721,356
60% LAR - 40% CIR	5%	£3,217,589	£3,765,456	£3,755,446	£3,738,637	£3,705,518	£3,504,287	£3,364,135
60% LAR - 40% CIR	10%	£4,790,884	£3,464,489	£3,454,515	£3,437,758	£3,395,863	£3,144,501	£3,004,855
60% LAR - 40% CIR	15%	£4,362,245	£3,101,643	£3,091,700	£3,075,000	£3,033,248	£2,782,738	£2,643,589
60% LAR - 40% CIR	20%	£3,931,151	£2,736,838	£2,727,022	£2,710,373	£2,668,751	£2,418,018	£2,278,277
60% LAR - 40% CIR	25%	£3,499,401	£2,370,386	£2,360,498	£2,343,895	£2,302,390	£2,053,360	£1,915,009
60% LAR - 40% CIR	30%	£3,068,235	£2,003,811	£1,993,145	£1,975,586	£1,934,185	£1,685,734	£1,547,783
60% LAR - 40% CIR	35%	£2,636,209	£1,637,832	£1,627,885	£1,609,482	£1,568,154	£1,319,368	£1,181,617
60% LAR - 40% CIR	40%	£2,204,164	£1,271,895	£1,261,684	£1,243,543	£1,192,116	£943,955	£807,511
60% LAR - 40% CIR	45%	£1,771,818	£898,129	£887,911	£869,548	£818,893	£571,740	£434,548
60% LAR - 40% CIR	50%	£1,340,469	£510,643	£500,636	£484,395	£443,294	£196,686	£59,681

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£4,247,111	£3,939,444	£3,941,454	£3,939,273	£3,898,352	£3,650,813	£3,420,774
60% LAR - 40% CIR	10%	£3,974,598	£3,503,411	£3,510,385	£3,507,142	£3,465,321	£3,217,989	£2,987,945
60% LAR - 40% CIR	15%	£4,402,865	£3,080,422	£3,087,400	£3,084,200	£3,042,379	£2,795,192	£2,565,234
60% LAR - 40% CIR	20%	£3,933,149	£2,707,394	£2,713,873	£2,710,227	£2,668,149	£2,421,623	£2,191,631
60% LAR - 40% CIR	25%	£3,464,381	£2,334,114	£2,340,401	£2,336,714	£2,294,315	£2,047,840	£1,817,817
60% LAR - 40% CIR	30%	£3,000,889	£1,962,889	£1,968,102	£1,964,315	£1,921,816	£1,675,341	£1,445,317
60% LAR - 40% CIR	35%	£2,537,494	£1,591,399	£1,596,512	£1,592,725	£1,550,226	£1,303,751	£1,073,727
60% LAR - 40% CIR	40%	£2,074,001	£1,219,914	£1,225,027	£1,221,240	£1,178,741	£932,266	£702,242
60% LAR - 40% CIR	45%	£1,610,508	£848,429	£853,542	£849,755	£807,256	£560,781	£330,757
60% LAR - 40% CIR	50%	£1,147,015	£486,944	£492,057	£488,270	£445,771	£199,296	£69,272

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£276,189	£1,884,077	£1,884,124	£1,883,039	£1,883,226	£1,880,362	£1,877,242
60% LAR - 40% CIR	5%	£269,691	£1,869,444	£1,869,444	£1,868,864	£1,868,864	£1,866,813	£1,864,474
60% LAR - 40% CIR	10%	£327,739	£2,254,111	£2,254,085	£2,252,842	£2,252,737	£2,250,089	£2,247,745
60% LAR - 40% CIR	15%	£4,166,865	£2,661,027	£2,661,027	£2,660,800	£2,660,800	£2,658,362	£2,656,024
60% LAR - 40% CIR	20%	£1,756,849	£2,581,048	£2,581,048	£2,580,227	£2,580,227	£2,578,549	£2,576,871
60% LAR - 40% CIR	25%	£2,219,149	£3,348,214	£3,348,102	£3,347,208	£3,346,210	£3,345,240	£3,344,289
60% LAR - 40% CIR	30%	£1,633,861	£2,718,589	£2,718,455	£2,717,404	£2,716,415	£2,715,418	£2,714,421
60% LAR - 40% CIR	35%	£1,089,391	£2,086,798	£2,086,815	£2,086,113	£2,085,446	£2,084,292	£2,083,583
60% LAR - 40% CIR	40%	£530,198	£1,455,027	£1,455,027	£1,454,969	£1,454,969	£1,454,969	£1,454,969
60% LAR - 40% CIR	45%	£1,396,182	£4,532,471	£4,542,281	£4,538,712	£4,538,712	£4,538,712	£4,538,712
60% LAR - 40% CIR	50%	£4,468,617	£8,267,887	£8,271,784	£8,268,268	£8,268,268	£8,268,268	£8,268,268

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£1,000,404	£152,525	£152,516	£152,506	£152,512	£152,512	£152,512
60% LAR - 40% CIR	5%	£1,175,589	£278,344	£278,344	£278,337	£278,337	£278,337	£278,337
60% LAR - 40% CIR	10%	£249,846	£577,811	£577,811	£577,804	£577,804	£577,804	£577,804
60% LAR - 40% CIR	15%	£320,245	£490,357	£490,357	£490,350	£490,350	£490,350	£490,350
60% LAR - 40% CIR	20%	£119,289	£1,205,894	£1,214,875	£1,214,875	£1,214,875	£1,214,875	£1,214,875
60% LAR - 40% CIR	25%	£142,684	£1,671,614	£1,681,062	£1,681,062	£1,681,062	£1,681,062	£1,681,062
60% LAR - 40% CIR	30%	£208,785	£2,030,989	£2,048,885	£2,048,885	£2,048,885	£2,048,885	£2,048,885
60% LAR - 40% CIR	35%	£1,412,761	£2,416,188	£2,426,015	£2,426,015	£2,426,015	£2,426,015	£2,426,015
60% LAR - 40% CIR	40%	£1,850,598	£2,782,135	£2,791,988	£2,791,988	£2,791,988	£2,791,988	£2,791,988
60% LAR - 40% CIR	45%	£2,301,282	£3,158,871	£3,168,624	£3,168,624	£3,168,624	£3,168,624	£3,168,624
60% LAR - 40% CIR	50%	£2,751,831	£3,541,381	£3,541,164	£3,541,164	£3,541,164	£3,541,164	£3,541,164

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£1,151,489	£2,728,523	£2,718,316	£2,708,109	£2,697,902	£2,687,695	£2,677,488
60% LAR - 40% CIR	5%	£1,175,589	£1,765,368	£1,765,368	£1,765,357	£1,765,357	£1,765,357	£1,765,357
60% LAR - 40% CIR	10%	£2,740,764	£1,404,389	£1,394,415	£1,384,441	£1,374,467	£1,364,493	£1,354,519
60% LAR - 40% CIR	15%	£2,202,145	£1,841,543	£1,831,000	£1,820,457	£1,810,000	£1,800,000	£1,790,000
60% LAR - 40% CIR	20%	£1,871,851	£678,836	£668,922	£659,008	£649,094	£639,180	£629,266
60% LAR - 40% CIR	25%	£1,439,301	£1,010,389	£1,000,389	£990,389	£980,389	£970,389	£960,389
60% LAR - 40% CIR	30%	£1,005,115	£487,895	£478,895	£469,895	£460,895	£451,895	£442,895
60% LAR - 40% CIR	35%	£568,109	£248,268	£248,115	£247,962	£247,809	£247,656	£247,503
60% LAR - 40% CIR	40%	£131,304	£800,216	£810,068	£819,920	£829,772	£839,624	£849,476
60% LAR - 40% CIR	45%	£398,282	£1,173,871	£1,183,789	£1,193,707	£1,203,625	£1,213,543	£1,223,461
60% LAR - 40% CIR	50%	£2,488,831	£1,446,407	£1,456,264	£1,466,121	£1,475,978	£1,485,835	£1,495,692

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone C - £1,500 psf	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		Base	
		Tenure		LAR - CIR	
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Stair			

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone C - £1,750 psf	
No Units	20	Sales value inflation		Base	
Site Area	0.1 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR - CIR	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases</			

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats

No Units	20
Site Area	0.1 Ha

Residual land values:

Value Area	Zone C - £1,900 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£10,579,354	£9,042,531	£9,032,484	£9,015,587	£8,973,381	£8,720,085	£8,579,384
60% LAR - 40% CIR	5%	£9,907,892	£8,440,562	£8,430,553	£8,413,733	£8,371,685	£8,119,384	£7,979,232
60% LAR - 40% CIR	10%	£9,234,118	£7,836,696	£7,826,722	£7,809,963	£7,768,070	£7,516,708	£7,377,061
60% LAR - 40% CIR	15%	£8,558,652	£7,230,949	£7,221,006	£7,204,306	£7,162,554	£6,910,244	£6,772,872
60% LAR - 40% CIR	20%	£7,883,111	£6,625,342	£6,615,427	£6,598,779	£6,556,157	£6,303,824	£6,166,862
60% LAR - 40% CIR	25%	£7,202,114	£6,013,891	£6,004,003	£5,987,401	£5,945,895	£5,693,545	£5,556,515
60% LAR - 40% CIR	30%	£6,521,079	£5,402,617	£5,392,751	£5,376,191	£5,334,700	£5,082,330	£4,945,388
60% LAR - 40% CIR	35%	£5,838,227	£4,789,537	£4,779,689	£4,763,167	£4,721,859	£4,470,013	£4,332,821
60% LAR - 40% CIR	40%	£5,153,574	£4,174,689	£4,164,839	£4,148,348	£4,107,121	£3,855,159	£3,722,335
60% LAR - 40% CIR	45%	£4,467,140	£3,559,033	£3,548,215	£3,531,753	£3,490,583	£3,238,444	£3,105,420
60% LAR - 40% CIR	50%	£3,778,944	£2,939,046	£2,929,840	£2,913,398	£2,872,297	£2,620,089	£2,488,684

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£11,425	£1,524,338	£1,534,347	£1,531,197	£1,503,215	£1,465,506	£1,428,683
60% LAR - 40% CIR	5%	£2,826,782	£1,529,245	£1,538,178	£1,534,037	£1,498,648	£1,462,162	£1,425,879
60% LAR - 40% CIR	10%	£1,206,448	£2,531,601	£2,541,804	£2,537,064	£2,492,368	£2,456,098	£2,420,008
60% LAR - 40% CIR	15%	£1,983,589	£3,141,358	£3,151,473	£3,146,171	£3,098,743	£3,061,210	£3,024,113
60% LAR - 40% CIR	20%	£2,162,711	£3,841,342	£3,851,428	£3,846,041	£3,797,424	£3,759,258	£3,721,245
60% LAR - 40% CIR	25%	£3,213,821	£4,362,353	£4,372,143	£4,366,708	£4,316,116	£4,276,311	£4,236,512
60% LAR - 40% CIR	30%	£3,896,786	£4,970,351	£4,979,351	£4,973,351	£4,922,351	£4,871,351	£4,820,351
60% LAR - 40% CIR	35%	£4,481,334	£5,569,431	£5,578,431	£5,572,431	£5,521,431	£5,470,431	£5,419,431
60% LAR - 40% CIR	40%	£5,247,780	£6,200,967	£6,210,967	£6,204,967	£6,153,967	£6,102,967	£6,051,967
60% LAR - 40% CIR	45%	£5,865,866	£6,825,456	£6,835,456	£6,829,456	£6,778,456	£6,727,456	£6,676,456

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£4,880,764	£3,323,931	£3,313,884	£3,298,987	£3,284,781	£3,001,485	£2,860,784
60% LAR - 40% CIR	5%	£4,189,062	£2,721,982	£2,711,953	£2,696,130	£2,682,085	£2,399,784	£2,259,083
60% LAR - 40% CIR	10%	£3,515,518	£2,118,096	£2,108,066	£2,091,363	£2,078,470	£1,798,108	£1,658,461
60% LAR - 40% CIR	15%	£2,840,982	£1,512,249	£1,502,406	£1,485,706	£1,473,954	£1,193,444	£1,054,272
60% LAR - 40% CIR	20%	£2,162,711	£934,742	£934,627	£918,157	£906,654	£626,654	£486,654
60% LAR - 40% CIR	25%	£1,483,514	£356,551	£356,403	£340,601	£327,205	£47,736	£180,895
60% LAR - 40% CIR	30%	£1,802,474	£1,018,861	£1,018,861	£1,018,861	£1,018,861	£202,211	£270,472
60% LAR - 40% CIR	35%	£1,113,627	£429,063	£429,063	£429,063	£429,063	£1,244,367	£1,382,273
60% LAR - 40% CIR	40%	£1,425,140	£1,643,967	£1,643,967	£1,643,967	£1,643,967	£1,899,841	£2,155,715
60% LAR - 40% CIR	45%	£1,213,490	£2,160,567	£2,170,567	£2,168,847	£2,178,007	£2,474,369	£2,771,150
60% LAR - 40% CIR	50%	£1,438,868	£2,778,884	£2,788,884	£2,786,358	£2,795,358	£3,099,817	£3,229,817

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£5,527,354	£5,050,251	£4,995,484	£4,975,387	£4,931,351	£4,678,085	£4,537,384
60% LAR - 40% CIR	5%	£5,895,652	£4,398,562	£4,388,553	£4,371,733	£4,329,685	£4,077,384	£3,937,232
60% LAR - 40% CIR	10%	£5,152,118	£3,794,696	£3,784,687	£3,767,867	£3,725,819	£3,473,518	£3,333,366
60% LAR - 40% CIR	15%	£4,518,652	£3,188,949	£3,179,006	£3,162,306	£3,120,554	£2,870,044	£2,730,872
60% LAR - 40% CIR	20%	£3,839,211	£2,581,242	£2,571,427	£2,554,779	£2,513,157	£2,263,424	£2,124,652
60% LAR - 40% CIR	25%	£3,159,114	£1,974,591	£1,964,003	£1,947,401	£1,905,895	£1,656,862	£1,518,515
60% LAR - 40% CIR	30%	£2,478,079	£1,360,617	£1,350,751	£1,334,191	£1,292,730	£1,044,389	£906,388
60% LAR - 40% CIR	35%	£1,798,227	£747,537	£737,689	£721,167	£679,659	£425,213	£284,321
60% LAR - 40% CIR	40%	£1,111,574	£132,609	£122,839	£108,348	£95,121	£192,241	£139,695
60% LAR - 40% CIR	45%	£425,140	£488,867	£488,867	£488,867	£488,867	£1,696,356	£1,952,356
60% LAR - 40% CIR	50%	£285,458	£1,169,354	£1,173,165	£1,168,659	£1,168,703	£1,418,311	£1,653,311

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£5,527,354	£5,050,251	£4,995,484	£4,975,387	£4,931,351	£4,678,085	£4,537,384
60% LAR - 40% CIR	5%	£5,895,652	£4,398,562	£4,388,553	£4,371,733	£4,329,685	£4,077,384	£3,937,232
60% LAR - 40% CIR	10%	£5,152,118	£3,794,696	£3,784,687	£3,767,867	£3,725,819	£3,473,518	£3,333,366
60% LAR - 40% CIR	15%	£4,518,652	£3,188,949	£3,179,006	£3,162,306	£3,120,554	£2,870,044	£2,730,872
60% LAR - 40% CIR	20%	£3,839,211	£2,581,242	£2,571,427	£2,554,779	£2,513,157	£2,263,424	£2,124,652
60% LAR - 40% CIR	25%	£3,159,114	£1,974,591	£1,964,003	£1,947,401	£1,905,895	£1,656,862	£1,518,515
60% LAR - 40% CIR	30%	£2,478,079	£1,360,617	£1,350,751	£1,334,191	£1,292,730	£1,044,389	£906,388
60% LAR - 40% CIR	35%	£1,798,227	£747,537	£737,689	£721,167	£679,659	£425,213	£284,321
60% LAR - 40% CIR	40%	£1,111,574	£132,609	£122,839	£108,348	£95,121	£192,241	£139,695
60% LAR - 40% CIR	45%	£425,140	£488,867	£488,867	£488,867	£488,867	£1,696,356	£1,952,356
60% LAR - 40% CIR	50%	£285,458	£1,169,354	£1,173,165	£1,168,659	£1,168,703	£1,418,311	£1,653,311

LB Camden
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone C - £2,000 psf					
No Units	20	Sales value inflation		Base					
Site Area	0.1 Ha	Build cost inflation		Base					
Residual land values:		Tenure		PL					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		
Tenure	%AH	£114,786,981 £10,780,438 £10,041,983 £9,321,635 £8,586,412 £7,875,334 £7,149,419 £6,421,884 £5,692,561 £4,960,338 £4,227,757	£9,925,805 £9,219,072 £8,531,543 £7,881,732 £7,329,981 £6,676,347 £6,020,908 £5,363,965 £4,704,833 £4,043,833 £3,381,284	£9,915,757 £9,209,664 £8,521,668 £7,871,789 £7,320,447 £6,666,458 £6,011,042 £5,353,818 £4,694,803 £4,034,017 £3,371,476	£9,898,871 £9,192,844 £8,504,910 £7,855,089 £7,303,388 £6,649,856 £6,049,848 £5,337,295 £4,678,117 £4,017,553 £3,355,036	£9,856,655 £9,150,796 £8,463,017 £7,813,337 £7,261,776 £6,608,352 £5,953,062 £5,295,988 £4,637,085 £3,976,395 £3,313,935	£9,803,399 £9,098,554 £8,411,654 £7,762,827 £7,212,043 £6,559,320 £5,904,481 £5,248,142 £4,589,735 £3,929,445 £3,267,326	£9,462,838 £8,758,343 £8,172,008 £7,523,655 £6,973,302 £6,320,970 £5,666,679 £4,910,450 £4,252,299 £3,592,260 £2,930,322	
Residual Land values compared to benchmark land values									
Higher Value Secondary Offices									
£97,649,000									
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	%AH	£1,727,938 £1,665,538 £1,277,083 £1,214,683 £1,135,488 £1,073,088 £1,017,820 £957,747 £880,812 £813,619 £733,084 £648,488 £577,704 £468,843 £377,757	£485,226 £466,226 £413,267 £394,267 £374,319 £355,319 £302,308 £292,442 £275,882 £260,267 £247,438 £237,438 £227,438 £217,438 £207,438	£486,236 £466,236 £413,277 £394,277 £374,319 £355,319 £302,308 £292,442 £275,882 £260,267 £247,438 £237,438 £227,438 £217,438 £207,438	£471,774 £451,774 £401,988 £382,988 £363,030 £344,030 £344,030 £329,258 £312,682 £297,882 £284,935 £271,988 £259,041 £246,094 £233,147	£468,957 £448,957 £399,883 £380,883 £360,925 £341,925 £341,925 £327,078 £310,402 £295,602 £282,655 £269,708 £256,761 £243,814 £230,867	£468,957 £448,957 £399,883 £380,883 £360,925 £341,925 £341,925 £327,078 £310,402 £295,602 £282,655 £269,708 £256,761 £243,814 £230,867	£454,194 £434,194 £386,246 £367,246 £347,287 £328,287 £328,287 £313,330 £298,373 £283,416 £268,459 £253,502 £238,545 £223,588 £208,631	£440,897 £420,897 £373,892 £354,892 £334,932 £315,932 £315,932 £296,975 £281,018 £266,061 £251,104 £236,147 £221,190 £206,233 £191,276
Residual Land values compared to benchmark land values									
Medium Value Secondary Offices									
£57,186,000									
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	%AH	£7,434,957 £6,718,438 £5,980,983 £5,279,635 £4,527,412 £3,784,347 £3,107,419 £2,379,884 £1,650,151 £919,836 £185,757	£5,853,305 £5,237,072 £4,586,643 £3,939,732 £3,287,367 £2,634,947 £1,978,508 £1,321,068 £662,633 £1,833 £486,716	£5,873,757 £5,227,664 £4,576,668 £3,929,789 £3,278,407 £2,624,988 £1,968,542 £1,311,818 £662,603 £1,833 £486,716	£5,856,871 £5,210,844 £4,560,910 £3,913,089 £3,260,684 £2,608,288 £1,956,242 £1,304,318 £652,295 £1,833 £486,716	£5,814,655 £5,168,796 £4,521,017 £3,871,337 £3,218,776 £2,566,352 £1,910,082 £1,253,888 £596,085 £1,833 £486,716	£5,761,399 £5,116,554 £4,465,574 £3,819,094 £3,166,533 £2,514,109 £1,857,839 £1,201,481 £547,723 £1,833 £486,716	£5,420,838 £4,776,343 £4,125,363 £3,478,883 £2,826,322 £2,173,898 £1,517,628 £861,270 £210,295 £1,833 £486,716	
Residual Land values compared to benchmark land values									
Secondary Industrial/Storage/Distribution									
£26,601,000									
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	%AH	£8,135,338 £7,885,795 £7,885,795 £7,885,795 £7,885,795 £5,539,312 £3,813,244 £3,089,319 £4,381,584 £1,830,561 £2,890,736	£7,885,795 £7,885,795 £7,885,795 £7,885,795 £7,885,795 £5,539,312 £4,816,247 £3,980,808 £3,303,265 £2,644,633 £1,983,733	£7,885,795 £7,885,795 £7,885,795 £7,885,795 £7,885,795 £5,539,312 £4,816,247 £3,980,808 £3,303,265 £2,644,633 £1,983,733	£7,885,795 £7,885,795 £7,885,795 £7,885,795 £7,885,795 £5,539,312 £4,816,247 £3,980,808 £3,303,265 £2,644,633 £1,983,733	£7,885,795 £7,885,795 £7,885,795 £7,885,795 £7,885,795 £5,539,312 £4,816,247 £3,980,808 £3,303,265 £2,644,633 £1,983,733	£7,885,795 £7,885,795 £7,885,795 £7,885,795 £7,885,795 £5,539,312 £4,816,247 £3,980,808 £3,303,265 £2,644,633 £1,983,733	£7,885,795 £7,885,795 £7,885,795 £7,885,795 £7,885,795 £5,539,312 £4,816,247 £3,980,808 £3,303,265 £2,644,633 £1,983,733	£7,885,795 £7,885,795 £7,885,795 £7,885,795 £7,885,795 £5,539,312 £4,816,247 £3,980,808 £3,303,265 £2,644,633 £1,983,733

LB Camden
Local Plan Viability Testing 2025

Res 8 - 20 Flats

No Units	20
Site Area	0.1 Ha

Residual land values:

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 40% CIR	0%	£13,721,049	£12,133,990	£12,123,943	£12,107,596	£12,064,840	£11,811,544	£11,670,824
60% LAR: 40% CIR	5%	£12,862,563	£11,377,449	£11,367,439	£11,350,819	£11,308,571	£11,056,280	£10,914,118
60% LAR: 40% CIR	10%	£12,061,644	£10,619,009	£10,609,034	£10,592,277	£10,550,384	£10,298,020	£10,156,374
60% LAR: 40% CIR	15%	£11,220,093	£9,858,689	£9,848,747	£9,832,046	£9,790,295	£9,538,784	£9,400,611
60% LAR: 40% CIR	20%	£10,384,667	£9,096,509	£9,086,595	£9,069,585	£9,028,324	£8,776,891	£8,639,800
60% LAR: 40% CIR	25%	£9,558,385	£8,332,485	£8,322,597	£8,305,595	£8,264,489	£8,013,459	£7,877,109
60% LAR: 40% CIR	30%	£8,730,266	£7,506,638	£7,496,772	£7,479,723	£7,438,213	£7,187,409	£7,051,499
60% LAR: 40% CIR	35%	£7,880,308	£6,786,985	£6,786,138	£6,772,615	£6,731,308	£6,480,462	£6,345,770
60% LAR: 40% CIR	40%	£7,038,662	£5,945,444	£5,945,713	£5,932,029	£5,890,596	£5,639,414	£5,504,211
60% LAR: 40% CIR	45%	£6,195,073	£5,098,336	£5,249,518	£5,232,055	£5,190,896	£4,939,547	£4,804,752
60% LAR: 40% CIR	50%	£5,349,792	£4,485,376	£4,475,589	£4,459,129	£4,418,027	£4,171,419	£4,034,414

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 40% CIR	0%	£13,721,049	£12,133,990	£12,123,943	£12,107,596	£12,064,840	£11,811,544	£11,670,824
60% LAR: 40% CIR	5%	£12,862,563	£11,377,449	£11,367,439	£11,350,819	£11,308,571	£11,056,280	£10,914,118
60% LAR: 40% CIR	10%	£12,061,644	£10,619,009	£10,609,034	£10,592,277	£10,550,384	£10,298,020	£10,156,374
60% LAR: 40% CIR	15%	£11,220,093	£9,858,689	£9,848,747	£9,832,046	£9,790,295	£9,538,784	£9,400,611
60% LAR: 40% CIR	20%	£10,384,667	£9,096,509	£9,086,595	£9,069,585	£9,028,324	£8,776,891	£8,639,800
60% LAR: 40% CIR	25%	£9,558,385	£8,332,485	£8,322,597	£8,305,595	£8,264,489	£8,013,459	£7,877,109
60% LAR: 40% CIR	30%	£8,730,266	£7,506,638	£7,496,772	£7,479,723	£7,438,213	£7,187,409	£7,051,499
60% LAR: 40% CIR	35%	£7,880,308	£6,786,985	£6,786,138	£6,772,615	£6,731,308	£6,480,462	£6,345,770
60% LAR: 40% CIR	40%	£7,038,662	£5,945,444	£5,945,713	£5,932,029	£5,890,596	£5,639,414	£5,504,211
60% LAR: 40% CIR	45%	£6,195,073	£5,098,336	£5,249,518	£5,232,055	£5,190,896	£4,939,547	£4,804,752
60% LAR: 40% CIR	50%	£5,349,792	£4,485,376	£4,475,589	£4,459,129	£4,418,027	£4,171,419	£4,034,414

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 40% CIR	0%	£8,092,449	£6,415,390	£6,405,343	£6,388,456	£6,346,240	£6,092,944	£5,952,224
60% LAR: 40% CIR	5%	£7,173,763	£5,558,849	£5,548,839	£5,532,029	£5,490,896	£5,237,480	£5,097,518
60% LAR: 40% CIR	10%	£6,343,044	£4,900,409	£4,890,434	£4,873,677	£4,831,784	£4,580,420	£4,440,774
60% LAR: 40% CIR	15%	£5,514,967	£4,140,089	£4,130,147	£4,113,446	£4,071,695	£3,821,184	£3,682,011
60% LAR: 40% CIR	20%	£4,686,785	£3,377,869	£3,367,985	£3,351,366	£3,309,724	£3,059,861	£2,921,290
60% LAR: 40% CIR	25%	£3,859,785	£2,613,985	£2,603,997	£2,587,395	£2,545,889	£2,296,859	£2,158,509
60% LAR: 40% CIR	30%	£3,031,695	£1,848,038	£1,838,172	£1,821,612	£1,780,211	£1,531,410	£1,393,809
60% LAR: 40% CIR	35%	£2,181,728	£1,080,385	£1,070,538	£1,054,016	£1,012,708	£764,862	£627,170
60% LAR: 40% CIR	40%	£1,319,992	£310,844	£301,113	£284,623	£243,126	£1,264,625	£1,046,349
60% LAR: 40% CIR	45%	£470,473	£480,264	£470,062	£449,541	£427,704	£273,053	£111,844
60% LAR: 40% CIR	50%	£268,898	£1,283,021	£1,263,001	£1,238,474	£1,208,523	£1,047,181	£1,084,136

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 40% CIR	0%	£6,976,023	£5,091,090	£5,081,943	£5,065,095	£5,022,840	£4,769,244	£4,628,824
60% LAR: 40% CIR	5%	£6,050,303	£4,335,449	£4,325,439	£4,308,619	£4,266,571	£4,014,280	£3,874,118
60% LAR: 40% CIR	10%	£5,219,644	£3,577,009	£3,567,034	£3,550,277	£3,508,384	£3,256,020	£3,115,374
60% LAR: 40% CIR	15%	£4,387,083	£2,816,689	£2,806,747	£2,790,046	£2,748,295	£2,496,891	£2,356,611
60% LAR: 40% CIR	20%	£3,552,667	£2,054,509	£2,044,595	£2,027,846	£2,086,324	£1,784,261	£1,643,800
60% LAR: 40% CIR	25%	£2,718,985	£1,290,465	£1,280,597	£1,263,995	£1,222,489	£972,669	£832,198
60% LAR: 40% CIR	30%	£1,876,266	£524,038	£514,772	£498,212	£456,811	£3,208,410	£3,070,409
60% LAR: 40% CIR	35%	£1,038,308	£2,756,985	£2,747,138	£2,730,615	£2,689,308	£2,441,462	£2,303,770
60% LAR: 40% CIR	40%	£2,896,592	£1,987,544	£1,977,713	£1,961,223	£1,919,996	£1,672,634	£1,535,211
60% LAR: 40% CIR	45%	£1,131,073	£1,116,338	£1,209,518	£1,193,055	£1,148,896	£901,947	£764,952
60% LAR: 40% CIR	50%	£1,307,792	£443,376	£433,569	£417,129	£376,027	£129,419	£1,084,136

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 40% CIR	0%	£10,832,263	£10,017,080	£10,007,843	£10,000,740	£10,000,740	£9,151,444	£9,010,724
60% LAR: 40% CIR	5%	£10,001,544	£9,217,449	£9,207,339	£9,200,579	£9,248,471	£8,396,180	£8,256,018
60% LAR: 40% CIR	10%	£9,168,663	£8,358,009	£8,348,934	£8,332,177	£8,490,284	£7,638,020	£7,498,274
60% LAR: 40% CIR	15%	£8,334,567	£7,499,409	£7,489,347	£7,472,586	£7,730,195	£6,878,611	£6,740,511
60% LAR: 40% CIR	20%	£7,499,285	£6,659,689	£6,649,627	£6,632,866	£6,990,224	£6,138,491	£6,000,750
60% LAR: 40% CIR	25%	£6,660,196	£5,820,538	£5,810,476	£5,793,715	£6,248,891	£5,396,399	£5,259,009
60% LAR: 40% CIR	30%	£5,820,228	£4,981,885	£4,971,823	£4,955,062	£5,410,238	£4,557,908	£4,420,810
60% LAR: 40% CIR	35%	£4,981,462	£4,143,444	£4,133,382	£4,116,621	£4,571,797	£3,719,467	£3,582,569
60% LAR: 40% CIR	40%	£4,143,573	£3,304,576	£3,294,514	£3,277,753	£3,732,929	£2,880,599	£2,743,652
60% LAR: 40% CIR	45%	£3,304,662	£2,465,276	£2,455,214	£2,438,453	£2,893,629	£2,041,319	£1,904,314

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats		Value Area		Zone C - £1,090 p/sf							
No Units Site Area		Sales value inflation Build cost inflation		Base Base							
30 0.1 Ha				LAM - CIR							
Residual land values:											
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
Tenure		% AH									
60% LAR - 40% CIR		0%		£13,056,287		£10,762,745		£10,734,135		£10,718,175	
60% LAR - 40% CIR		5%		£12,384,283		£10,180,036		£10,152,326		£10,144,395	
60% LAR - 40% CIR		10%		£11,708,839		£9,619,126		£9,590,516		£9,572,556	
60% LAR - 40% CIR		15%		£11,035,115		£9,047,317		£9,018,707		£9,000,746	
60% LAR - 40% CIR		20%		£10,361,352		£8,475,507		£8,446,897		£8,428,937	
60% LAR - 40% CIR		25%		£9,687,667		£7,903,698		£7,875,088		£7,857,127	
60% LAR - 40% CIR		30%		£9,013,943		£7,331,888		£7,303,278		£7,285,318	
60% LAR - 40% CIR		35%		£8,340,219		£6,760,079		£6,731,469		£6,713,508	
60% LAR - 40% CIR		40%		£7,666,495		£6,188,269		£6,159,659		£6,141,698	
60% LAR - 40% CIR		45%		£6,992,771		£5,616,460		£5,587,850		£5,569,889	
60% LAR - 40% CIR		50%		£6,319,048		£5,044,650		£5,016,040		£4,998,080	

LB Camden
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area		Zone C - £1,190 psf				
No Units	30	Sales value inflation		Base				
Site Area	0.1 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR, CIR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
0% LAR, 40% CIR	0%	£14,896,136	£12,632,214	£12,803,805	£12,585,644	£12,640,743	£12,271,340	£12,121,872
5% LAR, 40% CIR	5%	£14,187,419	£11,969,832	£11,938,322	£11,920,351	£11,875,461	£11,506,057	£11,456,896
10% LAR, 40% CIR	10%	£13,416,753	£11,301,446	£11,274,036	£11,255,078	£11,210,178	£10,840,774	£10,791,358
15% LAR, 40% CIR	15%	£12,649,987	£10,636,366	£10,607,756	£10,588,795	£10,544,895	£10,175,491	£10,125,923
20% LAR, 40% CIR	20%	£11,881,270	£9,971,083	£9,942,473	£9,923,512	£9,879,612	£9,510,208	£9,460,540
25% LAR, 40% CIR	25%	£11,112,554	£9,305,800	£9,277,190	£9,258,229	£9,214,329	£8,844,925	£8,795,257
30% LAR, 40% CIR	30%	£10,343,837	£8,640,517	£8,611,908	£8,593,947	£8,549,046	£8,179,642	£8,129,874
35% LAR, 40% CIR	35%	£9,575,121	£7,975,234	£7,946,623	£7,928,664	£7,883,763	£7,514,360	£7,464,891
40% LAR, 40% CIR	40%	£8,806,405	£7,309,951	£7,281,340	£7,263,381	£7,218,480	£6,849,077	£6,799,408
45% LAR, 40% CIR	45%	£8,037,687	£6,644,668	£6,616,058	£6,598,098	£6,553,197	£6,183,794	£6,134,126
50% LAR, 40% CIR	50%	£7,268,971	£5,979,386	£5,950,775	£5,932,815	£5,887,915	£5,518,511	£5,468,843

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

Significant Value Secondary Criteria		Base Build Costs										Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	
--------------------------------------	--	------------------	--	--	--	--	--	--	--	--	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--

LB Camden
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area		Zone C - £1,350 psf	
No Units		30		Sales value inflation	
Site Area		0.1 Ha		Build cost inflation	
Residual land values:				Base	
				Base	
				LAP, CIR	
				</	

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats		Value Area		Zone C - £1,000 pcf	
No Units	30	Sales value inflation		Base	
Site Area	0.1 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR : CR	
Tenure	%AH	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
0% LAR, 40% CR	0%	£21,855,804	£19,175,358	£19,128,786	£18,814,483
0% LAR, 40% CR	5%	£20,504,415	£18,126,817	£18,136,347	£17,872,374
0% LAR, 40% CR	10%	£19,403,224	£17,180,477	£17,143,867	£16,879,934
0% LAR, 40% CR	15%	£18,302,034	£16,188,037	£16,151,487	£15,887,494
0% LAR, 40% CR	20%	£17,200,845	£15,205,597	£15,159,027	£14,894,055
0% LAR, 40% CR	25%	£16,099,655	£14,213,158	£14,166,586	£13,852,282
0% LAR, 40% CR	30%	£14,998,465	£13,220,717	£13,173,136	£12,859,842
0% LAR, 40% CR	35%	£13,897,276	£12,228,277	£12,181,706	£11,867,403
0% LAR, 40% CR	40%	£12,796,085	£11,235,837	£11,189,267	£10,874,963
0% LAR, 40% CR	45%	£11,694,895	£10,243,397	£10,196,827	£9,882,523
0% LAR, 40% CR	50%	£10,593,706	£9,250,956	£9,204,386	£8,890,082

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

				£97,649,000	
Tenure	%AH	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
0% LAR, 40% CR	0%	£11,887,754	£9,410,458	£9,381,833	£9,389,844
0% LAR, 40% CR	5%	£10,786,515	£8,418,017	£8,371,447	£8,357,143
0% LAR, 40% CR	10%	£9,685,274	£7,425,577	£7,370,007	£7,344,105
0% LAR, 40% CR	15%	£8,584,034	£6,433,137	£6,366,567	£6,322,094
0% LAR, 40% CR	20%	£7,482,795	£5,440,697	£5,413,087	£5,359,127
0% LAR, 40% CR	25%	£6,381,555	£4,448,257	£4,401,636	£4,347,186
0% LAR, 40% CR	30%	£5,280,315	£3,455,817	£3,409,246	£3,344,736
0% LAR, 40% CR	35%	£4,179,075	£2,463,377	£2,416,806	£2,352,286
0% LAR, 40% CR	40%	£3,077,835	£1,470,937	£1,424,367	£1,359,836
0% LAR, 40% CR	45%	£1,976,595	£478,497	£440,888	£417,823
0% LAR, 40% CR	50%	£83,855	£6,154	£24,924	£2,047

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

				£57,186,000	
Tenure	%AH	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
0% LAR, 40% CR	0%	£15,887,804	£13,456,758	£13,428,147	£13,365,256
0% LAR, 40% CR	5%	£14,786,515	£12,464,317	£12,435,707	£12,372,816
0% LAR, 40% CR	10%	£13,685,274	£11,471,877	£11,443,267	£11,380,406
0% LAR, 40% CR	15%	£12,584,034	£10,479,437	£10,450,827	£10,387,966
0% LAR, 40% CR	20%	£11,482,795	£9,486,997	£9,458,387	£9,395,526
0% LAR, 40% CR	25%	£10,381,555	£8,494,557	£8,465,947	£8,403,086
0% LAR, 40% CR	30%	£9,280,315	£7,502,117	£7,473,507	£7,410,646
0% LAR, 40% CR	35%	£8,179,075	£6,509,677	£6,481,067	£6,418,206
0% LAR, 40% CR	40%	£7,077,835	£5,517,237	£5,488,627	£5,425,766
0% LAR, 40% CR	45%	£5,976,595	£4,524,797	£4,496,187	£4,433,326
0% LAR, 40% CR	50%	£4,875,355	£3,532,356	£3,503,746	£3,440,885

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

				£49,429,000	
Tenure	%AH	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
0% LAR, 40% CR	0%	£17,263,504	£15,133,258	£15,105,747	£15,041,999
0% LAR, 40% CR	5%	£16,162,215	£14,140,817	£14,113,307	£14,049,446
0% LAR, 40% CR	10%	£15,060,924	£13,148,377	£13,120,867	£13,057,006
0% LAR, 40% CR	15%	£13,959,634	£12,155,937	£12,128,427	£12,064,546
0% LAR, 40% CR	20%	£12,858,345	£11,163,497	£11,135,987	£11,072,126
0% LAR, 40% CR	25%	£11,757,055	£10,171,057	£10,143,547	£10,079,686
0% LAR, 40% CR	30%	£10,655,765	£9,178,617	£9,151,107	£9,087,246
0% LAR, 40% CR	35%	£9,554,475	£8,186,177	£8,158,667	£8,094,886
0% LAR, 40% CR	40%	£8,453,185	£7,193,737	£7,166,227	£7,092,506
0% LAR, 40% CR	45%	£7,351,895	£6,201,297	£6,173,787	£6,100,026
0% LAR, 40% CR	50%	£6,250,605	£5,208,856	£5,181,346	£5,107,586

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

				£20,601,000	
Tenure	%AH	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
0% LAR, 40% CR	0%	£19,545,504	£17,115,258	£17,086,647	£17,023,786
0% LAR, 40% CR	5%	£18,444,315	£16,122,817	£16,094,207	£16,031,346
0% LAR, 40% CR	10%	£17,343,124	£15,130,377	£15,083,607	£15,030,906
0% LAR, 40% CR	15%	£16,241,934	£14,137,937	£14,100,326	£14,047,626
0% LAR, 40% CR	20%	£15,140,745	£13,145,497	£13,118,887	£13,064,026
0% LAR, 40% CR	25%	£14,039,555	£12,153,057	£12,126,447	£12,071,166
0% LAR, 40% CR	30%	£12,938,365	£11,160,617	£11,134,007	£11,080,146
0% LAR, 40% CR	35%	£11,837,175	£10,168,177	£10,141,567	£10,087,706
0% LAR, 40% CR	40%	£10,735,985	£9,175,737	£9,149,126	£9,094,246
0% LAR, 40% CR	45%	£9,634,795	£8,183,297	£8,156,687	£8,091,826
0% LAR, 40% CR	50%	£8,533,605	£7,190,856	£7,164,246	£7,099,386

LB Camden
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area		Zone C - £1,760 psf	
No Units	30	Sales value inflation		Base	
Site Area	0.1 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR, CIR	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 20			

Resi 9 - 30 Plots		Value Area		Zone C - £1,900 paf	
No Units	36	Sales value inflation		Base	
Site Area	6.1 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR, CIR	
Tenure	% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offsets Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offsets Payments, Sustainable & Embodied Carbon
60% LAR, 40% CIR	20%	£29,204,997	£28,624,625	£28,650,654	£28,292,360
60% LAR, 40% CIR	5%	£27,723,878	£26,986,961	£26,430,331	£24,776,558
60% LAR, 40% CIR	10%	£26,242,759	£25,350,567	£24,873,998	£23,160,967
60% LAR, 40% CIR	15%	£24,761,519	£23,705,633	£22,967,692	£22,040,680
60% LAR, 40% CIR	20%	£23,280,359	£21,151,896	£21,144,428	£20,617,867
60% LAR, 40% CIR	25%	£21,799,199	£18,621,565	£18,730,094	£17,844,688
60% LAR, 40% CIR	30%	£20,318,040	£16,455,231	£16,528,661	£15,954,257
60% LAR, 40% CIR	35%	£18,836,880	£17,080,267	£17,042,326	£16,578,534
60% LAR, 40% CIR	40%	£17,355,721	£15,693,863	£15,675,063	£15,152,000
60% LAR, 40% CIR	45%	£15,874,562	£14,306,230	£14,359,659	£13,945,867
60% LAR, 40% CIR	50%	£14,393,403	£12,918,695	£12,945,726	£12,530,971
60% LAR, 40% CIR	55%	£12,912,244	£11,531,160	£11,564,474	£11,149,076
60% LAR, 40% CIR	60%	£11,431,085	£10,143,625	£10,177,993	£9,766,581
60% LAR, 40% CIR	65%	£9,950,000	£8,756,090	£8,791,461	£8,380,500
60% LAR, 40% CIR	70%	£8,469,000	£7,368,555	£7,403,932	£7,000,000
60% LAR, 40% CIR	75%	£6,988,000	£5,981,020	£6,019,403	£5,620,000
60% LAR, 40% CIR	80%	£5,507,000	£4,593,485	£4,628,874	£4,240,000
60% LAR, 40% CIR	85%	£4,026,000	£3,205,950	£3,241,343	£2,860,000
60% LAR, 40% CIR	90%	£2,545,000	£1,818,415	£1,853,836	£1,480,000
60% LAR, 40% CIR	95%	£1,064,000	£410,880	£414,269	£340,000
60% LAR, 40% CIR	100%	£0	£0	£0	£0

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Significant Value Accounting Criteria		Key Metrics						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£139,440,087	£18,888,335	£18,889,725	£16,841,764	£17,590,884	£18,527,490	£18,277,122
60% LAR, 40% CDR	10%	£146,623,080	£19,623,080	£19,623,080	£17,590,884	£18,527,490	£18,527,490	£18,527,490
60% LAR, 40% CDR	20%	£146,627,778	£19,627,778	£19,627,778	£17,590,884	£18,527,490	£18,527,490	£18,527,490
60% LAR, 40% CDR	30%	£146,632,476	£19,632,476	£19,632,476	£17,590,884	£18,527,490	£18,527,490	£18,527,490
60% LAR, 40% CDR	40%	£146,637,174	£19,637,174	£19,637,174	£17,590,884	£18,527,490	£18,527,490	£18,527,490
60% LAR, 40% CDR	50%	£146,641,872	£19,641,872	£19,641,872	£17,590,884	£18,527,490	£18,527,490	£18,527,490
60% LAR, 40% CDR	60%	£146,646,570	£19,646,570	£19,646,570	£17,590,884	£18,527,490	£18,527,490	£18,527,490
60% LAR, 40% CDR	70%	£146,651,268	£19,651,268	£19,651,268	£17,590,884	£18,527,490	£18,527,490	£18,527,490
60% LAR, 40% CDR	80%	£146,655,966	£19,655,966	£19,655,966	£17,590,884	£18,527,490	£18,527,490	£18,527,490
60% LAR, 40% CDR	90%	£146,660,664	£19,660,664	£19,660,664	£17,590,884	£18,527,490	£18,527,490	£18,527,490
60% LAR, 40% CDR	95%	£146,665,362	£19,665,362	£19,665,362	£17,590,884	£18,527,490	£18,527,490	£18,527,490
60% LAR, 40% CDR	98%	£146,669,008	£19,669,008	£19,669,008	£17,590,884	£18,527,490	£18,527,490	£18,527,490
60% LAR, 40% CDR	99%	£146,672,654	£19,672,654	£19,672,654	£17,590,884	£18,527,490	£18,527,490	£18,527,490
60% LAR, 40% CDR	99.5%	£146,676,300	£19,676,300	£19,676,300	£17,590,884	£18,527,490	£18,527,490	£18,527,490
60% LAR, 40% CDR	99.9%	£146,679,946	£19,679,946	£19,679,946	£17,590,884	£18,527,490	£18,527,490	£18,527,490
60% LAR, 40% CDR	100%	£146,683,592	£19,683,592	£19,683,592	£17,590,884	£18,527,490	£18,527,490	£18,527,490

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

[illegible]

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

Base Build Costs and Access P4(M2) & Building Safety Levy		Base Build Costs, Access P4(M2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access P4(M2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, BREEAM Excellent		Base Build Costs, Access P4(M2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, BREEAM Excellent & Biodiversity		Base Build Costs, Access P4(M2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, BREEAM Excellent, Biodiversity, Renewable Offset Payments		Base Build Costs, Access P4(M2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access P4(M2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
Tenure	% AH												
		£25,162,967	£22,811,236	£22,962,625	£22,564,064	£22,516,764	£22,292,360	£22,100,692					
60% LAR - 40% CIR	5%	£23,681,838	£21,244,901	£21,216,290	£21,186,331	£21,153,430	£20,884,027	£20,724,358					
60% LAR - 40% CIR	10%	£22,200,678	£19,873,567	£19,849,867	£19,821,098	£19,791,265	£19,521,662	£19,368,024					
60% LAR - 40% CIR	15%	£20,719,519	£18,493,223	£18,463,623	£18,435,662	£18,404,762	£18,131,359	£18,001,690					
60% LAR - 40% CIR	20%	£19,238,360	£17,105,899	£17,117,288	£17,089,520	£17,054,428	£16,786,025	£16,655,367					
60% LAR - 40% CIR	25%	£17,757,199	£15,712,560	£15,716,965	£15,702,965	£15,712,964	£15,441,691	£15,310,024					
60% LAR - 40% CIR	30%	£16,276,040	£14,323,231	£14,334,620	£14,366,661	£14,321,760	£14,052,357	£13,920,687					
60% LAR - 40% CIR	35%	£14,794,880	£12,938,902	£13,018,287	£13,068,989	£13,020,320	£12,750,924	£12,618,256					
60% LAR - 40% CIR	40%	£13,313,721	£11,553,563	£11,685,953	£11,633,963	£11,589,952	£11,319,699	£11,176,020					
60% LAR - 40% CIR	45%	£11,832,562	£10,170,230	£10,268,619	£10,267,759	£10,222,759	£9,953,355	£9,803,697					
60% LAR - 40% CIR	50%	£10,351,403	£8,788,895	£8,941,685	£8,912,285	£8,867,285	£8,597,882	£8,447,220					

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

Tenure		% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	60% LAR 40% CR	0%	£27,144,887	£24,500,136	£24,504,025	£24,501,864	£24,502,390
10%	60% LAR 40% CR	10%	£27,144,887	£24,500,136	£24,504,025	£24,501,864	£24,502,390
20%	60% LAR 40% CR	20%	£27,144,887	£24,500,136	£24,504,025	£24,501,864	£24,502,390
30%	60% LAR 40% CR	30%	£27,144,887	£24,500,136	£24,504,025	£24,501,864	£24,502,390
40%	60% LAR 40% CR	40%	£27,144,887	£24,500,136	£24,504,025	£24,501,864	£24,502,390
50%	60% LAR 40% CR	50%	£27,144,887	£24,500,136	£24,504,025	£24,501,864	£24,502,390
60%	60% LAR 40% CR	60%	£27,144,887	£24,500,136	£24,504,025	£24,501,864	£24,502,390
70%	60% LAR 40% CR	70%	£27,144,887	£24,500,136	£24,504,025	£24,501,864	£24,502,390
80%	60% LAR 40% CR	80%	£27,144,887	£24,500,136	£24,504,025	£24,501,864	£24,502,390
90%	60% LAR 40% CR	90%	£27,144,887	£24,500,136	£24,504,025	£24,501,864	£24,502,390
100%	60% LAR 40% CR	100%	£27,144,887	£24,500,136	£24,504,025	£24,501,864	£24,502,390

Res1 9 - 30 Flats		Value Area		Zone C - £2,000 psf	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		Base	
0.1 Ha		Tenure		LAR: CR	
Residual land values:					
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREAM Excellent, Biodiversity, Renewable
60% LAR, 40% CR	2%	£31,104,848	£28,222,704	£28,484,084	£28,431,233
60% LAR, 40% CR	5%	£28,988,864	£27,966,867	£27,616,206	£28,702,023
60% LAR, 40% CR	10%	£27,952,541	£26,903,089	£25,574,479	£25,242,215
60% LAR, 40% CR	15%	£26,738,398	£26,143,282	£24,116,871	£24,081,181
60% LAR, 40% CR	20%	£25,802,879	£25,683,479	£22,654,864	£22,562,003
60% LAR, 40% CR	25%	£24,224,095	£24,223,867	£21,185,057	£21,132,186
60% LAR, 40% CR	30%	£21,847,264	£19,163,860	£19,125,049	£19,072,389
60% LAR, 40% CR	35%	£20,077,782	£18,304,052	£18,275,442	£17,843,783
60% LAR, 40% CR	40%	£18,468,030	£16,844,545	£16,815,034	£16,483,371
60% LAR, 40% CR	45%	£16,799,479	£15,384,437	£15,337,867	£15,022,563
60% LAR, 40% CR	50%	£15,945,507	£14,023,630	£13,956,016	£13,651,769
				£12,929,860	£12,873,884
				£11,879,000	£11,874,087

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

[illegible]

Residual Land values compared to benchmark land values

		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Payments			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offsets & Sustainability			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offsets Payments, Sustainable & Embodied Carbon		
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offsets & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offsets Payments, Sustainable & Embodied Carbon								
0%		£25,396,246	£22,804,104	£22,775,484	£22,757,833	£22,712,833	£22,443,633	£22,263,961								
60% LAR, 40% CDR	20%	£27,544,267	£27,515,586	£27,497,935	£27,452,935	£27,183,735	£26,993,246	£26,813,246								
60% LAR, 40% CDR	10%	£22,233,941	£19,884,489	£19,855,919	£19,837,919	£19,793,019	£19,523,819	£19,333,946								
60% LAR, 40% LRP	20%	£20,657,789	£18,424,652	£18,386,071	£18,332,211	£18,063,009	£17,874,139	£17,694,139								
60% LAR, 40% CDR	10%	£19,868,169	£18,635,042	£18,596,461	£18,542,601	£18,273,400	£18,083,526	£17,893,526								
60% LAR, 40% CDR	25%	£17,505,466	£15,205,067	£15,170,457	£15,126,597	£15,143,193	£14,984,524	£14,804,524								
60% LAR, 40% CDR	30%	£15,605,314	£14,045,260	£14,010,640	£13,966,880	£13,983,476	£13,824,777	£13,644,777								
60% LAR, 40% CDR	35%	£14,393,182	£12,585,452	£12,558,842	£12,515,982	£12,493,981	£12,274,578	£12,174,578								
60% LAR, 40% CDR	40%	£13,727,000	£11,919,269	£11,892,659	£11,849,799	£11,827,798	£11,607,892	£11,507,892								
60% LAR, 40% CDR	45%	£11,250,679	£9,695,637	£9,671,227	£9,627,367	£9,605,366	£9,385,460	£9,285,460								

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Off Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Offsets	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offsets & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offsets & Embodied Carbon
60% LAR, 40% CBR	0%	£27,992,846	£24,480,704	£24,452,094	£24,434,133	£24,389,233	£24,119,830	£23,970,161	
60% LAR, 40% CBR	10%	£24,488,884	£21,020,887	£20,993,286	£20,975,325	£20,930,425	£20,660,023	£20,511,354	
60% LAR, 40% CBR	20%	£23,910,541	£21,532,479	£21,532,479	£21,532,479	£21,469,618	£21,200,215	£21,041,786	
60% LAR, 40% CBR	15%	£20,111,282	£20,111,282	£20,072,671	£20,050,712	£20,009,811	£19,740,405	£19,587,238	
60% LAR, 40% CBR	25%	£18,941,640	£18,941,640	£18,912,684	£18,894,864	£18,854,864	£18,585,460	£18,431,931	
60% LAR, 40% CBR	30%	£19,159,266	£17,181,667	£17,153,067	£17,135,067	£17,069,203	£16,800,793	£16,647,124	
60% LAR, 40% CBR	35%	£17,651,504	£15,721,860	£15,693,049	£15,675,049	£15,635,185	£15,365,779	£15,212,010	
60% LAR, 40% CBR	35%	£18,029,752	£14,262,052	£14,233,242	£14,215,052	£14,170,581	£13,901,175	£13,751,509	
60% LAR, 40% CBR	40%	£14,433,020	£12,802,245	£12,773,634	£12,755,024	£12,710,712	£12,441,307	£12,291,302	
60% LAR, 40% CBR	45%	£12,817,479	£11,342,327	£11,313,527	£11,295,367	£11,250,966	£10,981,563	£10,831,884	
60% LAR, 40% CBR	50%	£10,852,860	£9,842,610	£9,813,400	£9,795,190	£9,750,689	£9,481,286	£9,331,607	

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offsets & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offsets & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offsets & Sustainability
0%		£29,044,746	£28,462,094	£26,433,994	£26,416,033	£26,371,133	£26,101,730	£25,862,061
10% LAR, 60% CBR	10%	£27,488,094	£27,002,267	£24,881,311	£24,863,350	£24,818,450	£24,549,047	£24,309,378
60% LAR, 60% CBR	10%	£23,589,441	£23,104,589	£21,182,419	£21,164,458	£21,119,558	£20,850,155	£20,610,486
60% LAR, 60% CBR	15%	£24,316,189	£22,883,182	£22,054,571	£22,036,610	£21,991,710	£21,722,307	£21,482,638
60% LAR, 60% CBR	20%	£27,486,139	£26,053,132	£25,004,564	£25,013,603	£25,018,704	£24,749,301	£24,509,632
60% LAR, 60% CBR	25%	£27,163,589	£26,163,567	£24,130,467	£24,139,506	£24,127,607	£23,858,204	£23,618,535
60% LAR, 60% CBR	30%	£19,667,890	£17,603,760	£17,603,760	£17,603,760	£17,603,760	£17,334,357	£17,094,688
60% LAR, 60% CBR	35%	£18,017,892	£16,243,092	£16,215,342	£16,197,582	£16,185,681	£15,883,078	£15,733,409
60% LAR, 60% CBR	40%	£18,435,390	£16,384,145	£16,356,354	£16,338,594	£16,326,693	£16,024,290	£15,874,621
60% LAR, 60% CBR	45%	£14,859,379	£13,324,337	£13,285,727	£13,277,167	£13,232,866	£12,963,463	£12,793,400

LB Camden
Local Plan Viability Testing 2025

Resi 9 - 30 Flats

No Units	30
Site Area	0.1 Ha

Residual land values

Value Area	Zone C - RP Periphery £2,250 psf
------------	----------------------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Renewable Offsets	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offsets & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offsets & Sustainability & Embodied Carbon
		£35,854,466	£33,136,378	£33,167,767	£33,149,807	£33,104,307	£32,835,504	£32,685,035
60% LAR, 40% CLR	5%	£24,900,883	£23,009,893	£23,041,277	£23,022,816	£23,006,136	£22,846,134	£22,802,344
60% LAR, 40% CLR	10%	£32,227,250	£29,809,396	£29,780,785	£29,762,824	£29,747,924	£29,448,521	£29,298,852
60% LAR, 40% CLR	15%	£38,134,847	£35,115,864	£35,115,867	£35,104,234	£35,094,125	£34,688,234	£34,538,234
60% LAR, 40% CLR	20%	£28,599,935	£26,422,413	£26,363,903	£26,375,903	£26,330,842	£26,061,539	£25,911,870
60% LAR, 40% CLR	25%	£26,798,352	£24,728,622	£24,700,312	£24,692,252	£24,637,451	£24,368,449	£24,218,380
60% LAR, 40% CLR	30%	£24,726,689	£23,038,431	£23,006,861	£23,000,861	£22,988,860	£22,688,860	£22,538,860
60% LAR, 40% CLR	35%	£23,159,058	£21,341,940	£21,333,326	£21,295,570	£21,250,449	£20,981,066	£20,831,388
60% LAR, 40% CLR	40%	£17,846,462	£16,664,658	£16,649,839	£16,649,839	£16,566,137	£16,297,137	£16,247,137
60% LAR, 40% CLR	45%	£19,951,579	£17,954,058	£17,926,347	£17,908,387	£17,863,486	£17,604,486	£17,454,486
60% LAR, 40% CLR	50%	£17,838,366	£16,615,662	£16,615,662	£16,615,662	£16,568,966	£16,314,666	£16,265,666

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	%AH	Base Build Costs, Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases, Whchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 40% CDR	0%	£28,098,596	£23,431,478	£23,402,867	£23,384,367	£23,340,307	£23,370,874	£23,070,804	£22,920,835
60% LAR, 40% CDR	10%	£25,175,093	£21,237,887	£21,219,377	£21,200,377	£21,156,317	£21,186,844	£20,886,814	£20,736,845
60% LAR, 40% CDR	10%	£22,462,300	£20,044,490	£20,015,980	£19,997,304	£19,953,244	£19,983,821	£19,683,821	£19,533,852
60% LAR, 40% CDR	10%	£20,044,490	£18,851,097	£18,822,587	£18,803,811	£18,759,751	£18,790,328	£18,490,328	£18,340,359
60% LAR, 40% CDR	10%	£18,851,097	£18,662,613	£18,634,103	£18,615,342	£18,571,282	£18,601,859	£18,301,859	£18,151,890
60% LAR, 40% CDR	20%	£17,001,462	£14,964,052	£14,935,412	£14,916,742	£14,872,551	£14,903,148	£14,603,148	£14,453,179
60% LAR, 40% CDR	20%	£15,967,789	£13,927,379	£13,898,739	£13,879,963	£13,835,772	£13,866,369	£13,566,369	£13,416,400
60% LAR, 40% CDR	30%	£13,934,136	£11,577,040	£11,548,428	£11,530,040	£11,485,569	£11,516,166	£11,216,166	£11,066,197
60% LAR, 40% CDR	30%	£11,980,792	£9,845,340	£9,816,728	£9,798,340	£9,753,869	£9,784,466	£9,484,466	£9,334,497
60% LAR, 40% CDR	45%	£8,768,891	£8,190,058	£8,161,447	£8,143,058	£8,098,587	£8,129,184	£7,829,184	£7,679,215
60% LAR, 40% CDR	45%	£7,694,020	£7,115,187	£7,086,575	£7,068,187	£7,023,716	£7,054,313	£6,754,313	£6,604,344

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

Tenure		%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 40% CIR	0%		£30,155,866	£27,477,778	£27,448,167	£27,431,207	£27,386,307	£27,116,804	£26,967,252
60% LAR, 40% CIR	10%		£28,322,203	£25,786,287	£25,755,877	£25,738,917	£25,694,017	£25,424,514	£25,275,062
60% LAR, 40% CIR	10%		£26,558,500	£24,090,766	£24,060,356	£24,043,396	£23,998,496	£23,728,993	£23,579,541
60% LAR, 40% CIR	20%		£24,948,307	£22,500,243	£22,469,833	£22,452,873	£22,407,973	£22,138,470	£21,989,018
60% LAR, 40% CIR	20%		£22,981,335	£20,753,813	£20,723,403	£20,706,443	£20,661,543	£20,392,040	£20,242,588
60% LAR, 40% CIR	20%		£20,406,752	£18,010,232	£17,981,712	£17,964,752	£17,919,852	£17,650,349	£17,500,897
60% LAR, 40% CIR	30%		£19,254,069	£17,116,811	£17,087,621	£17,070,661	£17,025,761	£16,756,258	£16,606,806
60% LAR, 40% CIR	35%		£17,449,436	£15,263,340	£15,234,150	£15,217,190	£15,172,290	£14,902,787	£14,753,335
60% LAR, 40% CIR	40%		£15,405,802	£13,400,860	£13,371,670	£13,354,710	£13,309,810	£13,040,307	£12,890,855
60% LAR, 40% CIR	45%		£13,831,319	£11,626,368	£11,597,178	£11,580,218	£11,535,318	£11,265,815	£11,116,363
60% LAR, 40% CIR	50%		£12,680,262	£10,475,311	£10,446,121	£10,429,161	£10,384,261	£10,114,758	£9,965,306

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

Tenure			Base Build Costs and Access Prt M(4)2 & Building Safety Levy		Base Build Costs, Access Prt M(4)2, Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)3, BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)3, BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)3, BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)3, BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
0%		£31,812,496		£29,134,740		£29,134,740		£29,134,740		£29,134,740		£29,134,740		£29,134,740
60% LAR, 40% CIL		£29,898,505		£27,350,877		£27,350,877		£27,350,877		£27,350,877		£27,350,877		£27,350,877
60% LAR, 40% CIL	10%	£29,165,500		£26,789,500		£26,789,500		£26,789,500		£26,789,500		£26,789,500		£26,789,500
60% LAR, 40% CIL	15%	£29,371,567		£26,973,004		£26,945,294		£26,927,334		£26,927,334		£26,927,334		£26,927,334
60% LAR, 40% CIL	40%	£24,557,985		£22,380,413		£22,351,803		£22,333,842		£22,288,842		£22,185,870		£22,185,870
60% LAR, 40% CIL	50%	£29,734,336		£26,680,672		£26,658,312		£26,640,352		£26,595,451		£26,563,380		£26,563,380
60% LAR, 40% CIL	60%	£20,603,669		£18,903,421		£18,884,421		£18,846,869		£18,801,962		£18,432,167		£18,432,167
60% LAR, 40% CIL	70%	£19,117,096		£17,299,840		£17,271,329		£17,253,370		£17,208,469		£16,938,066		£16,938,066
60% LAR, 40% CIL	80%	£19,200,449		£17,300,449		£17,271,938		£17,253,979		£17,209,078		£16,938,669		£16,938,669
60% LAR, 40% CIL	90%	£19,489,798		£17,592,558		£17,564,047		£17,546,088		£17,501,187		£17,230,784		£17,230,784
60% LAR, 40% CIL	95%	£19,550,798		£17,649,798		£17,621,287		£17,603,328		£17,558,427		£17,288,024		£17,288,024
60% LAR, 40% CIL	99%	£19,550,798		£17,649,798		£17,621,287		£17,603,328		£17,558,427		£17,288,024		£17,288,024

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

LB Camden
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area	Zone C - RP Periphery £2,450 psf					
No Units	30	Sales value inflation	Base					
Site Area	0.1 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR, CIR					
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR, 40% CIR	0%	£39,654,163	£36,935,317	£36,906,706	£36,898,745	£36,843,845	£36,574,441	£36,424,773
00% LAR, 40% CIR	5%	£37,650,545	£35,054,870	£35,025,266	£35,009,306	£34,863,407	£34,694,004	£34,544,336
00% LAR, 40% CIR	10%	£35,646,927	£33,174,440	£33,145,430	£33,127,210	£32,982,499	£32,813,096	£32,663,387
00% LAR, 40% CIR	15%	£33,643,309	£31,294,003	£31,265,392	£31,247,431	£31,202,531	£31,033,128	£30,783,460
00% LAR, 40% CIR	20%	£31,639,692	£29,413,564	£29,384,954	£29,366,994	£29,322,093	£29,152,690	£28,903,022
00% LAR, 40% CIR	25%	£29,636,073	£27,533,126	£27,504,516	£27,486,556	£27,441,655	£27,272,252	£27,022,583
00% LAR, 40% CIR	30%	£27,632,455	£25,652,689	£25,624,079	£25,606,117	£25,561,217	£25,391,814	£25,142,146
00% LAR, 40% CIR	35%	£25,628,838	£23,772,250	£23,743,639	£23,725,680	£23,680,779	£23,511,376	£23,261,707
00% LAR, 40% CIR	40%	£23,625,220	£21,891,812	£21,863,202	£21,845,241	£21,800,341	£21,630,938	£21,381,269
00% LAR, 40% CIR	45%	£21,621,602	£20,011,375	£19,982,764	£19,964,804	£19,919,904	£19,750,500	£19,500,832
00% LAR, 40% CIR	50%	£19,617,985	£18,130,938	£18,102,325	£18,084,366	£18,039,465	£17,770,062	£17,620,393
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR, 40% CIR	0%	£29,889,243	£27,110,417	£27,181,866	£27,124,846	£27,078,345	£26,809,541	£26,659,873
00% LAR, 40% CIR	5%	£27,885,625	£25,289,879	£25,261,366	£25,243,406	£25,186,905	£24,918,101	£24,768,433
00% LAR, 40% CIR	10%	£25,882,007	£23,409,540	£23,380,530	£23,362,570	£23,318,069	£23,148,666	£22,898,997
00% LAR, 40% CIR	15%	£23,878,389	£21,529,103	£21,500,093	£21,482,133	£21,437,631	£21,268,228	£21,018,560
00% LAR, 40% CIR	20%	£21,874,772	£19,648,664	£19,620,054	£19,602,094	£19,557,593	£19,388,190	£19,138,522
00% LAR, 40% CIR	25%	£19,871,155	£17,768,225	£17,739,615	£17,721,655	£17,677,154	£17,507,751	£17,258,083
00% LAR, 40% CIR	30%	£17,867,538	£15,887,789	£15,859,178	£15,841,217	£15,796,717	£15,627,314	£15,377,646
00% LAR, 40% CIR	35%	£15,863,920	£14,007,350	£13,978,739	£13,960,780	£13,916,279	£13,746,876	£13,497,208
00% LAR, 40% CIR	40%	£13,860,302	£12,126,912	£12,098,302	£12,080,341	£12,035,841	£11,866,438	£11,616,770
00% LAR, 40% CIR	45%	£11,856,685	£10,246,475	£10,217,864	£10,199,904	£10,155,404	£9,986,000	£9,736,332
00% LAR, 40% CIR	50%	£9,853,067	£8,366,038	£8,337,425	£8,319,466	£8,274,965	£8,105,562	£7,855,893
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£97,186,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR, 40% CIR	0%	£33,935,563	£31,216,717	£31,188,106	£31,170,146	£31,125,245	£30,856,841	£30,706,173
00% LAR, 40% CIR	5%	£31,931,945	£29,338,279	£29,309,668	£29,291,708	£29,246,807	£28,978,403	£28,827,735
00% LAR, 40% CIR	10%	£29,928,327	£27,455,840	£27,427,230	£27,409,270	£27,364,369	£27,096,965	£26,946,297
00% LAR, 40% CIR	15%	£27,924,709	£25,573,403	£25,545,792	£25,527,831	£25,483,931	£25,216,528	£25,065,860
00% LAR, 40% CIR	20%	£25,921,092	£23,691,964	£23,664,354	£23,646,394	£23,602,493	£23,335,090	£23,184,422
00% LAR, 40% CIR	25%	£23,917,473	£21,810,526	£21,783,916	£21,765,956	£21,722,055	£21,454,652	£21,303,983
00% LAR, 40% CIR	30%	£21,913,855	£19,929,089	£19,902,478	£19,884,517	£19,840,617	£19,573,214	£19,422,546
00% LAR, 40% CIR	35%	£19,910,238	£18,050,650	£18,024,039	£18,006,079	£17,962,179	£17,694,776	£17,544,107
00% LAR, 40% CIR	40%	£17,906,620	£16,172,212	£16,145,602	£16,127,641	£16,083,741	£15,816,338	£15,665,669
00% LAR, 40% CIR	45%	£15,903,002	£14,293,775	£14,267,164	£14,249,204	£14,205,304	£13,937,900	£13,787,232
00% LAR, 40% CIR	50%	£13,899,385	£12,412,338	£12,385,725	£12,367,766	£12,323,865	£12,056,462	£11,905,793
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£48,429,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR, 40% CIR	0%	£10,012,153	£32,953,317	£32,964,706	£32,946,745	£32,891,845	£32,622,441	£32,472,773
00% LAR, 40% CIR	5%	£33,008,545	£31,012,879	£30,984,268	£30,966,308	£30,921,407	£30,652,004	£30,502,336
00% LAR, 40% CIR	10%	£31,004,927	£29,132,440	£29,103,830	£29,085,870	£29,040,969	£28,771,566	£28,621,897
00% LAR, 40% CIR	15%	£29,001,309	£27,252,003	£27,223,392	£27,205,431	£27,160,531	£26,891,128	£26,741,460
00% LAR, 40% CIR	20%	£27,007,692	£25,371,564	£25,342,954	£25,324,994	£25,280,093	£25,010,690	£24,861,022
00% LAR, 40% CIR	25%	£25,004,073	£23,491,126	£23,462,516	£23,444,556	£23,399,655	£23,130,252	£22,980,583
00% LAR, 40% CIR	30%	£23,000,455	£21,610,689	£21,582,078	£21,564,117	£21,519,217	£21,249,814	£21,100,146
00% LAR, 40% CIR	35%	£21,006,838	£19,730,250	£19,701,639	£19,683,680	£19,638,779	£19,369,376	£19,219,707
00% LAR, 40% CIR	40%	£19,003,220	£17,849,812	£17,821,202	£17,803,241	£17,758,341	£17,488,938	£17,339,269
00% LAR, 40% CIR	45%	£17,007,602	£15,969,375	£15,940,764	£15,922,804	£15,877,904	£15,608,500	£15,458,832
00% LAR, 40% CIR	50%	£15,003,985	£14,088,938	£14,060,325	£14,042,366	£13,997,465	£13,728,062	£13,578,393
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£26,601,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR, 40% CIR	0%	£37,294,063	£34,875,217	£34,846,606	£34,828,645	£34,783,745	£34,514,341	£34,364,673
00% LAR, 40% CIR	5%	£35,290,445	£32,964,779	£32,966,168	£32,948,208	£32,903,307	£32,633,904	£32,484,236
00% LAR, 40% CIR	10%	£33,286,827	£31,114,340	£31,085,730	£31,067,770	£31,022,869	£30,753,466	£30,603,797
00% LAR, 40% CIR	15%	£31,283,209	£29,233,903	£29,205,292	£29,187,331	£29,142,431	£28,873,028	£28,723,360
00% LAR, 40% CIR	20%	£29,279,592	£27,353,464	£27,324,854	£27,306,894	£27,261,993	£26,992,590	£26,842,922
00% LAR, 40% CIR	25%	£27,275,973	£25,473,026	£25,444,416	£25,426,456	£25,381,555	£25,112,152	£24,962,483
00% LAR, 40% CIR	30%	£25,272,355	£23,592,589	£23,563,978	£23,545,017	£23,500,117	£23,230,714	£23,081,046
00% LAR, 40% CIR	35%	£23,268,738	£21,712,150	£21,683,539	£21,665,580	£21,620,679	£21,351,276	£21,201,607
00% LAR, 40% CIR	40%	£21,265,120	£19,831,712	£19,803,102	£19,785,141	£19,740,241	£19,470,838	£19,321,169
00% LAR, 40% CIR	45%	£19,261,502	£17,951,275	£17,922,664	£17,904,704	£17,859,804	£17,590,400	£17,440,732
00% LAR, 40% CIR	50%	£17,257,885	£16,070,838	£16,042,225	£16,024,266	£15,979,365	£15,709,962	£15,560,293

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone C - £1,090 paf							
No Units Site Area		Sales value inflation Build cost inflation		Base Base							
60 0.14 Ha				Base Base LAM - CIR							
Residual land values:											
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure		% AH									
60% LAR - 40% CIR		0%		£7,951,307		£4,387,556		£4,403,029		£4,361,127	
60% LAR - 40% CIR		5%		£7,216,137		£3,812,556		£3,827,962		£3,786,226	
60% LAR - 40% CIR		10%		£6,480,930		£3,232,911		£3,248,300		£3,206,679	
60% LAR - 40% CIR		15%		£5,737,868		£2,688,670		£2,693,971		£2,652,350	
60% LAR - 40% CIR		20%		£4,995,860		£2,125,881		£2,075,137		£2,033,825	
60% LAR - 40% CIR		25%		£4,239,331		£1,466,590		£1,481,806		£1,440,810	
60% LAR - 40% CIR		30%		£3,483,328		£898,940		£899,940		£882,599	
60% LAR - 40% CIR		35%		£2,722,890		£266,678		£269,678		£260,830	
60% LAR - 40% CIR		40%		£1,959,069		£-359,705		£-343,633		£-307,709	
60% LAR - 40% CIR		45%		£1,188,908		£-1,188,668		£-1,008,701		£-892,651	
60% LAR - 40% CIR		50%		£415,451		£-1,862,241		£-1,646,207		£-1,489,550	
		0									
Residual Land values compared to benchmark land values											
Higher Value Secondary Offices		0									
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
60% LAR - 40% CIR		0%		£8,987,955		£5,157,299		£5,173,895		£5,131,831	
60% LAR - 40% CIR		5%		£8,252,786		£4,592,954		£4,609,550		£4,567,486	
60% LAR - 40% CIR		10%		£7,517,617		£4,028,609		£4,045,205		£4,003,141	
60% LAR - 40% CIR		15%		£6,782,448		£3,464,264		£3,480,860		£3,438,796	
60% LAR - 40% CIR		20%		£6,047,279		£2,899,919		£2,916,515		£2,874,451	
60% LAR - 40% CIR		25%		£5,312,110		£2,335,574		£2,352,170		£2,310,106	
60% LAR - 40% CIR		30%		£4,576,941		£1,771,229		£1,787,825		£1,745,761	
60% LAR - 40% CIR		35%		£3,841,772		£1,206,884		£1,223,480		£1,181,416	
60% LAR - 40% CIR		40%		£3,106,603		£642,539		£659,135		£617,071	
60% LAR - 40% CIR		45%		£2,371,434		£77,194		£93,790		£51,726	
60% LAR - 40% CIR		50%		£1,636,265		£-488,161		£-471,565		£-429,501	
		0									
Residual Land values compared to benchmark land values											
Medium Value Secondary Offices		0									
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
60% LAR - 40% CIR		0%		£8,987,955		£5,157,299		£5,173,895		£5,131,831	
60% LAR - 40% CIR		5%		£8,252,786		£4,592,954		£4,609,550		£4,567,486	
60% LAR - 40% CIR		10%		£7,517,617		£4,028,609		£4,045,205		£4,003,141	
60% LAR - 40% CIR		15%		£6,782,448		£3,464,264		£3,480,860		£3,438,796	
60% LAR - 40% CIR		20%		£6,047,279		£2,899,919		£2,916,515		£2,874,451	
60% LAR - 40% CIR		25%		£5,312,110		£2,335,574		£2,352,170		£2,310,106	
60% LAR - 40% CIR		30%		£4,576,941		£1,771,229		£1,787,825		£1,745,761	
60% LAR - 40% CIR		35%		£3,841,772		£1,206,884		£1,223,480		£1,181,416	
60% LAR - 40% CIR		40%		£3,106,603		£642,539		£659,135		£617,071	
60% LAR - 40% CIR		45%		£2,371,434		£77,194		£93,790		£51,726	
60% LAR - 40% CIR		50%		£1,636,265		£-488,161		£-471,565		£-429,501	
		0									
Residual Land values compared to benchmark land values											
Lower Value Secondary Offices / Community Space		0									
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
60% LAR - 40% CIR		0%		£2,177,052		£1,367,739		£1,374,335		£1,469,179	
60% LAR - 40% CIR		5%		£1,442,883		£703,394		£710,000		£804,844	
60% LAR - 40% CIR		10%		£708,714		£139,049		£145,655		£240,500	
60% LAR - 40% CIR		15%		£-23,545		£-424,304		£-430,910		£-336,054	
60% LAR - 40% CIR		20%		£-789,425		£-979,859		£-986,465		£-891,609	
60% LAR - 40% CIR		25%		£-1,534,596		£-1,724,890		£-1,731,496		£-1,636,640	
60% LAR - 40% CIR		30%		£-2,279,767		£-2,470,061		£-2,476,667		£-2,381,811	
60% LAR - 40% CIR		35%		£-3,024,938		£-3,220,132		£-3,226,738		£-3,131,882	
60% LAR - 40% CIR		40%		£-3,770,109		£-3,965,303		£-3,971,909		£-3,877,053	
60% LAR - 40% CIR		45%		£-4,515,280		£-4,710,477		£-4,717,083		£-4,622,227	
60% LAR - 40% CIR		50%		£-5,260,451		£-5,455,644		£-5,462,250		£-5,367,394	
		0									
Residual Land values compared to benchmark land values											
Secondary Industrial/Storage/Distribution		0									
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
60% LAR - 40% CIR		0%		£5,598,307		£1,444,566		£1,460,029		£1,418,127	
60% LAR - 40% CIR		5%		£4,863,138		£880,220		£895,683		£853,781	
60% LAR - 40% CIR		10%		£4,127,969		£325,875		£341,338		£299,436	
60% LAR - 40% CIR		15%		£3,392,800		£-329,480		£-312,874		£-270,972	
60% LAR - 40% CIR		20%		£2,657,631		£-893,135		£-876,529		£-834,627	
60% LAR - 40% CIR		25%		£1,922,462		£-1,456,990		£-1,440,384		£-1,398,482	
60% LAR - 40% CIR		30%		£1,187,293		£-2,020,335		£-2,003,729		£-1,961,827	
60% LAR - 40% CIR		35%		£49,104		£-2,583,680		£-2,567,074		£-2,525,172	
60% LAR - 40% CIR		40%		£-748,067		£-3,147,025		£-3,130,419		£-3,088,517	
60% LAR - 40% CIR		45%		£-1,493,238		£-3,710,370		£-3,693,764		£-3,651,862	
60% LAR - 40% CIR		50%		£-2,238,409		£-4,273,715		£-4,257,109		£-4,215,207	

Resi 10 - 50 Flats

No Units	50
Site Area	0.14 Ha

Residual land values:

Value Area	Zone C - £1,150 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M(4)2 & Building Safety Levy	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3 & BREEM Excellent	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent & Renewable Offset	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent, Biodiversity, Renewable Offset & Off Payments & Sustainability	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent, Biodiversity, Renewable Offset & Embodied Carbon
		£10,213,262	£6,016,295	£6,637,757	£9,589,455	£6,485,100	£5,856,570	£5,507,387
60% LAR, 40% CIR	5%	£9,389,634	£5,609,800	£5,945,263	£5,903,817	£5,803,142	£5,625,344	£5,452,344
60% LAR, 40% CIR	10%	£9,178,799	£5,294,716	£5,254,716	£5,212,533	£5,159,578	£4,984,845	£4,718,328
60% LAR, 40% CIR	15%	£8,968,021	£4,983,669	£4,983,669	£4,941,486	£4,813,157	£4,638,268	£4,372,751
60% LAR, 40% CIR	20%	£8,802,814	£3,842,884	£3,848,120	£3,816,807	£3,715,526	£3,603,637	£3,475,556
60% LAR, 40% CIR	25%	£5,008,039	£3,138,126	£3,153,263	£3,112,136	£3,005,105	£2,891,220	£2,847,817
60% LAR, 40% CIR	30%	£5,008,787	£2,430,849	£2,444,152	£2,403,309	£2,303,309	£2,183,525	£2,141,285
60% LAR, 40% CIR	35%	£4,195,104	£1,715,352	£1,720,504	£1,689,504	£1,587,002	£1,571,098	£1,530,528
60% LAR, 40% CIR	40%	£3,177,638	£987,385	£1,012,513	£997,152	£980,241	£1,009,420	£984,936
60% LAR, 40% CIR	45%	£2,434,627	£775,058	£790,204	£784,392	£747,222	£748,264	£784,956
60% LAR, 40% CIR	50%	£2,434,627	£605,907	£620,907	£611,058	£584,156	£584,156	£619,896

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

[illegible]

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

[illegible]

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

Tenure		%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CH	0%	14,438,916	1842,209	1397,471	6815,569	6710,814	182,284	1,691,895
60% LAR, 40% CH	10%	13,929,664	1,810,664	1,310,967	6,229,231	6,124,486	1,024,864	1,691,895
60% LAR, 40% CH	20%	12,742,474	1,655,549	1,050,710	4,959,174	4,854,768	1,269,440	1,691,895
60% LAR, 40% CH	30%	11,888,736	1,521,156	912,618	4,257,238	4,150,801	1,492,528	1,691,895
60% LAR, 40% CH	40%	11,059,630	1,399,630	781,422	3,516,168	3,409,473	1,692,461	1,691,895
60% LAR, 40% CH	50%	10,366,903	1,286,153	662,933	2,862,120	2,745,120	1,931,065	1,691,895
60% LAR, 40% CH	60%	9,799,499	1,185,754	560,330	2,371,148	2,243,977	2,406,901	1,691,895
60% LAR, 40% CH	70%	9,319,182	1,098,034	474,063	2,044,784	1,917,283	2,814,828	1,691,895
60% LAR, 40% CH	80%	8,907,861	1,024,267	400,801	1,804,884	1,673,003	3,269,726	1,691,895
60% LAR, 40% CH	90%	8,539,039	954,089	344,062	1,584,384	1,452,867	3,787,565	1,691,895
60% LAR, 40% CH	95%	8,369,412	924,412	324,942	1,504,784	1,373,464	4,069,412	1,691,895
60% LAR, 40% CH	99%	8,269,412	914,412	314,942	1,454,784	1,323,464	4,369,412	1,691,895

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

LB Camden
Local Plan Viability Testing 2025

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

No Units	50
Site Area	0.14 Ha

Residual land values:

Value Area	Zone C - £1,350 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR, 40% CIR	0%	£14,761,338	£11,073,751	£11,089,214	£11,047,312	£10,942,556	£10,314,026	£9,964,842
00% LAR, 40% CIR	5%	£18,635,361	£10,164,434	£10,179,837	£10,136,101	£10,033,762	£9,407,725	£9,058,538
00% LAR, 40% CIR	10%	£12,664,718	£9,250,477	£9,265,827	£9,223,244	£9,120,289	£8,496,657	£8,147,039
00% LAR, 40% CIR	15%	£11,489,570	£8,331,827	£8,347,228	£8,305,796	£8,202,183	£7,580,566	£7,231,223
00% LAR, 40% CIR	20%	£10,469,825	£7,408,830	£7,424,088	£7,382,773	£7,279,491	£6,658,803	£6,315,531
00% LAR, 40% CIR	25%	£9,325,826	£6,481,229	£6,496,445	£6,455,248	£6,352,258	£5,734,313	£5,391,010
00% LAR, 40% CIR	30%	£8,214,468	£5,549,170	£5,564,351	£5,523,290	£5,420,539	£4,803,144	£4,461,709
00% LAR, 40% CIR	35%	£7,136,533	£4,612,688	£4,627,851	£4,586,850	£4,484,350	£3,869,344	£3,527,875
00% LAR, 40% CIR	40%	£6,094,966	£3,671,859	£3,686,966	£3,646,096	£3,543,765	£2,929,961	£2,588,506
00% LAR, 40% CIR	45%	£4,926,066	£2,726,688	£2,741,805	£2,700,853	£2,598,822	£1,986,041	£1,645,686
00% LAR, 40% CIR	50%	£3,812,869	£1,777,261	£1,792,352	£1,751,556	£1,649,567	£1,037,632	£697,668

Residual Land values compared to benchmark values
Higher Value Secondary Offices

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR, 40% CIR	0%	£771,239	£2,916,385	£2,916,385	£2,877,863	£2,773,128	£2,144,567	£1,795,414
00% LAR, 40% CIR	5%	£944,836	£2,756,424	£2,756,424	£2,717,900	£2,613,165	£1,984,607	£1,635,453
00% LAR, 40% CIR	10%	£7,485,145	£2,699,360	£2,699,360	£2,660,836	£2,556,101	£1,925,540	£1,576,386
00% LAR, 40% CIR	15%	£2,465,267	£2,642,296	£2,642,296	£2,603,772	£2,499,037	£1,896,479	£1,547,325
00% LAR, 40% CIR	20%	£2,339,834	£2,581,267	£2,581,267	£2,542,743	£2,438,008	£1,867,404	£1,518,250
00% LAR, 40% CIR	25%	£2,214,401	£2,520,238	£2,520,238	£2,481,714	£2,376,979	£1,838,329	£1,489,175
00% LAR, 40% CIR	30%	£2,112,334	£2,459,209	£2,459,209	£2,420,685	£2,315,950	£1,809,254	£1,460,100
00% LAR, 40% CIR	35%	£2,010,267	£2,398,180	£2,398,180	£2,359,156	£2,254,421	£1,780,179	£1,431,025
00% LAR, 40% CIR	40%	£1,918,200	£2,337,151	£2,337,151	£2,297,627	£2,192,892	£1,751,104	£1,401,950
00% LAR, 40% CIR	45%	£1,826,133	£2,276,122	£2,276,122	£2,237,603	£2,132,868	£1,722,029	£1,372,875
00% LAR, 40% CIR	50%	£1,734,066	£2,215,093	£2,215,093	£2,176,579	£2,071,844	£1,692,950	£1,343,800

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR, 40% CIR	0%	£8,531,909	£2,904,323	£2,919,765	£2,877,863	£2,773,128	£2,144,567	£1,795,414
00% LAR, 40% CIR	5%	£3,469,689	£2,846,265	£2,861,707	£2,819,783	£2,715,048	£2,086,487	£1,737,333
00% LAR, 40% CIR	10%	£4,396,266	£1,081,048	£1,096,388	£1,054,815	£1,000,860	£737,129	£479,966
00% LAR, 40% CIR	15%	£2,320,142	£1,024,459	£1,039,799	£1,000,226	£956,271	£692,539	£425,000
00% LAR, 40% CIR	20%	£2,246,667	£967,869	£983,209	£943,636	£899,681	£635,107	£370,033
00% LAR, 40% CIR	25%	£1,156,397	£1,889,350	£1,874,894	£1,714,180	£1,611,770	£1,235,110	£978,418
00% LAR, 40% CIR	30%	£1,054,861	£1,830,321	£1,815,865	£1,655,151	£1,552,741	£1,184,049	£927,391
00% LAR, 40% CIR	35%	£1,009,896	£1,769,292	£1,754,836	£1,594,122	£1,491,712	£1,155,024	£907,364
00% LAR, 40% CIR	40%	£1,013,901	£1,708,263	£1,693,807	£1,533,093	£1,430,683	£1,115,939	£877,337
00% LAR, 40% CIR	45%	£1,017,906	£1,647,234	£1,632,778	£1,472,079	£1,369,669	£1,086,854	£847,310
00% LAR, 40% CIR	50%	£1,021,911	£1,586,205	£1,571,749	£1,411,970	£1,309,560	£1,047,839	£817,283

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR, 40% CIR	0%	£3,927,052	£3,209,456	£3,214,026	£3,273,091	£3,168,271	£4,539,756	£4,190,557
00% LAR, 40% CIR	5%	£7,861,036	£4,390,148	£4,405,551	£4,363,815	£4,269,476	£3,633,440	£3,285,842
00% LAR, 40% CIR	10%	£8,740,432	£3,376,301	£3,491,541	£3,449,895	£3,355,556	£2,722,271	£2,375,753
00% LAR, 40% CIR	15%	£5,715,286	£2,557,842	£2,572,842	£2,531,500	£2,427,897	£1,806,280	£1,460,538
00% LAR, 40% CIR	20%	£4,635,640	£1,634,344	£1,649,800	£1,608,467	£1,505,205	£1,085,517	£841,245
00% LAR, 40% CIR	25%	£1,551,560	£706,863	£722,159	£680,963	£697,494	£474,244	£349,714
00% LAR, 40% CIR	30%	£2,485,032	£2,225,116	£2,239,934	£2,201,927	£2,163,757	£1,735,142	£1,512,577
00% LAR, 40% CIR	35%	£1,965,247	£1,101,088	£1,114,435	£1,107,436	£1,069,896	£844,942	£728,611
00% LAR, 40% CIR	40%	£2,001,684	£2,102,428	£2,087,300	£2,128,219	£2,220,520	£2,844,325	£3,185,538
00% LAR, 40% CIR	45%	£1,987,026	£3,047,686	£3,032,461	£3,073,336	£3,165,461	£3,789,245	£4,130,465
00% LAR, 40% CIR	50%	£1,981,416	£3,992,938	£3,981,534	£4,022,736	£4,114,718	£4,738,654	£5,079,418

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR, 40% CIR	0%	£11,758,336	£8,130,251	£8,146,214	£8,104,312	£7,999,596	£7,371,026	£7,021,842
00% LAR, 40% CIR	5%	£13,862,341	£7,221,434	£7,236,837	£7,195,101	£7,090,762	£6,464,725	£6,115,538
00% LAR, 40% CIR	10%	£9,651,718	£6,307,477	£6,322,877	£6,281,244	£6,177,289	£5,553,557	£5,203,039
00% LAR, 40% CIR	15%	£8,466,370	£5,388,507	£5,404,228	£5,362,795	£5,259,101	£4,635,566	£4,285,223
00% LAR, 40% CIR	20%	£7,489,925	£4,469,538	£4,485,088	£4,443,773	£4,339,491	£3,716,893	£3,372,531
00% LAR, 40% CIR	25%	£6,512,480	£3,550,568	£3,566,289	£3,524,974	£3,421,292	£2,798,113	£2,453,851
00% LAR, 40% CIR	30%	£5,284,318	£2,631,597	£2,647,351	£2,605,250	£2,477,529	£1,851,144	£1,516,709
00% LAR, 40% CIR	35%	£4,186,533	£1,699,698	£1,684,851	£1,643,850	£1,541,350	£1,026,344	£844,075
00% LAR, 40% CIR	40%	£3,191,989	£723,659	£743,880	£703,096	£662,765	£410,976	£349,494
00% LAR, 40% CIR	45%	£1,983,006	£218,302	£242,047	£242,047	£344,176	£396,959	£1,207,394
00% LAR, 40% CIR	50%	£889,869	£1,066,026	£1,150,464	£1,150,464	£1,268,433	£1,606,366	£2,496,355

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone C - £1,750 psf	
No Units		50		Base	
Site Area		0.14 Ha		Base	
Residual land values:		Tenure		LAP, CIR	

LB Camden
Local Plan Viability Testing 2025

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

No Units	50
Site Area	0.14 Ha

Residual land values:

Value Area	Zone C - £1,900 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£27,043,772	£23,226,329	£23,241,559	£23,250,287	£23,097,106	£22,476,023	£22,134,087
60% LAR, 40% CIR	5%	£25,395,877	£21,714,346	£21,729,518	£21,698,459	£21,565,837	£20,969,510	£20,626,445
60% LAR, 40% CIR	10%	£23,672,854	£20,197,793	£20,212,811	£20,090,461	£19,445,203	£18,841,883	£18,498,583
60% LAR, 40% CIR	15%	£21,980,589	£18,676,716	£18,691,786	£18,558,922	£17,848,922	£17,236,647	£16,893,495
60% LAR, 40% CIR	20%	£20,383,824	£17,151,159	£17,166,186	£17,023,493	£16,263,765	£15,641,390	£15,298,252
60% LAR, 40% CIR	25%	£18,592,607	£15,621,186	£15,636,155	£15,595,577	£14,884,135	£14,261,476	£13,918,333
60% LAR, 40% CIR	30%	£16,876,980	£14,086,793	£14,101,723	£13,991,263	£13,262,695	£12,639,665	£12,296,565
60% LAR, 40% CIR	35%	£15,166,989	£12,548,054	£12,562,979	£12,522,594	£11,815,835	£11,192,872	£10,849,738
60% LAR, 40% CIR	40%	£13,452,679	£11,005,023	£11,019,925	£10,979,617	£10,276,854	£9,653,596	£9,310,453
60% LAR, 40% CIR	45%	£11,734,064	£9,457,135	£9,472,014	£9,432,376	£8,729,580	£8,106,322	£7,763,179
60% LAR, 40% CIR	50%	£10,011,279	£7,906,233	£7,921,098	£7,880,559	£7,178,570	£6,555,312	£6,212,169

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£13,383,355	£9,276,372	£9,291,702	£9,295,430	£9,137,238	£8,528,185	£8,184,230
60% LAR, 40% CIR	5%	£11,610,148	£7,754,499	£7,770,681	£7,774,262	£7,616,070	£7,006,917	£6,662,962
60% LAR, 40% CIR	10%	£9,722,997	£6,247,205	£6,263,054	£6,222,098	£6,119,704	£5,509,346	£5,165,391
60% LAR, 40% CIR	15%	£7,835,846	£4,736,868	£4,752,717	£4,711,929	£4,609,700	£4,000,190	£3,656,235
60% LAR, 40% CIR	20%	£5,948,695	£3,226,530	£3,242,379	£3,178,630	£3,076,308	£2,466,532	£2,122,577
60% LAR, 40% CIR	25%	£4,061,544	£1,716,192	£1,732,041	£1,668,292	£1,566,063	£956,287	£612,332
60% LAR, 40% CIR	30%	£2,174,393	£16,306	£15,180	£11,405	£10,219	£498,005	£44,050
60% LAR, 40% CIR	35%	£2,067,242	£1,480,899	£1,496,899	£1,456,899	£1,416,899	£1,006,899	£956,899
60% LAR, 40% CIR	40%	£1,960,091	£1,373,748	£1,389,748	£1,349,748	£1,309,748	£899,748	£849,748
60% LAR, 40% CIR	45%	£1,852,940	£1,266,597	£1,282,597	£1,242,597	£1,202,597	£789,597	£739,597
60% LAR, 40% CIR	50%	£1,745,789	£1,159,446	£1,175,446	£1,135,446	£1,095,446	£676,446	£626,446

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£18,874,284	£16,056,901	£16,072,131	£16,050,858	£14,927,877	£14,308,884	£13,964,859
60% LAR, 40% CIR	5%	£17,161,148	£14,344,817	£14,360,047	£14,338,774	£13,215,793	£12,596,800	£12,252,775
60% LAR, 40% CIR	10%	£15,448,012	£12,632,681	£12,647,911	£12,626,638	£11,503,657	£10,884,664	£10,540,639
60% LAR, 40% CIR	15%	£13,734,876	£10,920,545	£10,935,775	£10,914,502	£9,791,521	£9,172,528	£8,828,503
60% LAR, 40% CIR	20%	£12,021,740	£9,208,409	£9,223,639	£9,202,366	£8,079,385	£7,460,392	£7,116,367
60% LAR, 40% CIR	25%	£10,308,604	£7,496,273	£7,511,503	£7,490,230	£6,367,249	£5,748,256	£5,404,231
60% LAR, 40% CIR	30%	£8,595,468	£5,784,137	£5,799,367	£5,778,094	£4,655,113	£4,036,120	£3,692,095
60% LAR, 40% CIR	35%	£6,882,332	£4,072,001	£4,087,231	£4,065,958	£2,942,077	£2,323,084	£1,979,059
60% LAR, 40% CIR	40%	£5,169,196	£2,359,865	£2,375,095	£2,353,822	£1,229,101	£600,108	£256,083
60% LAR, 40% CIR	45%	£3,456,060	£647,729	£662,959	£641,686	£528,705	£107,712	£63,687
60% LAR, 40% CIR	50%	£1,742,924	£475,593	£490,823	£469,550	£356,569	£1,000	£550

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£21,289,627	£17,452,043	£17,467,274	£17,426,001	£16,303,020	£15,684,027	£15,340,002
60% LAR, 40% CIR	5%	£19,576,501	£15,740,060	£15,755,291	£15,714,018	£14,591,037	£13,972,044	£13,628,019
60% LAR, 40% CIR	10%	£17,863,375	£14,028,079	£14,043,310	£14,002,037	£12,879,056	£12,260,063	£11,916,038
60% LAR, 40% CIR	15%	£16,150,250	£12,316,098	£12,331,329	£12,290,056	£11,167,075	£10,548,082	£10,204,057
60% LAR, 40% CIR	20%	£14,437,125	£10,604,117	£10,619,348	£10,578,075	£9,455,094	£8,836,101	£8,492,076
60% LAR, 40% CIR	25%	£12,724,000	£8,892,136	£8,907,367	£8,866,094	£7,743,113	£7,124,120	£6,780,095
60% LAR, 40% CIR	30%	£11,010,875	£7,180,155	£7,195,386	£7,154,113	£6,031,132	£5,412,139	£5,068,114
60% LAR, 40% CIR	35%	£9,300,750	£5,468,174	£5,483,405	£5,442,132	£4,319,151	£3,700,158	£3,356,133
60% LAR, 40% CIR	40%	£7,590,625	£3,756,193	£3,771,424	£3,730,151	£2,607,170	£1,988,177	£1,644,152
60% LAR, 40% CIR	45%	£5,880,500	£2,044,212	£2,059,443	£2,018,170	£905,189	£281,196	£46,203
60% LAR, 40% CIR	50%	£4,170,375	£32,136	£47,367	£43,198	£1,000	£1,000	£1,000

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£24,190,712	£20,283,329	£20,298,559	£20,257,287	£20,154,106	£19,535,053	£19,191,028
60% LAR, 40% CIR	5%	£22,477,586	£18,571,203	£18,586,433	£18,545,161	£18,442,000	£17,822,947	£17,478,922
60% LAR, 40% CIR	10%	£20,764,460	£16,859,078	£16,874,308	£16,833,036	£16,729,875	£16,110,822	£15,766,797
60% LAR, 40% CIR	15%	£19,051,334	£15,146,953	£15,162,183	£15,120,911	£15,017,750	£14,398,697	£14,054,672
60% LAR, 40% CIR	20%	£17,338,208	£13,434,828	£13,450,058	£13,408,786	£13,305,625	£12,686,572	£12,342,547
60% LAR, 40% CIR	25%	£15,625,082	£11,722,703	£11,737,933	£11,696,661	£11,593,500	£10,974,447	£10,630,422
60% LAR, 40% CIR	30%	£13,911,956	£10,010,578	£10,025,808	£9,984,536	£9,881,375	£9,262,322	£8,918,297
60% LAR, 40% CIR	35%	£12,200,830	£8,298,453	£8,313,683	£8,272,411	£8,169,250	£7,550,197	£7,206,172
60% LAR, 40% CIR	40%	£10,489,704	£6,586,328	£6,601,558	£6,560,286	£6,457,125	£5,838,072	£5,494,047
60% LAR, 40% CIR	45%	£8,778,578	£4,874,203	£4,889,433	£4,848,161	£4,745,000	£4,125,947	£3,781,922
60% LAR, 40% CIR	50%	£7,067,452	£3,162,078	£3,177,308	£3,136,036	£3,032,875	£2,413,822	£2,069,797

Resi 10 - 50 Flats		Value Area		Zone C - £2,000 psf	
No Units	50	Sales value inflation		Base	
Site Area	0.14 Ha	Built cost inflation		Base	
Residual land values:		Tenure		LAR, CIR	
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREEAM Excellent, Biodiversity & Renewable
60% LAR, 40% CIR	5%	£29,287,780	£26,434,514	£26,448,745	£26,450,872
60% LAR, 40% CIR	5%	£27,498,442	£24,815,111	£23,867,289	£23,883,414
60% LAR, 40% CIR	10%	£26,892,516	£24,180,159	£22,760,878	£22,776,008
60% LAR, 40% CIR	15%	£26,388,046	£20,537,603	£20,527,925	£20,425,879
60% LAR, 40% CIR	20%	£26,070,019	£18,817,707	£18,762,744	£18,780,913
60% LAR, 40% CIR	25%	£20,265,058	£17,292,204	£17,292,204	£17,150,273
60% LAR, 40% CIR	30%	£18,467,767	£16,602,913	£15,647,467	£15,608,992
60% LAR, 40% CIR	35%	£16,626,583	£13,983,763	£13,968,299	£13,957,914
60% LAR, 40% CIR	40%	£14,706,120	£12,305,834	£12,344,834	£12,304,320
60% LAR, 40% CIR	45%	£12,988,352	£10,672,237	£10,687,116	£10,546,283
60% LAR, 40% CIR	50%	£11,915,913	£9,000,596	£9,006,145	£8,985,708
				£8,985,708	£8,985,708
				£10,484,452	£10,484,452
				£9,360,966	£9,360,966
				£7,541,016	£7,541,016
				£9,607,362	£9,607,362

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Renewable Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
0%		£115,377,593	£111,484,057	£111,489,887	£111,458,015	£111,355,434	£110,738,350	£110,892,414
60% LAR, 40% CDR	10%	£113,564,995	£109,295,294	£109,297,439	£109,265,567	£109,162,579	£108,536,257	£108,690,321
60% LAR, 40% CDR	20%	£111,742,599	£107,326,101	£107,328,246	£107,296,374	£107,193,386	£106,567,064	£106,721,128
60% LAR, 40% CDR	30%	£109,920,203	£105,393,705	£105,395,850	£105,363,978	£105,260,990	£104,634,668	£104,788,732
60% LAR, 40% CDR	40%	£108,097,807	£103,461,309	£103,463,454	£103,431,582	£103,328,594	£102,702,272	£102,856,336
60% LAR, 40% CDR	50%	£106,275,411	£101,528,913	£101,531,058	£101,500,186	£101,397,198	£100,770,876	£100,924,940
60% LAR, 40% CDR	60%	£104,453,015	£99,596,517	£99,598,662	£99,567,790	£99,464,802	£98,838,480	£98,992,544
60% LAR, 40% CDR	70%	£102,630,619	£97,664,121	£97,666,266	£97,635,394	£97,532,406	£96,906,084	£97,060,148
60% LAR, 40% CDR	80%	£100,808,223	£95,731,725	£95,733,870	£95,702,998	£95,600,010	£94,973,688	£95,127,752
60% LAR, 40% CDR	90%	£98,985,827	£93,799,329	£93,801,474	£93,770,602	£93,667,614	£93,041,292	£93,195,356
60% LAR, 40% CDR	95%	£97,163,431	£91,866,933	£91,869,078	£91,838,206	£91,735,218	£91,108,896	£91,262,960
60% LAR, 40% CDR	98%	£95,341,035	£89,934,537	£89,936,682	£89,905,810	£89,802,822	£89,176,500	£89,330,564
60% LAR, 40% CDR	99%	£93,518,639	£88,002,141	£88,004,286	£87,973,414	£87,870,426	£87,244,104	£87,398,168
60% LAR, 40% CDR	99.5%	£92,696,243	£87,179,745	£87,181,890	£87,151,018	£87,048,030	£86,421,708	£86,575,772
60% LAR, 40% CDR	99.9%	£91,873,847	£85,247,349	£85,249,494	£85,218,622	£85,115,634	£84,489,312	£84,643,376
60% LAR, 40% CDR	100%	£91,051,451	£83,314,953	£83,317,098	£83,286,226	£83,183,238	£82,556,916	£82,710,980
60% LAR, 40% CDR	100%	£90,229,055	£81,382,557	£81,384,702	£81,353,830	£81,250,842	£80,624,520	£80,778,584
60% LAR, 40% CDR	100%	£89,406,659	£79,450,161	£79,452,306	£79,421,434	£79,318,446	£78,692,124	£78,846,188
60% LAR, 40% CDR	100%	£88,584,263	£77,517,765	£77,519,910	£77,489,038	£77,386,050	£76,759,728	£76,913,792
60% LAR, 40% CDR	100%	£87,761,867	£75,585,369	£75,587,514	£75,556,642	£75,453,654	£74,827,332	£74,981,396
60% LAR, 40% CDR	100%	£86,939,471	£73,652,973	£73,655,118	£73,624,246	£73,521,258	£72,894,936	£73,049,000
60% LAR, 40% CDR	100%	£86,117,075	£71,720,577	£71,722,722	£71,691,850	£71,588,862	£70,962,540	£71,116,604
60% LAR, 40% CDR	100%	£85,294,679	£69,788,181	£69,790,326	£69,759,454	£69,656,466	£69,030,144	£69,184,208
60% LAR, 40% CDR	100%	£84,472,283	£67,855,785	£67,857,930	£67,827,058	£67,724,070	£67,097,748	£67,251,812
60% LAR, 40% CDR	100%	£83,649,887	£65,923,389	£65,925,534	£65,894,662	£65,791,674	£65,165,352	£65,319,416
60% LAR, 40% CDR	100%	£82,827,491	£63,990,993	£63,993,138	£63,962,266	£63,859,278	£63,232,956	£63,387,020
60% LAR, 40% CDR	100%	£82,005,095	£62,058,597	£62,060,742	£62,029,870	£61,926,882	£61,300,560	£61,454,624
60% LAR, 40% CDR	100%	£81,182,699	£60,126,201	£60,128,346	£60,097,474	£60,004,486	£59,378,164	£59,532,228
60% LAR, 40% CDR	100%	£80,360,303	£58,193,805	£58,195,950	£58,165,078	£58,062,090	£57,435,768	£57,589,832
60% LAR, 40% CDR	100%	£79,537,907	£56,261,409	£56,263,554	£56,232,682	£56,129,694	£55,503,372	£55,657,436
60% LAR, 40% CDR	100%	£78,715,511	£54,329,013	£54,331,158	£54,300,286	£54,197,298	£53,570,976	£53,725,040
60% LAR, 40% CDR	100%	£77,893,115	£52,396,617	£52,398,762	£52,367,890	£52,264,902	£51,638,580	£51,792,644
60% LAR, 40% CDR	100%	£77,070,719	£50,464,221	£50,466,366	£50,435,494	£50,332,506	£49,706,184	£49,860,248
60% LAR, 40% CDR	100%	£76,248,323	£48,531,825	£48,533,970	£48,503,102	£48,400,114	£47,773,792	£47,927,856
60% LAR, 40% CDR	100%	£75,425,927	£46,600,429	£46,602,574	£46,571,706	£46,468,718	£45,842,396	£45,996,460
60% LAR, 40% CDR	100%	£74,603,531	£44,668,033	£44,670,178	£44,639,306	£44,536,318	£43,910,000	£44,064,064
60% LAR, 40% CDR	100%	£73,781,135	£42,735,637	£42,737,782	£42,706,910	£42,603,922	£41,977,600	£42,131,664
60% LAR, 40% CDR	100%	£72,958,739	£40,803,241	£40,805,386	£40,774,514	£40,671,526	£40,045,204	£40,199,268
60% LAR, 40% CDR	100%	£72,136,343	£38,870,845	£38,872,990	£38,842,118	£38,739,130	£38,112,808	£38,266,872
60% LAR, 40% CDR	100%	£71,313,947	£36,938,449	£36,940,594	£36,909,722	£36,806,734	£36,180,412	£36,334,476
60% LAR, 40% CDR	100%	£70,491,551	£35,006,053	£35,008,198	£34,977,326	£34,874,338	£34,248,016	£34,402,080
60% LAR, 40% CDR	100%	£69,669,155	£33,073,657	£33,075,802	£33,044,930	£32,941,942	£32,315,620	£32,469,684
60% LAR, 40% CDR	100%	£68,846,759	£31,141,261	£31,143,406	£31,112,534	£31,009,546	£30,383,224	£30,537,288
60% LAR, 40% CDR	100%	£68,024,363	£29,208,865	£29,211,010	£29,180,138	£29,077,150	£28,450,828	£28,604,892
60% LAR, 40% CDR	100%	£67,201,967	£27,276,469	£27,278,614	£27,247,742	£27,144,754	£26,518,432	£26,672,496
60% LAR, 40% CDR	100%	£66,379,571	£25,344,073	£25,346,218	£25,315,346	£25,212,358	£24,586,036	£24,740,100
60% LAR, 40% CDR	100%	£65,557,175	£23,411,677	£23,413,822	£23,382,950	£23,279,962	£22,653,640	£22,807,704
60% LAR, 40% CDR	100%	£64,734,779	£21,479,281	£21,481,426	£21,450,554	£21,347,566	£20,721,244	£20,875,308
60% LAR, 40% CDR	100%	£63,912,383	£19,546,885	£19,549,030	£19,518,158	£19,415,170	£18,788,848	£18,942,912
60% LAR, 40% CDR	100%	£63,090,000	£17,614,489	£17,616,634	£17,585,762	£17,482,774	£16,856,452	£17,010,516
60% LAR, 40% CDR	100%	£62,267,604	£15,682,093	£15,684,238	£15,653,366	£15,550,378	£14,924,056	£15,078,120
60% LAR, 40% CDR	100%	£61,445,208	£13,749,697	£13,751,842	£13,720,970	£13,617,982	£13,001,660	£13,155,724
60% LAR, 40% CDR	100%	£60,622,812	£11,817,301	£11,819,446	£11,788,574	£11,685,586	£11,059,264	£11,213,328
60% LAR, 40% CDR	100%	£59,800,416	£9,884,905	£9,887,050	£9,856,178	£9,753,190	£9,126,868	£9,280,932
60% LAR, 40% CDR	100%	£58,978,020	£7,952,509	£7,954,654	£7,923,782	£7,820,794	£7,194,472	£7,348,536
60% LAR, 40% CDR	100%	£58,155,624	£6,020,113	£6,022,258	£5,991,386	£5,888,398	£5,262,076	£5,416,140
60% LAR, 40% CDR	100%	£57,333,228	£4,087,717	£4,089,862	£4,058,990	£3,955,992	£3,329,670	£3,483,734
60% LAR, 40% CDR	100%	£56,510,832	£2,155,321	£2,157,466	£2,126,594	£2,023,606	£1,397,284	£1,551,348
60% LAR, 40% CDR	100%	£55,688,436	£231,925	£234,070	£233,202	£232,214	£165,892	£171,956

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchpr Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchpr Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchpr Prt M4(3), BREAM Excellent & Renewable Offsets	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchpr Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offsets & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchpr Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offsets & Embodied Carbon
	0%	£12,118,351	£17,265,096	£17,290,316	£17,239,043	£17,135,963	£16,516,778	£16,172,943
60% LAR, 40% CIR	10%	£15,933,014	£16,642,693	£16,667,865	£16,616,716	£16,513,865	£15,897,268	£15,553,433
60% LAR, 40% CIR	10%	£17,503,087	£14,015,731	£14,030,549	£13,989,899	£13,887,499	£13,275,141	£12,931,831
60% LAR, 40% CIR	10%	£15,718,618	£17,344,226	£17,369,215	£17,318,066	£17,215,185	£16,602,588	£16,258,753
60% LAR, 40% CIR	20%	£13,959,659	£10,748,276	£10,763,305	£10,722,614	£10,620,884	£10,010,509	£9,671,411
60% LAR, 40% CIR	20%	£13,966,299	£9,107,877	£9,126,865	£9,085,267	£8,983,465	£8,372,186	£8,034,243
60% LAR, 40% CIR	20%	£10,571,369	£7,463,084	£7,479,038	£7,437,663	£7,335,727	£6,724,356	£6,381,067
60% LAR, 40% CIR	20%	£8,456,205	£6,813,946	£6,828,870	£6,788,496	£6,687,526	£6,076,184	£5,735,299
60% LAR, 40% CIR	40%	£16,620,691	£6,180,605	£6,195,445	£6,145,405	£6,044,435	£5,433,034	£5,093,729
60% LAR, 40% CIR	40%	£12,798,953	£7,502,808	£7,517,687	£7,477,449	£7,376,854	£6,773,381	£6,435,266
60% LAR, 40% CIR	40%	£12,798,953	£6,808,808	£6,823,702	£6,783,462	£6,682,492	£6,071,091	£5,732,196

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

Tenure	%AH	Base Build Costs, Access Pr M4(2) & Building Safety Levy	Base Build Costs, Access Pr M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pr M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pr M4(3) & BREEM Excellent	Base Build Costs, Access Pr M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pr M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pr M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pr M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pr M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pr M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pr M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pr M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
0%	0%	£2,513,464	£10,690,220	£10,675,450	£10,654,100	£10,531,505	£10,811,921	£10,567,907
60% LAR: 40% CIL	4%	£18,113,186	£18,037,836	£18,063,008	£18,071,889	£17,908,126	£18,256,201	£18,444,465
60% LAR: 40% CIL	10%	£10,698,250	£10,640,873	£10,625,992	£10,282,842	£10,282,842	£10,658,284	£10,326,973
60% LAR: 40% CIL	15%	£18,113,739	£18,179,388	£18,204,657	£18,213,638	£18,051,038	£18,695,138	£18,695,138
60% LAR: 40% CIL	20%	£16,394,783	£13,143,421	£13,158,448	£13,117,756	£13,016,027	£12,405,652	£12,066,554
60% LAR: 40% CIL	25%	£14,448,137	£12,033,019	£12,019,608	£12,019,608	£12,019,608	£12,427,435	£12,695,485
60% LAR: 40% CIL	30%	£12,671,542	£9,856,227	£9,873,181	£9,852,700	£9,731,519	£9,124,369	£8,787,110
60% LAR: 40% CIL	35%	£10,851,348	£8,209,088	£8,224,013	£8,183,620	£8,062,689	£7,474,967	£7,143,372
60% LAR: 40% CIL	40%	£9,068,894	£6,565,688	£6,577,588	£6,530,443	£6,429,492	£6,242,900	£5,899,022
60% LAR: 40% CIL	45%	£7,194,044	£4,887,951	£4,912,830	£4,872,562	£4,771,967	£4,168,448	£3,832,107
60% LAR: 40% CIL	50%	£5,599,027	£3,280,680	£3,292,880	£3,250,815	£3,110,458	£2,110,458	£1,768,448

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

Base Build Costs, Access Prt M(4)2 & Building Safety Levy		Base Build Costs, Access Prt M(4)2, Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3 & BREEM Excellent	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent & Biodiversity & Renewable Offt Payments	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent & Biodiversity & Renewable Offt Payments & Sustainability	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent, Biodiversity, Renewable Offt Payments & Embodied Carbon
Tenure	% AH	0% £206,344.50	£222,431.54	£222,508.745	£222,465.472	£222,362.201	£221,743.507
60% LAR: 60% CIR	0%	£24,548.42	£20,890.12	£20,884.293	£20,884.293	£20,884.293	£20,884.293
60% LAR: 60% CIR	10%	£242,793.56	£19,257.278	£19,257.278	£19,213.326	£19,113.326	£19,458.570
60% LAR: 60% CIR	20%	£202,865.06	£17,610.673	£17,610.673	£17,525.343	£17,386.620	£17,530.651
60% LAR: 60% CIR	30%	£19,138.079	£15,574.707	£15,569.734	£15,547.313	£15,326.837	£14,787.842
60% LAR: 60% CIR	40%	£15,569.734	£13,927.252	£13,927.252	£13,927.252	£13,927.252	£13,927.252
60% LAR: 60% CIR	50%	£115,504.67	£12,680.513	£12,704.447	£12,693.360	£12,562.805	£11,615.365
60% LAR: 60% CIR	60%	£13,686.653	£11,040.375	£11,055.299	£11,044.914	£11,043.955	£9,671.638
60% LAR: 60% CIR	70%	£11,856.120	£9,366.804	£9,401.834	£9,367.500	£9,367.500	£8,320.308
60% LAR: 60% CIR	80%	£7,729.357	£7,444.116	£7,453.884	£7,403.878	£6,999.170	£6,654.362
60% LAR: 60% CIR	45%	£10,505.352	£9,082.296	£9,082.296	£9,082.296	£8,644.625	£7,968.196

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats

No Units	50
Site Area	0.14 Ha

Residual land values:

Value Area	Zone C - RP Periphery £2,250 psf
------------	----------------------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£34,897,951	£30,954,977	£30,970,207	£30,928,934	£30,825,754	£30,206,870	£29,862,734
0% LAR - 40% CIR	5%	£34,824,193	£29,056,560	£29,071,732	£29,030,824	£28,927,653	£28,311,225	£27,968,855
0% LAR - 40% CIR	10%	£30,741,969	£27,153,576	£27,172,737	£27,129,695	£27,026,544	£26,410,988	£26,069,074
0% LAR - 40% CIR	15%	£28,656,691	£25,249,069	£25,261,137	£25,220,318	£25,118,272	£24,505,958	£24,165,845
0% LAR - 40% CIR	20%	£26,567,515	£23,334,077	£23,345,103	£23,304,412	£23,202,663	£22,590,307	£22,251,206
0% LAR - 40% CIR	25%	£24,473,295	£21,417,653	£21,432,640	£21,392,063	£21,290,620	£20,681,962	£20,343,818
0% LAR - 40% CIR	30%	£22,379,649	£19,498,837	£19,514,791	£19,474,129	£19,372,638	£18,764,719	£18,427,116
0% LAR - 40% CIR	35%	£20,272,244	£17,571,675	£17,586,600	£17,546,215	£17,445,255	£16,839,492	£16,502,558
0% LAR - 40% CIR	40%	£18,165,221	£15,642,122	£15,657,112	£15,616,808	£15,516,043	£14,911,463	£14,575,505
0% LAR - 40% CIR	45%	£16,053,865	£13,708,491	£13,723,374	£13,683,133	£13,582,537	£12,978,984	£12,643,955
0% LAR - 40% CIR	50%	£13,938,398	£11,770,558	£11,785,421	£11,745,239	£11,644,783	£11,042,044	£10,707,190

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£29,880,875	£17,605,110	£17,605,110	£18,975,977	£18,975,977	£18,259,813	£17,912,477
0% LAR - 40% CIR	5%	£18,872,246	£15,106,703	£15,121,875	£18,869,262	£18,869,262	£18,151,968	£17,804,786
0% LAR - 40% CIR	10%	£16,761,812	£13,203,710	£13,218,838	£16,757,886	£16,757,886	£16,041,128	£15,694,416
0% LAR - 40% CIR	15%	£14,650,633	£11,296,209	£11,311,290	£14,646,441	£14,646,441	£13,929,441	£13,582,981
0% LAR - 40% CIR	20%	£12,539,258	£9,384,220	£9,399,246	£12,535,055	£12,535,055	£11,818,450	£11,472,352
0% LAR - 40% CIR	25%	£10,427,883	£7,472,407	£7,487,430	£10,423,680	£10,423,680	£9,706,290	£9,360,801
0% LAR - 40% CIR	30%	£8,315,509	£5,560,380	£5,575,383	£8,311,296	£8,311,296	£7,593,906	£7,248,801
0% LAR - 40% CIR	35%	£6,203,134	£3,648,351	£3,663,354	£6,198,883	£6,198,883	£5,476,493	£5,131,388
0% LAR - 40% CIR	40%	£4,090,759	£1,736,322	£1,751,325	£4,086,490	£4,086,490	£3,364,096	£3,019,001
0% LAR - 40% CIR	45%	£1,978,384	£-18,693	£1,993,387	£1,973,931	£1,973,931	£1,251,537	£906,442
0% LAR - 40% CIR	50%	£-134,008	£-241,366	£-240,448	£-133,724	£-133,724	£-850,851	£-1,308,211

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£26,728,522	£22,785,548	£22,800,778	£22,759,506	£22,658,326	£22,037,241	£21,693,306
0% LAR - 40% CIR	5%	£24,640,875	£20,887,152	£20,902,382	£20,861,054	£20,760,874	£20,139,787	£19,795,827
0% LAR - 40% CIR	10%	£22,552,241	£18,984,147	£18,999,266	£18,958,309	£18,857,916	£18,241,557	£17,900,247
0% LAR - 40% CIR	15%	£20,467,282	£17,076,537	£17,091,708	£17,050,890	£16,949,843	£16,333,569	£15,992,416
0% LAR - 40% CIR	20%	£18,380,787	£15,164,648	£15,179,875	£15,138,863	£15,037,255	£14,420,878	£14,079,781
0% LAR - 40% CIR	25%	£16,303,856	£13,248,224	£13,263,211	£13,222,635	£13,121,191	£12,512,534	£12,174,360
0% LAR - 40% CIR	30%	£14,225,018	£11,337,438	£11,352,362	£11,311,887	£11,210,701	£10,603,079	£10,264,266
0% LAR - 40% CIR	35%	£12,142,815	£9,402,248	£9,417,171	£9,376,787	£9,275,826	£8,670,064	£8,331,520
0% LAR - 40% CIR	40%	£10,060,363	£7,472,783	£7,487,683	£7,447,177	£7,346,614	£6,742,244	£6,403,166
0% LAR - 40% CIR	45%	£7,978,497	£5,543,463	£5,558,363	£5,517,704	£5,416,108	£4,811,717	£4,472,717
0% LAR - 40% CIR	50%	£5,788,969	£3,601,129	£3,615,993	£3,575,811	£3,475,355	£2,872,616	£2,533,505

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£20,523,695	£26,190,091	£26,190,921	£25,154,649	£25,051,489	£24,432,384	£24,093,449
0% LAR - 40% CIR	5%	£27,047,817	£23,262,275	£23,267,447	£23,256,339	£23,153,567	£22,536,940	£22,194,369
0% LAR - 40% CIR	10%	£24,067,863	£21,379,209	£21,384,409	£21,353,451	£21,251,659	£20,635,100	£20,295,365
0% LAR - 40% CIR	15%	£22,082,405	£19,471,780	£19,480,851	£19,446,033	£19,343,986	£18,731,712	£18,391,559
0% LAR - 40% CIR	20%	£20,752,590	£17,569,762	£17,574,818	£17,534,126	£17,432,387	£16,820,261	£16,480,424
0% LAR - 40% CIR	25%	£18,866,869	£15,663,367	£15,668,354	£15,617,778	£15,516,354	£14,903,877	£14,564,353
0% LAR - 40% CIR	30%	£16,800,861	£13,752,551	£13,757,505	£13,697,030	£13,595,844	£12,983,722	£12,643,924
0% LAR - 40% CIR	35%	£14,667,650	£11,787,389	£11,792,314	£11,717,930	£11,616,869	£11,005,207	£10,665,872
0% LAR - 40% CIR	40%	£12,390,598	£9,867,506	£9,872,826	£9,842,520	£9,741,757	£9,131,177	£8,801,296
0% LAR - 40% CIR	45%	£10,279,640	£7,954,236	£7,959,685	£7,929,847	£7,829,251	£7,219,670	£6,889,360
0% LAR - 40% CIR	50%	£8,154,112	£5,986,272	£5,991,136	£5,970,953	£5,870,498	£5,261,759	£4,932,505

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£31,954,951	£28,011,977	£28,027,207	£27,985,934	£27,882,754	£27,263,870	£26,919,734
0% LAR - 40% CIR	5%	£29,878,103	£26,113,660	£26,128,732	£26,087,454	£25,984,274	£25,365,225	£25,021,655
0% LAR - 40% CIR	10%	£27,788,669	£24,210,756	£24,225,695	£24,184,737	£24,082,344	£23,463,986	£23,120,876
0% LAR - 40% CIR	15%	£25,713,661	£22,303,096	£22,318,137	£22,277,216	£22,175,272	£21,556,998	£21,214,845
0% LAR - 40% CIR	20%	£23,624,215	£20,391,077	£20,406,103	£20,365,412	£20,263,663	£19,645,307	£19,303,205
0% LAR - 40% CIR	25%	£21,535,266	£18,478,660	£18,493,686	£18,453,089	£18,351,440	£17,733,082	£17,391,402
0% LAR - 40% CIR	30%	£19,441,946	£16,565,837	£16,580,791	£16,540,194	£16,438,645	£15,820,287	£15,478,719
0% LAR - 40% CIR	35%	£17,349,244	£14,652,875	£14,667,800	£14,627,215	£14,525,255	£13,906,492	£13,565,958
0% LAR - 40% CIR	40%	£15,252,221	£12,740,912	£12,755,837	£12,715,306	£12,613,346	£11,994,463	£11,653,195
0% LAR - 40% CIR	45%	£13,155,925	£10,785,491	£10,790,371	£10,749,133	£10,647,173	£10,028,064	£9,686,846
0% LAR - 40% CIR	50%	£10,965,988	£8,827,458	£8,842,421	£8,802,229	£8,701,783	£8,082,644	£7,741,190

LB Camden
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone C - RP Periphery E2,450 psf					
No Units		Sales value inflation		Base					
Site Area		Build cost inflation		Base					
		Tenure		LAR - CIR					
Residual land values:									
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR	0%	£39,386,086	£35,371,347	£35,386,877	£35,345,505	£35,242,124	£34,623,039	£34,279,104	
60% LAR - 40% CIR	5%	£37,065,833	£33,052,112	£33,067,284	£32,926,176	£32,823,469	£32,206,777	£31,864,206	
60% LAR - 40% CIR	10%	£34,780,861	£31,128,509	£31,143,428	£31,002,470	£30,900,077	£30,285,719	£29,944,409	
60% LAR - 40% CIR	15%	£32,471,607	£28,999,981	£29,015,051	£28,874,233	£28,872,187	£28,259,912	£27,819,759	
60% LAR - 40% CIR	20%	£30,157,724	£26,867,173	£26,882,200	£26,841,508	£26,738,779	£26,129,403	£25,689,306	
60% LAR - 40% CIR	25%	£27,839,387	£24,729,929	£24,744,918	£24,704,340	£24,602,898	£23,994,239	£23,554,098	
60% LAR - 40% CIR	30%	£25,516,642	£22,588,296	£22,603,250	£22,562,775	£22,461,589	£21,854,487	£21,417,178	
60% LAR - 40% CIR	35%	£23,195,533	£20,442,316	£20,457,241	£20,416,856	£20,315,895	£19,710,134	£19,375,589	
60% LAR - 40% CIR	40%	£20,866,103	£18,292,034	£18,306,934	£18,266,628	£18,165,865	£17,561,285	£17,225,407	
60% LAR - 40% CIR	45%	£18,522,400	£16,137,484	£16,152,375	£16,112,138	£16,011,541	£15,407,987	£15,072,693	
60% LAR - 40% CIR	50%	£16,182,486	£13,978,743	£13,993,607	£13,953,424	£13,852,968	£13,250,230	£12,915,375	
Residual Land values compared to benchmark land values									
Higher Value Secondary Offices						£37,645,000			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
0%	0%	£25,436,226	£21,421,480	£21,486,720	£21,446,446	£21,292,247	£20,673,182	£20,256,247	
60% LAR - 40% CIR	5%	£23,155,976	£19,302,256	£19,317,427	£19,276,176	£19,123,469	£18,506,820	£18,084,349	
60% LAR - 40% CIR	10%	£20,831,134	£17,178,452	£17,193,571	£17,152,113	£17,000,250	£16,435,862	£16,004,502	
60% LAR - 40% CIR	15%	£18,506,128	£15,054,250	£15,069,194	£15,027,194	£14,874,055	£14,310,055	£13,878,409	
60% LAR - 40% CIR	20%	£16,207,867	£12,917,316	£12,932,343	£12,891,851	£12,738,922	£12,179,546	£11,740,449	
60% LAR - 40% CIR	25%	£13,908,630	£10,792,017	£10,807,257	£10,765,943	£10,613,041	£10,054,362	£9,623,278	
60% LAR - 40% CIR	30%	£11,589,785	£8,638,439	£8,653,393	£8,612,919	£8,511,731	£7,954,010	£7,527,321	
60% LAR - 40% CIR	35%	£9,269,815	£6,482,459	£6,497,383	£6,456,899	£6,355,277	£5,797,467	£5,370,442	
60% LAR - 40% CIR	40%	£6,949,255	£4,342,176	£4,357,076	£4,316,771	£4,215,008	£3,657,428	£3,230,500	
60% LAR - 40% CIR	45%	£4,627,542	£2,187,037	£2,202,518	£2,162,279	£2,061,883	£1,508,110	£1,082,788	
60% LAR - 40% CIR	50%	£2,322,669	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Residual Land values compared to benchmark land values						£37,645,000			
Medium Value Secondary Offices						£37,645,000			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
0%	0%	£31,216,668	£27,201,919	£27,217,149	£27,176,876	£27,072,695	£26,453,811	£26,109,875	
60% LAR - 40% CIR	5%	£29,916,494	£25,892,884	£25,908,014	£25,867,676	£25,763,495	£25,144,611	£24,800,777	
60% LAR - 40% CIR	10%	£28,611,563	£24,583,880	£24,598,999	£24,558,642	£24,454,461	£23,835,577	£23,491,743	
60% LAR - 40% CIR	15%	£24,302,176	£20,830,553	£20,845,623	£20,804,804	£20,702,759	£20,083,875	£19,740,041	
60% LAR - 40% CIR	20%	£21,988,265	£18,697,744	£18,712,771	£18,672,286	£18,570,360	£17,951,476	£17,607,642	
60% LAR - 40% CIR	25%	£19,669,959	£16,560,501	£16,575,489	£16,534,912	£16,433,469	£15,814,585	£15,470,751	
60% LAR - 40% CIR	30%	£17,347,214	£14,418,867	£14,433,851	£14,393,347	£14,291,861	£13,672,976	£13,329,142	
60% LAR - 40% CIR	35%	£15,020,184	£12,272,887	£12,287,871	£12,247,427	£12,146,467	£11,527,582	£11,183,748	
60% LAR - 40% CIR	40%	£12,693,815	£10,122,005	£10,137,025	£10,096,437	£9,995,477	£9,376,592	£9,032,758	
60% LAR - 40% CIR	45%	£10,359,071	£7,969,066	£7,984,066	£7,943,270	£7,842,112	£7,223,227	£6,879,393	
60% LAR - 40% CIR	50%	£8,013,038	£5,829,314	£5,844,178	£5,793,996	£5,693,539	£5,080,801	£4,745,966	
Residual Land values compared to benchmark land values						£37,645,000			
Lower Value Secondary Offices / Community Space						£48,425,000			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
0%	0%	£33,811,801	£29,597,001	£29,612,252	£29,571,919	£29,467,838	£28,848,754	£28,504,818	
60% LAR - 40% CIR	5%	£31,311,547	£27,477,827	£27,492,998	£27,451,890	£27,348,119	£26,729,491	£26,385,555	
60% LAR - 40% CIR	10%	£29,000,350	£25,349,223	£25,364,342	£25,323,184	£25,220,392	£24,601,433	£24,257,497	
60% LAR - 40% CIR	15%	£26,687,321	£23,225,696	£23,240,765	£23,199,487	£23,097,802	£22,478,626	£22,134,690	
60% LAR - 40% CIR	20%	£24,363,436	£21,102,884	£21,117,914	£21,076,223	£20,974,493	£20,355,318	£20,011,382	
60% LAR - 40% CIR	25%	£22,040,162	£18,978,954	£18,993,954	£18,952,054	£18,850,162	£18,231,003	£17,887,067	
60% LAR - 40% CIR	30%	£19,714,255	£16,814,010	£16,829,064	£16,788,459	£16,687,303	£16,068,162	£15,724,226	
60% LAR - 40% CIR	35%	£17,415,247	£14,668,030	£14,683,055	£14,642,670	£14,541,610	£13,922,468	£13,578,532	
60% LAR - 40% CIR	40%	£15,083,818	£12,517,748	£12,532,648	£12,492,343	£12,391,580	£11,772,000	£11,428,064	
60% LAR - 40% CIR	45%	£12,748,114	£10,363,209	£10,378,089	£10,337,890	£10,237,255	£9,618,682	£9,274,746	
60% LAR - 40% CIR	50%	£10,408,181	£8,204,457	£8,219,321	£8,179,139	£8,078,682	£7,459,544	£7,115,608	
Residual Land values compared to benchmark land values						£48,425,000			
Secondary Industrial/Storage/Distribution						£26,601,000			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
0%	0%	£36,443,086	£32,428,347	£32,443,577	£32,402,306	£32,299,124	£31,680,039	£31,336,104	
60% LAR - 40% CIR	5%	£34,142,833	£30,309,112	£30,324,284	£30,283,176	£30,180,469	£29,561,777	£29,217,842	
60% LAR - 40% CIR	10%	£31,837,961	£28,185,309	£28,200,429	£28,159,470	£28,057,077	£27,442,719	£27,098,784	
60% LAR - 40% CIR	15%	£29,533,607	£26,061,981	£26,077,051	£26,037,273	£25,934,120	£25,319,761	£24,975,826	
60% LAR - 40% CIR	20%	£27,214,724	£23,924,173	£23,939,200	£23,898,508	£23,795,779	£23,181,403	£22,847,306	
60% LAR - 40% CIR	25%	£24,896,467	£21,792,566	£21,807,616	£21,766,873	£21,663,895	£21,049,519	£20,705,584	
60% LAR - 40% CIR	30%	£22,573,642	£19,645,798	£19,660,250	£19,619,775	£19,516,589	£18,901,487	£18,557,552	
60% LAR - 40% CIR	35%	£20,246,533	£17,499,316	£17,514,241	£17,473,856	£17,370,885	£16,755,134	£16,411,200	
60% LAR - 40% CIR	40%	£17,915,103	£15,349,034	£15,363,934	£15,323,628	£15,220,865	£14,605,285	£14,261,350	
60% LAR - 40% CIR	45%	£15,579,400	£13,194,494	£13,209,375	£13,169,136	£13,068,541	£12,454,967	£12,110,999	
60% LAR - 40% CIR	50%	£13,239,466	£11,036,743	£11,051,607	£11,011,424	£10,909,968	£10,307,230	£9,963,275	

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area		Zone C - £1,090 p/sf					
No Units Site Area		Sales value inflation Build cost inflation		Base Base					
60 0.14 Hs				Base LAM - CIR					
Residual land values:									
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%		£9,485,947	£8,264,914	£5,254,986	£5,204,704	£5,077,741	£4,311,995	£3,886,583
60% LAR - 40% CIR	5%		£9,610,526	£4,993,511	£4,563,453	£4,513,365	£4,386,478	£3,622,572	£3,198,847
60% LAR - 40% CIR	10%		£7,729,517	£3,884,588	£3,864,426	£3,813,766	£3,687,119	£2,927,217	£2,503,050
60% LAR - 40% CIR	15%		£6,842,972	£3,190,084	£3,160,019	£3,109,520	£2,983,310	£2,225,988	£1,805,253
60% LAR - 40% CIR	20%		£5,950,948	£2,480,055	£2,450,076	£2,399,744	£2,273,916	£1,516,943	£1,096,514
60% LAR - 40% CIR	25%		£5,053,497	£1,764,556	£1,734,653	£1,684,463	£1,558,989	£896,140	£487,891
60% LAR - 40% CIR	30%		£4,150,475	£1,043,845	£1,013,955	£963,685	£838,685	£387,437	£144,462
60% LAR - 40% CIR	35%		£3,242,536	£317,363	£287,568	£257,537	£112,759	£665,421	£1,101,027
60% LAR - 40% CIR	40%		£2,330,272	£432,601	£463,909	£456,079	£456,508	£1,423,565	£1,863,622
60% LAR - 40% CIR	45%		£1,392,599	£1,203,880	£1,234,666	£1,287,030	£1,417,738	£2,198,465	£2,833,525
60% LAR - 40% CIR	50%		£458,696	£1,980,396	£2,011,429	£2,063,441	£2,193,470	£2,973,646	£3,407,077
Residual Land values compared to benchmark land values			£97,649,000						
Higher Value Secondary Offices									
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%		£4,799,739	£4,799,739	£4,799,739	£4,799,739	£4,799,739	£4,799,739	£4,799,739
60% LAR - 40% CIR	5%		£4,175,412	£4,175,412	£4,175,412	£4,175,412	£4,175,412	£4,175,412	£4,175,412
60% LAR - 40% CIR	10%		£3,551,085	£3,551,085	£3,551,085	£3,551,085	£3,551,085	£3,551,085	£3,551,085
60% LAR - 40% CIR	15%		£2,926,758	£2,926,758	£2,926,758	£2,926,758	£2,926,758	£2,926,758	£2,926,758
60% LAR - 40% CIR	20%		£2,302,431	£2,302,431	£2,302,431	£2,302,431	£2,302,431	£2,302,431	£2,302,431
60% LAR - 40% CIR	25%		£1,678,104	£1,678,104	£1,678,104	£1,678,104	£1,678,104	£1,678,104	£1,678,104
60% LAR - 40% CIR	30%		£1,053,777	£1,053,777	£1,053,777	£1,053,777	£1,053,777	£1,053,777	£1,053,777
60% LAR - 40% CIR	35%		£433,450	£433,450	£433,450	£433,450	£433,450	£433,450	£433,450
60% LAR - 40% CIR	40%		£11,461,493	£11,461,493	£11,461,493	£11,461,493	£11,461,493	£11,461,493	£11,461,493
60% LAR - 40% CIR	45%		£11,393,842	£11,393,842	£11,393,842	£11,393,842	£11,393,842	£11,393,842	£11,393,842
60% LAR - 40% CIR	50%		£1,121,062	£1,121,062	£1,121,062	£1,121,062	£1,121,062	£1,121,062	£1,121,062
Residual Land values compared to benchmark land values			£67,186,000						
Medium Value Secondary Offices									
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%		£1,412,626	£2,788,458	£2,818,332	£2,868,814	£2,898,877	£4,791,921	£4,186,735
60% LAR - 40% CIR	5%		£1,537,255	£4,619,486	£4,649,360	£4,699,842	£4,729,905	£6,622,949	£6,017,763
60% LAR - 40% CIR	10%		£364,860	£4,178,739	£4,208,612	£4,259,094	£4,289,157	£5,146,101	£4,541,257
60% LAR - 40% CIR	15%		£1,230,245	£4,885,233	£4,915,106	£4,965,588	£4,995,651	£5,852,695	£5,247,851
60% LAR - 40% CIR	20%		£4,122,170	£5,591,262	£5,621,135	£5,671,617	£5,701,680	£6,558,724	£5,953,880
60% LAR - 40% CIR	25%		£3,519,821	£6,300,792	£6,330,665	£6,381,147	£6,411,210	£7,268,254	£6,663,410
60% LAR - 40% CIR	30%		£3,502,143	£7,009,312	£7,039,185	£7,089,667	£7,119,730	£7,976,774	£7,371,930
60% LAR - 40% CIR	35%		£4,530,782	£7,720,854	£7,750,727	£7,801,209	£7,831,272	£8,688,316	£8,083,472
60% LAR - 40% CIR	40%		£5,731,235	£8,598,378	£8,628,251	£8,678,733	£8,708,796	£9,565,840	£8,960,996
60% LAR - 40% CIR	45%		£6,648,218	£9,475,901	£9,505,774	£9,556,256	£9,586,319	£10,443,363	£9,838,519
60% LAR - 40% CIR	50%		£7,614,697	£10,353,424	£10,383,297	£10,433,779	£10,463,842	£11,320,886	£10,716,042
Residual Land values compared to benchmark land values			£49,420,000						
Lower Value Secondary Offices / Community Space									
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%		£3,779,595	£1,112,841	£1,141,110	£1,169,379	£1,201,970	£2,993,781	£2,607,396
60% LAR - 40% CIR	5%		£2,864,174	£1,081,765	£1,110,034	£1,138,303	£1,170,894	£2,774,136	£2,387,751
60% LAR - 40% CIR	10%		£2,223,166	£1,050,689	£1,078,958	£1,107,227	£1,139,818	£2,644,991	£2,259,606
60% LAR - 40% CIR	15%		£1,582,158	£1,019,613	£1,047,882	£1,076,151	£1,108,742	£2,516,846	£2,131,461
60% LAR - 40% CIR	20%		£1,244,555	£988,537	£1,016,806	£1,045,075	£1,077,666	£2,388,701	£1,999,316
60% LAR - 40% CIR	25%		£906,952	£957,461	£985,730	£1,014,000	£1,046,591	£2,260,556	£1,871,171
60% LAR - 40% CIR	30%		£1,535,678	£4,682,713	£4,699,548	£4,742,010	£4,807,768	£5,618,712	£4,999,556
60% LAR - 40% CIR	35%		£2,463,617	£5,398,960	£5,416,195	£5,458,657	£5,524,415	£6,337,374	£5,718,218
60% LAR - 40% CIR	40%		£3,396,981	£6,115,207	£6,132,442	£6,174,904	£6,240,662	£7,049,620	£6,430,464
60% LAR - 40% CIR	45%		£4,330,345	£6,831,454	£6,848,689	£6,891,151	£6,956,909	£7,767,878	£7,148,722
60% LAR - 40% CIR	50%		£5,263,709	£7,547,701	£7,564,936	£7,607,398	£7,673,156	£8,485,936	£7,866,780
Residual Land values compared to benchmark land values			£20,601,000						
Secondary Industrial/Storage/Distribution									
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%		£6,577,870	£2,346,537	£2,346,610	£2,296,327	£2,169,364	£1,403,620	£976,207
60% LAR - 40% CIR	5%		£6,702,130	£1,685,135	£1,684,867	£1,634,584	£1,479,602	£774,196	£526,475
60% LAR - 40% CIR	10%		£4,821,141	£986,211	£986,040	£950,389	£878,740	£18,940	£493,329
60% LAR - 40% CIR	15%		£3,934,396	£911,709	£911,642	£876,134	£804,586	£1,304	£420,788
60% LAR - 40% CIR	20%		£3,047,572	£837,207	£837,140	£801,526	£730,078	£1,304,361	£3,128,353
60% LAR - 40% CIR	25%		£2,160,748	£762,705	£762,638	£727,024	£655,576	£1,304,361	£2,050,785
60% LAR - 40% CIR	30%		£1,273,924	£688,203	£688,136	£652,520	£581,072	£1,304,361	£1,173,213
60% LAR - 40% CIR	35%		£134,159	£2,891,019	£2,890,749	£2,873,726	£2,799,417	£4,573,729	£4,099,456
60% LAR - 40% CIR	40%		£2,688,124	£3,441,178	£3,440,908	£3,423,885	£3,349,576	£4,573,729	£4,099,456
60% LAR - 40% CIR	45%		£4,112,277	£4,143,322	£4,143,052	£4,126,029	£4,051,720	£5,109,871	£4,540,952
60% LAR - 40% CIR	50%		£6,446,496	£4,888,773	£4,888,503	£4,871,480	£4,801,446	£5,863,923	£5,316,493

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area		Zone C - £1,190 psf				
No Units	60	Sales value inflation		Base				
Site Area	0.14 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR, CIR				
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£12,195,530	£7,951,171	£7,921,242	£7,870,960	£7,745,295	£6,981,018	£6,871,998
0% LAR - 40% CIR	5%	£11,158,631	£7,150,672	£7,100,859	£7,050,776	£6,925,569	£6,174,326	£6,124,366
0% LAR - 40% CIR	10%	£10,166,142	£6,304,624	£6,274,815	£6,225,016	£6,100,270	£5,351,791	£5,334,489
0% LAR - 40% CIR	15%	£9,146,119	£5,473,078	£5,443,484	£5,393,735	£5,269,412	£4,520,458	£4,509,724
0% LAR - 40% CIR	20%	£8,118,915	£4,638,091	£4,608,502	£4,558,986	£4,435,149	£3,678,444	£3,759,915
0% LAR - 40% CIR	25%	£7,085,685	£3,789,088	£3,759,186	£3,709,956	£3,585,521	£2,830,672	£2,912,423
0% LAR - 40% CIR	30%	£6,047,363	£2,933,203	£2,903,399	£2,853,339	£2,728,549	£1,977,201	£1,960,008
0% LAR - 40% CIR	35%	£5,003,785	£2,071,958	£2,042,183	£1,992,231	£1,867,353	£1,118,087	£761,828
0% LAR - 40% CIR	40%	£3,954,864	£1,205,407	£1,175,681	£1,145,927	£1,001,194	£253,386	£4,568,921
0% LAR - 40% CIR	45%	£2,900,796	£333,605	£303,520	£284,149	£129,722	£54,836	£1,078,865
0% LAR - 40% CIR	50%	£1,830,317	£4567,978	£599,011	£651,023	£781,052	£1,961,229	£1,994,660

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

		£97,649,000							
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
0% LAR - 40% CIR	0%	£1,869,414	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	
0% LAR - 40% CIR	5%	£1,869,414	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	
0% LAR - 40% CIR	10%	£1,869,414	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	
0% LAR - 40% CIR	15%	£1,869,414	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	
0% LAR - 40% CIR	20%	£1,869,414	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	
0% LAR - 40% CIR	25%	£1,869,414	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	
0% LAR - 40% CIR	30%	£1,869,414	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	
0% LAR - 40% CIR	35%	£1,869,414	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	
0% LAR - 40% CIR	40%	£1,869,414	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	
0% LAR - 40% CIR	45%	£1,869,414	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	
0% LAR - 40% CIR	50%	£1,869,414	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	£3,659,510	

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

		£57,186,000								
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		
0% LAR - 40% CIR	0%	£4,122,212	£192,147	£192,075	£192,007	£192,000	£192,000	£192,000		
0% LAR - 40% CIR	5%	£4,122,212	£192,147	£192,075	£192,007	£192,000	£192,000	£192,000		
0% LAR - 40% CIR	10%	£4,122,212	£192,147	£192,075	£192,007	£192,000	£192,000	£192,000		
0% LAR - 40% CIR	15%	£4,122,212	£192,147	£192,075	£192,007	£192,000	£192,000	£192,000		
0% LAR - 40% CIR	20%	£4,122,212	£192,147	£192,075	£192,007	£192,000	£192,000	£192,000		
0% LAR - 40% CIR	25%	£4,122,212	£192,147	£192,075	£192,007	£192,000	£192,000	£192,000		
0% LAR - 40% CIR	30%	£4,122,212	£192,147	£192,075	£192,007	£192,000	£192,000	£192,000		
0% LAR - 40% CIR	35%	£4,122,212	£192,147	£192,075	£192,007	£192,000	£192,000	£192,000		
0% LAR - 40% CIR	40%	£4,122,212	£192,147	£192,075	£192,007	£192,000	£192,000	£192,000		
0% LAR - 40% CIR	45%	£4,122,212	£192,147	£192,075	£192,007	£192,000	£192,000	£192,000		
0% LAR - 40% CIR	50%	£4,122,212	£192,147	£192,075	£192,007	£192,000	£192,000	£192,000		

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

		£40,420,000							
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
0% LAR - 40% CIR	0%	£9,480,177	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	
0% LAR - 40% CIR	5%	£9,480,177	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	
0% LAR - 40% CIR	10%	£9,480,177	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	
0% LAR - 40% CIR	15%	£9,480,177	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	
0% LAR - 40% CIR	20%	£9,480,177	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	
0% LAR - 40% CIR	25%	£9,480,177	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	
0% LAR - 40% CIR	30%	£9,480,177	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	
0% LAR - 40% CIR	35%	£9,480,177	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	
0% LAR - 40% CIR	40%	£9,480,177	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	
0% LAR - 40% CIR	45%	£9,480,177	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	
0% LAR - 40% CIR	50%	£9,480,177	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	£2,344,818	

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

		£20,601,000							
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
0% LAR - 40% CIR	0%	£5,287,153	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	
0% LAR - 40% CIR	5%	£5,287,153	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	
0% LAR - 40% CIR	10%	£5,287,153	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	
0% LAR - 40% CIR	15%	£5,287,153	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	
0% LAR - 40% CIR	20%	£5,287,153	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	
0% LAR - 40% CIR	25%	£5,287,153	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	
0% LAR - 40% CIR	30%	£5,287,153	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	
0% LAR - 40% CIR	35%	£5,287,153	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	
0% LAR - 40% CIR	40%	£5,287,153	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	
0% LAR - 40% CIR	45%	£5,287,153	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	
0% LAR - 40% CIR	50%	£5,287,153	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	£3,042,795	

LB Camden
Local Plan Viability Testing 2025

Real 11 - 60 Flats

No Units	60
Site Area	0.14 Ha

Residual land values:

Value Area	Zone C - £1,350 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR, 40% CIR	0%	£17,814,697	£13,283,694	£13,253,756	£13,203,473	£13,077,787	£12,323,531	£11,904,811
0% LAR, 40% CIR	5%	£16,326,639	£12,186,560	£12,166,745	£12,116,666	£11,991,456	£11,240,213	£10,822,856
0% LAR, 40% CIR	10%	£15,045,362	£11,103,885	£11,074,177	£11,024,278	£10,899,531	£10,151,002	£9,736,231
0% LAR, 40% CIR	15%	£13,752,410	£10,005,714	£9,976,100	£9,926,371	£9,802,047	£9,056,107	£8,641,695
0% LAR, 40% CIR	20%	£12,463,848	£8,902,101	£8,872,572	£8,822,987	£8,698,060	£7,952,433	£7,542,307
0% LAR, 40% CIR	25%	£11,150,059	£7,793,089	£7,763,646	£7,714,211	£7,590,622	£6,845,124	£6,436,205
0% LAR, 40% CIR	30%	£9,840,969	£6,678,792	£6,649,379	£6,600,186	£6,476,789	£5,731,127	£5,326,205
0% LAR, 40% CIR	35%	£8,526,223	£5,559,145	£5,529,818	£5,480,618	£5,357,616	£4,611,610	£4,209,607
0% LAR, 40% CIR	40%	£7,206,364	£4,434,303	£4,405,023	£4,355,919	£4,233,158	£3,486,640	£3,077,164
0% LAR, 40% CIR	45%	£5,881,336	£3,302,919	£3,273,233	£3,223,463	£3,099,036	£2,352,478	£1,937,723
0% LAR, 40% CIR	50%	£4,551,138	£2,155,983	£2,126,329	£2,076,627	£1,952,373	£1,206,847	£792,685

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR, 40% CIR	0%	£2,547,598	£1,596,181	£1,618,985	£1,641,677	£1,664,369	£2,245,236	£1,881,236
0% LAR, 40% CIR	5%	£2,357,095	£1,461,899	£1,484,693	£1,507,385	£1,530,077	£2,045,236	£1,681,236
0% LAR, 40% CIR	10%	£2,166,592	£1,327,617	£1,350,411	£1,373,103	£1,395,795	£1,845,236	£1,485,236
0% LAR, 40% CIR	15%	£1,976,089	£1,193,335	£1,216,129	£1,238,821	£1,261,513	£1,665,236	£1,305,236
0% LAR, 40% CIR	20%	£1,785,586	£1,059,053	£1,081,847	£1,104,539	£1,127,231	£1,465,236	£1,105,236
0% LAR, 40% CIR	25%	£1,595,083	£924,771	£947,565	£970,257	£992,949	£1,265,236	£905,236
0% LAR, 40% CIR	30%	£1,404,580	£790,489	£813,283	£835,975	£858,667	£1,065,236	£705,236
0% LAR, 40% CIR	35%	£1,214,077	£656,207	£679,001	£701,693	£724,385	£865,236	£505,236
0% LAR, 40% CIR	40%	£1,023,574	£521,925	£544,719	£567,411	£590,103	£665,236	£345,236
0% LAR, 40% CIR	45%	£833,071	£387,643	£410,437	£433,129	£455,821	£465,236	£185,236
0% LAR, 40% CIR	50%	£642,568	£253,361	£276,155	£298,847	£321,539	£225,236	£5,236

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR, 40% CIR	0%	£9,541,380	£5,210,366	£5,180,438	£5,150,556	£5,120,674	£4,250,213	£3,831,194
0% LAR, 40% CIR	5%	£8,788,662	£4,722,242	£4,692,314	£4,662,386	£4,632,504	£3,762,043	£3,343,024
0% LAR, 40% CIR	10%	£8,035,944	£4,234,118	£4,204,190	£4,174,262	£4,144,340	£3,292,582	£2,873,563
0% LAR, 40% CIR	15%	£7,283,226	£3,746,000	£3,716,072	£3,686,144	£3,656,216	£2,822,620	£2,403,601
0% LAR, 40% CIR	20%	£6,530,508	£3,257,882	£3,227,954	£3,198,026	£3,168,098	£2,552,658	£2,133,639
0% LAR, 40% CIR	25%	£5,777,790	£2,769,764	£2,739,836	£2,709,908	£2,679,980	£2,182,698	£1,763,679
0% LAR, 40% CIR	30%	£5,025,072	£2,281,646	£2,251,718	£2,221,790	£2,191,862	£1,892,716	£1,473,697
0% LAR, 40% CIR	35%	£4,272,354	£1,793,528	£1,763,600	£1,733,672	£1,703,744	£1,404,600	£1,085,681
0% LAR, 40% CIR	40%	£3,519,636	£1,305,410	£1,275,482	£1,245,554	£1,215,626	£906,606	£587,687
0% LAR, 40% CIR	45%	£2,766,918	£817,292	£817,292	£817,292	£817,292	£597,687	£268,668
0% LAR, 40% CIR	50%	£2,014,200	£329,174	£329,174	£329,174	£329,174	£268,668	£26,649

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR, 40% CIR	0%	£11,903,344	£7,577,331	£7,547,403	£7,517,475	£7,487,547	£5,817,176	£5,398,156
0% LAR, 40% CIR	5%	£10,826,486	£6,940,207	£6,910,279	£6,880,351	£6,850,423	£5,187,052	£4,768,032
0% LAR, 40% CIR	10%	£9,749,628	£6,303,083	£6,273,155	£6,243,227	£6,213,300	£4,544,681	£4,125,661
0% LAR, 40% CIR	15%	£8,672,770	£5,665,959	£5,636,031	£5,606,103	£5,576,175	£3,901,240	£3,482,220
0% LAR, 40% CIR	20%	£7,595,912	£5,028,835	£4,998,907	£4,968,979	£4,939,051	£3,256,811	£2,837,791
0% LAR, 40% CIR	25%	£6,519,054	£4,391,711	£4,361,783	£4,331,855	£4,301,927	£2,612,371	£2,193,351
0% LAR, 40% CIR	30%	£5,442,196	£3,754,587	£3,724,659	£3,694,731	£3,664,803	£2,067,931	£1,648,911
0% LAR, 40% CIR	35%	£4,365,338	£3,117,463	£3,087,535	£3,057,607	£3,027,679	£1,523,491	£1,104,471
0% LAR, 40% CIR	40%	£3,288,480	£2,480,339	£2,450,411	£2,420,483	£2,390,555	£1,079,051	£660,031
0% LAR, 40% CIR	45%	£2,211,622	£1,843,215	£1,813,287	£1,783,359	£1,753,431	£734,551	£315,531
0% LAR, 40% CIR	50%	£1,134,764	£1,206,091	£1,176,163	£1,146,235	£1,116,307	£265,551	£26,531

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR, 40% CIR	0%	£14,296,321	£10,375,307	£10,345,380	£10,315,453	£10,285,526	£8,415,154	£8,000,134
0% LAR, 40% CIR	5%	£13,044,463	£9,286,183	£9,256,256	£9,226,329	£9,196,402	£7,325,270	£6,910,250
0% LAR, 40% CIR	10%	£11,792,605	£8,197,059	£8,167,132	£8,137,205	£8,107,278	£6,234,138	£5,819,118
0% LAR, 40% CIR	15%	£10,540,747	£7,107,935	£7,078,008	£7,048,081	£7,018,154	£5,143,000	£4,728,000
0% LAR, 40% CIR	20%	£9,288,889	£6,018,811	£5,988,884	£5,958,957	£5,929,030	£4,261,850	£3,846,830
0% LAR, 40% CIR	25%	£8,037,031	£4,929,687	£4,899,760	£4,869,833	£4,839,906	£3,570,700	£3,155,680
0% LAR, 40% CIR	30%	£6,785,173	£3,840,563	£3,810,636	£3,780,709	£3,750,782	£2,879,550	£2,464,530
0% LAR, 40% CIR	35%	£5,533,315	£2,751,439	£2,721,512	£2,691,585	£2,661,658	£2,188,400	£1,773,380
0% LAR, 40% CIR	40%	£4,281,457	£1,662,315	£1,632,388	£1,602,461	£1,572,534	£1,400,250	£1,085,230
0% LAR, 40% CIR	45%	£3,029,600	£583,191	£583,191	£583,191	£583,191	£1,111,234	£1,101,234
0% LAR, 40% CIR	50%	£1,777,742	£394,067	£394,067	£394,067	£394,067	£1,000,000	£1,000,000

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area		Zone C - £1,750 psf	
No Units Site Area		Sales value inflation Build cost inflation		Base Base LAR, CIR	
Residual land values:					
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent & Biodiversity		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity			

Res 11 - 60 Flats		Value Area		Zone C - £1,900 psf		
No Units	60	Sales value inflation		Base		
Site Area	0.14 Ha	Build cost inflation		LAR, CIR		
Residual land values:						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchwr Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchwr Prt M4(3), BREEAM Excellent, Biodiversity & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchwr Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 40% CIR	5%	£27,484,222	£27,548,096	£27,618,167	£27,742,170	£28,568,922
60% LAR, 40% CIR	5%	£28,448,489	£28,512,361	£28,582,432	£28,706,434	£29,543,187
60% LAR, 40% CIR	10%	£28,498,192	£28,561,850	£28,631,917	£28,755,919	£29,592,671
60% LAR, 40% CIR	15%	£28,488,714	£28,552,404	£28,622,469	£28,746,471	£29,583,195
60% LAR, 40% CIR	20%	£28,477,866	£28,541,556	£28,611,621	£28,735,623	£29,572,347
60% LAR, 40% CIR	25%	£28,227,091	£18,791,407	£18,712,519	£17,847,395	£15,921,433
60% LAR, 40% CIR	30%	£20,727,685	£16,843,860	£16,814,464	£16,865,154	£15,921,433
60% LAR, 40% CIR	35%	£18,212,884	£15,019,013	£15,061,085	£15,012,484	£14,889,484
60% LAR, 40% CIR	40%	£16,148,009	£13,532,650	£13,603,070	£13,144,666	£13,031,086
60% LAR, 40% CIR	45%	£14,077,827	£11,369,715	£11,340,475	£11,291,452	£11,168,896
60% LAR, 40% CIR	50%	£12,902,862	£9,951,967	£9,973,953	£9,473,598	£9,350,411
60% LAR, 40% CIR	55%	£11,402,657	£8,411,475	£8,411,475	£8,411,475	£8,411,475
60% LAR, 40% CIR	60%	£10,000,000	£7,000,000	£7,000,000	£7,000,000	£7,000,000

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	%AH	Base Build Costs, Access Prt M4(2), Building Safety Levy 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Buld Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Buld Regs 2022 & Staircases, Wchair Prt M(4)3 & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Buld Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Buld Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent, Biodiversity & Renewable Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Buld Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent, Biodiversity & Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Buld Regs 2022 & Staircases, Wchair Prt M(4)3, BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Buld Regs 2022 & Staircases, Wchair Prt M(4)3, BREAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 40% CDR	0%	£118,698,481	£114,162,350	£114,132,420	£114,082,144	£113,956,438	£113,202,202	£112,763,181	£118,698,481
60% LAR, 40% CDR	10%	£116,678,278	£112,343,009	£112,343,009	£112,292,731	£112,166,285	£111,412,049	£110,973,028	£116,678,278
60% LAR, 40% CDR	20%	£114,853,451	£110,516,114	£110,486,220	£110,435,957	£110,310,170	£109,555,931	£109,116,910	£114,853,451
60% LAR, 40% CDR	30%	£112,852,231	£108,589,220	£108,555,126	£108,504,863	£108,379,076	£107,624,837	£107,185,816	£112,852,231
60% LAR, 40% CDR	40%	£110,586,615	£106,318,889	£106,284,795	£106,234,532	£106,108,745	£105,354,506	£104,915,485	£110,586,615
60% LAR, 40% CDR	50%	£108,341,349	£104,059,886	£104,025,792	£103,975,529	£103,849,742	£103,095,503	£102,656,482	£108,341,349
60% LAR, 40% CDR	60%	£106,124,954	£101,798,484	£101,764,390	£101,714,127	£101,588,340	£100,834,101	£100,395,080	£106,124,954
60% LAR, 40% CDR	70%	£103,942,243	£1,130,274	£1,275,884	£1,226,743	£1,153,743	£1,080,743	£1,037,743	£103,942,243
60% LAR, 40% CDR	80%	£101,798,484	£1,275,884	£1,421,494	£1,372,353	£1,299,353	£1,226,353	£1,183,353	£101,798,484
60% LAR, 40% CDR	90%	£1,275,884	£2,414,227	£2,443,267	£2,494,286	£2,545,305	£2,606,324	£2,667,343	£1,275,884
60% LAR, 40% CDR	95%	£1,292,085	£2,414,227	£2,443,267	£2,494,286	£2,545,305	£2,606,324	£2,667,343	£1,292,085
60% LAR, 40% CDR	100%	£1,292,085	£2,414,227	£2,443,267	£2,494,286	£2,545,305	£2,606,324	£2,667,343	£1,292,085

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

Tenure	%AH	Base Build Costs and Access Prt M(4)2 & Building Safety Levy	Base Build Costs, Access Prt M(4)2, Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchpr Prt M(4)3 & BREAM Excellent	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchpr Prt M(4)3, BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchpr Prt M(4)3, BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchpr Prt M(4)3, BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchpr Prt M(4)3, BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
0%	0%	£244,415,954	£119,874,778	£119,844,440	£119,794,567	£119,668,862	£118,514,625	£114,425,005
60% LAR, 40% CIR	0%	£22,391,142	£118,654,433	£118,624,633	£117,574,537	£116,448,588	£115,298,680	£113,680,720
60% LAR, 40% CIR	10%	£20,450,874	£116,229,528	£116,189,529	£114,938,931	£113,624,184	£112,475,705	£110,859,885
60% LAR, 40% CIR	20%	£18,510,136	£113,797,146	£113,756,147	£112,387,553	£111,053,447	£109,904,567	£108,286,707
60% LAR, 40% CIR	30%	£16,269,038	£112,560,312	£112,530,783	£112,481,209	£112,367,271	£111,633,644	£110,205,518
60% LAR, 40% CIR	40%	£14,263,773	£110,710,589	£110,688,637	£110,639,202	£110,516,512	£109,712,078	£108,362,115
60% LAR, 40% CIR	50%	£12,199,177	£109,870,554	£109,841,107	£109,800,500	£109,701,806	£109,226,969	£107,977,075
60% LAR, 40% CIR	60%	£10,118,696	£107,171,695	£107,098,368	£107,009,167	£106,816,196	£106,578,105	£105,688,157
60% LAR, 40% CIR	70%	£8,004,692	£105,169,692	£105,103,652	£105,130,383	£105,068,421	£104,968,421	£104,812,716
60% LAR, 40% CIR	80%	£6,004,559	£103,296,397	£103,267,137	£103,218,135	£103,095,578	£102,960,239	£102,681,719
60% LAR, 40% CIR	90%	£4,004,559	£101,396,694	£101,367,694	£101,338,694	£101,227,694	£101,088,111	£100,811,716

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

Tenure	%AH	Base Build Costs, Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability
0%	0%	£26,777,869	£22,241,743	£22,211,814	£22,161,532	£22,035,826	£21,281,289	£20,862,664
60% LAR: 40% CIR	10%	£24,768,106	£20,421,386	£20,391,585	£20,341,302	£20,215,596	£19,460,051	£19,041,424
60% LAR: 40% CIR	10%	£22,752,899	£18,995,794	£18,965,794	£18,915,519	£18,790,149	£17,842,670	£17,226,649
60% LAR: 40% CIR	20%	£20,702,121	£17,704,111	£17,674,111	£17,624,687	£17,500,006	£16,452,527	£15,836,506
60% LAR: 40% CIR	20%	£18,688,093	£14,927,277	£14,897,748	£14,848,714	£14,724,235	£13,580,609	£13,167,483
60% LAR: 40% CIR	30%	£16,673,865	£12,749,054	£12,719,525	£12,670,000	£12,545,521	£11,236,887	£10,823,761
60% LAR: 40% CIR	30%	£14,596,381	£11,237,497	£11,208,111	£11,158,801	£11,035,324	£10,295,862	£9,884,340
60% LAR: 40% CIR	30%	£12,506,631	£9,384,669	£9,355,342	£9,306,311	£9,182,834	£8,445,725	£8,035,121
60% LAR: 40% CIR	40%	£10,461,695	£7,497,218	£7,468,218	£7,419,218	£7,295,743	£6,759,613	£6,349,183
60% LAR: 40% CIR	40%	£8,371,474	£5,968,392	£5,939,122	£5,890,145	£5,766,670	£5,442,704	£5,138,683
60% LAR: 40% CIR	40%	£6,281,199	£3,795,009	£3,765,009	£3,716,009	£3,592,534	£3,268,568	£2,964,547

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

Tenure	% AH	Base Build Costs and Access Prt M(2) & Building Safety Levy	Base Build Costs, Access Prt M(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3) & BREEAM Excellent	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent & Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent & Biodiversity & Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
0%	0%	£25,575,545	£25,599,719	£25,609,791	£25,619,862	£24,833,803	£24,079,560	£23,560,065
60% LAR: 40% CR	25%	£27,556,081	£27,619,374	£27,649,861	£27,679,347	£26,819,861	£26,049,612	£25,449,075
60% LAR: 40% CR	10%	£28,550,815	£28,599,479	£28,619,719	£28,639,872	£27,189,125	£26,409,825	£25,809,625
60% LAR: 40% CR	5%	£29,550,991	£29,609,969	£29,629,969	£29,649,969	£27,689,124	£26,909,824	£26,309,575
60% LAR: 40% CR	20%	£31,553,379	£31,609,757	£31,629,757	£31,649,757	£27,529,212	£26,749,912	£26,149,662
60% LAR: 40% CR	15%	£32,553,379	£32,609,757	£32,629,757	£32,649,757	£27,529,212	£26,749,912	£26,149,662
60% LAR: 40% CR	50%	£37,553,379	£37,609,757	£37,629,757	£37,649,757	£31,633,501	£30,853,201	£30,253,199
60% LAR: 40% CR	30%	£35,554,367	£35,609,757	£35,629,757	£35,649,757	£31,181,107	£30,400,807	£29,800,805
60% LAR: 40% CR	25%	£35,554,367	£35,609,757	£35,629,757	£35,649,757	£31,181,107	£30,400,807	£29,800,805
60% LAR: 40% CR	45%	£37,553,379	£37,609,757	£37,629,757	£37,649,757	£31,633,501	£30,853,201	£30,253,199
60% LAR: 40% CR	40%	£37,553,379	£37,609,757	£37,629,757	£37,649,757	£31,633,501	£30,853,201	£30,253,199
60% LAR: 40% CR	35%	£37,553,379	£37,609,757	£37,629,757	£37,649,757	£31,633,501	£30,853,201	£30,253,199
60% LAR: 40% CR	30%	£37,553,379	£37,609,757	£37,629,757	£37,649,757	£31,633,501	£30,853,201	£30,253,199
60% LAR: 40% CR	25%	£37,553,379	£37,609,757	£37,629,757	£37,649,757	£31,633,501	£30,853,201	£30,253,199
60% LAR: 40% CR	20%	£37,553,379	£37,609,757	£37,629,757	£37,649,757	£31,633,501	£30,853,201	£30,253,199
60% LAR: 40% CR	15%	£37,553,379	£37,609,757	£37,629,757	£37,649,757	£31,633,501	£30,853,201	£30,253,199
60% LAR: 40% CR	10%	£37,553,379	£37,609,757	£37,629,757	£37,649,757	£31,633,501	£30,853,201	£30,253,199
60% LAR: 40% CR	5%	£37,553,379	£37,609,757	£37,629,757	£37,649,757	£31,633,501	£30,853,201	£30,253,199
60% LAR: 40% CR	0%	£37,553,379	£37,609,757	£37,629,757	£37,649,757	£31,633,501	£30,853,201	£30,253,199

LB Camden
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area		Zone C - £2,000 psf				
No Units	60	Sales value inflation		Base				
Site Area	0.14 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR - CIR				
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH							
60% LAR - 40% CIR	0%	£35,177,103	£30,614,352	£30,584,423	£30,534,141	£30,408,436	£29,654,199	£29,235,179
60% LAR - 40% CIR	5%	£33,624,697	£28,660,094	£28,630,981	£28,580,796	£28,455,881	£27,704,348	£27,285,895
60% LAR - 40% CIR	10%	£30,862,786	£26,701,487	£26,671,777	£26,621,819	£26,497,133	£25,746,054	£25,327,352
60% LAR - 40% CIR	15%	£28,697,423	£24,736,762	£24,707,168	£24,657,438	£24,533,115	£23,781,175	£23,362,763
60% LAR - 40% CIR	20%	£26,506,861	£22,769,635	£22,739,106	£22,689,132	£22,565,393	£21,813,987	£21,395,841
60% LAR - 40% CIR	25%	£24,350,556	£20,791,100	£20,761,847	£20,712,212	£20,588,623	£19,847,088	£19,428,125
60% LAR - 40% CIR	30%	£22,159,161	£18,810,230	£18,781,534	£18,732,534	£18,609,257	£17,867,864	£17,448,672
60% LAR - 40% CIR	35%	£19,974,213	£16,824,080	£16,794,752	£16,745,552	£16,622,551	£15,884,545	£15,474,541
60% LAR - 40% CIR	40%	£17,773,759	£14,832,704	£14,803,425	£14,754,321	£14,631,569	£13,894,790	£13,485,790
60% LAR - 40% CIR	45%	£15,568,098	£12,839,155	£12,809,916	£12,761,894	£12,639,337	£11,902,999	£11,491,477
60% LAR - 40% CIR	50%	£13,357,283	£10,834,490	£10,805,281	£10,756,326	£10,633,939	£9,899,617	£9,491,680
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH							
60% LAR - 40% CIR	0%	£21,391,352	£18,528,511	£18,500,882	£18,468,456	£18,336,228	£17,602,858	£17,174,673
60% LAR - 40% CIR	5%	£20,949,380	£18,074,953	£18,047,160	£18,014,889	£17,882,659	£17,149,289	£16,721,104
60% LAR - 40% CIR	10%	£17,077,045	£12,915,746	£12,886,036	£12,856,138	£12,721,792	£11,982,913	£11,547,091
60% LAR - 40% CIR	15%	£16,611,862	£12,451,041	£12,421,427	£12,391,812	£12,257,474	£11,518,433	£11,083,522
60% LAR - 40% CIR	20%	£12,740,500	£8,980,894	£8,951,365	£8,921,791	£8,777,892	£8,034,226	£7,621,100
60% LAR - 40% CIR	25%	£12,284,615	£7,525,559	£7,496,030	£7,466,501	£7,322,602	£6,579,347	£6,166,344
60% LAR - 40% CIR	30%	£8,383,419	£5,024,489	£4,995,103	£4,965,718	£4,822,516	£4,080,854	£3,671,931
60% LAR - 40% CIR	35%	£8,108,217	£3,538,338	£3,509,111	£3,479,884	£3,336,809	£2,595,803	£2,184,802
60% LAR - 40% CIR	40%	£3,088,019	£1,046,363	£1,017,083	£1,000,416	£966,476	£709,252	£608,951
60% LAR - 40% CIR	45%	£1,732,550	£294,596	£289,825	£285,047	£271,845	£1,865,742	£1,744,564
60% LAR - 40% CIR	50%	£424,858	£2,951,421	£2,866,406	£2,802,418	£2,707,418	£1,584,024	£1,491,477
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£57,186,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH							
60% LAR - 40% CIR	0%	£27,103,785	£22,541,034	£22,511,106	£22,480,824	£22,355,118	£21,580,862	£21,161,861
60% LAR - 40% CIR	5%	£24,949,380	£20,587,377	£20,557,449	£20,527,481	£20,392,225	£19,617,969	£19,198,968
60% LAR - 40% CIR	10%	£22,789,468	£18,628,169	£18,598,460	£18,568,561	£18,423,815	£17,675,336	£17,256,515
60% LAR - 40% CIR	15%	£20,624,105	£16,663,464	£16,633,850	£16,604,121	£16,458,787	£15,710,857	£15,292,445
60% LAR - 40% CIR	20%	£18,463,344	£14,693,317	£14,663,788	£14,634,214	£14,489,278	£13,746,648	£13,328,523
60% LAR - 40% CIR	25%	£16,277,239	£12,717,782	£12,688,330	£12,658,894	£12,515,305	£11,773,771	£11,351,808
60% LAR - 40% CIR	30%	£14,095,843	£10,736,812	£10,707,357	£10,677,916	£10,534,839	£9,792,278	£9,374,354
60% LAR - 40% CIR	35%	£11,900,895	£8,759,752	£8,721,434	£8,672,234	£8,498,233	£7,811,227	£7,401,222
60% LAR - 40% CIR	40%	£9,703,441	£6,789,386	£6,750,107	£6,691,003	£6,508,241	£5,821,075	£5,412,172
60% LAR - 40% CIR	45%	£7,494,790	£4,792,438	£4,753,098	£4,703,698	£4,509,019	£3,821,816	£3,412,814
60% LAR - 40% CIR	50%	£5,283,965	£2,781,172	£2,731,963	£2,683,099	£2,500,621	£1,826,299	£1,418,342
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£48,425,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH							
60% LAR - 40% CIR	0%	£29,670,190	£24,907,098	£24,876,076	£24,827,789	£24,752,983	£23,947,848	£23,529,920
60% LAR - 40% CIR	5%	£27,318,344	£22,954,341	£22,924,528	£22,874,445	£22,749,238	£21,947,995	£21,530,637
60% LAR - 40% CIR	10%	£25,158,433	£20,995,134	£20,965,424	£20,915,526	£20,790,280	£20,022,301	£19,604,478
60% LAR - 40% CIR	15%	£22,981,070	£19,030,426	£19,000,815	£18,951,086	£18,826,782	£18,060,822	£17,646,414
60% LAR - 40% CIR	20%	£20,800,308	£17,060,262	£17,030,753	£16,981,179	£16,857,241	£16,113,614	£15,700,486
60% LAR - 40% CIR	25%	£18,644,263	£15,084,747	£15,055,265	£15,005,689	£14,882,270	£14,138,771	£13,725,771
60% LAR - 40% CIR	30%	£16,462,808	£13,103,877	£13,074,492	£13,025,181	£12,901,904	£12,162,243	£11,751,319
60% LAR - 40% CIR	35%	£14,267,860	£11,117,127	£11,088,360	£11,039,196	£10,916,168	£10,176,152	£9,766,188
60% LAR - 40% CIR	40%	£12,067,406	£9,126,361	£9,097,672	£9,047,968	£8,925,206	£8,185,640	£7,775,437
60% LAR - 40% CIR	45%	£9,861,745	£7,129,862	£7,100,963	£7,051,541	£6,928,984	£6,189,446	£5,779,124
60% LAR - 40% CIR	50%	£7,650,550	£5,128,137	£5,098,528	£5,048,973	£4,927,586	£4,183,264	£3,765,307
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£26,601,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH							
60% LAR - 40% CIR	0%	£32,288,726	£27,705,976	£27,676,047	£27,626,765	£27,500,069	£26,745,823	£26,326,802
60% LAR - 40% CIR	5%	£30,114,361	£25,752,118	£25,722,059	£25,672,442	£25,545,214	£24,791,971	£24,373,014
60% LAR - 40% CIR	10%	£27,954,409	£23,793,110	£23,763,401	£23,713,552	£23,586,756	£22,840,277	£22,424,456
60% LAR - 40% CIR	15%	£25,789,047	£21,832,459	£21,799,792	£21,749,062	£21,622,739	£20,877,798	£20,462,391
60% LAR - 40% CIR	20%	£23,618,285	£19,878,259	£19,845,720	£19,795,156	£19,668,217	£18,911,591	£18,498,485
60% LAR - 40% CIR	25%	£21,442,760	£17,916,947	£17,884,271	£17,833,547	£17,706,348	£16,949,312	£16,536,763
60% LAR - 40% CIR	30%	£19,260,784	£15,950,163	£15,917,468	£15,867,792	£15,699,680	£14,942,216	£14,530,295
60% LAR - 40% CIR	35%	£17,085,836	£13,915,703	£13,886,376	£13,837,176	£13,714,174	£12,976,188	£12,566,184
60% LAR - 40% CIR	40%	£14,866,383	£11,924,326	£11,895,048	£11,845,344	£11,723,132	£10,986,017	£10,575,413
60% LAR - 40% CIR	45%	£12,659,721	£9,927,779	£9,898,540	£9,849,517	£9,726,960	£8,991,622	£8,581,501
60% LAR - 40% CIR	50%	£10,448,068	£7,926,114	£7,896,804	£7,847,850	£7,725,562	£6,991,240	£6,583,284

Resi 11 - 60 Flats

No Units	60
Site Area	0.14 Ha

Residual land values:

Value Area	Zone C - RP Periphery £2,250 psf
------------	----------------------------------

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

Tenure

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Renewable Offsets	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offsets	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offsets	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offsets
60% LAR, 40% CLR	5%	£37,269,567	£37,250,676	£37,221,198	£37,173,672	£37,047,565	£36,304,954	£36,892,232	£36,892,232
60% LAR, 40% CLR	10%	£38,618,201	£38,618,201	£38,617,125	£38,592,614	£38,492,614	£37,743,003	£38,330,952	£38,330,952
60% LAR, 40% CLR	15%	£39,966,835	£39,966,835	£39,965,759	£39,941,248	£39,841,248	£39,091,637	£39,679,586	£39,679,586
60% LAR, 40% CLR	20%	£41,315,469	£41,315,469	£41,314,393	£41,289,882	£41,189,882	£40,440,271	£41,028,220	£41,028,220
60% LAR, 40% CLR	25%	£42,664,103	£42,664,103	£42,663,027	£42,638,516	£42,538,516	£41,790,660	£42,378,609	£42,378,609
60% LAR, 40% CLR	30%	£44,012,737	£44,012,737	£44,011,661	£43,987,150	£43,887,150	£43,137,539	£43,725,488	£43,725,488
60% LAR, 40% CLR	35%	£45,361,371	£45,361,371	£45,360,295	£45,335,784	£45,235,784	£44,487,428	£45,075,377	£45,075,377
60% LAR, 40% CLR	40%	£46,710,005	£46,710,005	£46,708,929	£46,684,518	£46,584,518	£45,837,317	£46,425,266	£46,425,266
60% LAR, 40% CLR	45%	£48,058,639	£48,058,639	£48,057,563	£48,033,152	£47,933,152	£47,183,206	£47,771,155	£47,771,155
60% LAR, 40% CLR	50%	£49,407,273	£49,407,273	£49,406,197	£49,381,786	£49,281,786	£48,533,095	£49,121,044	£49,121,044
60% LAR, 40% CLR	55%	£50,755,907	£50,755,907	£50,754,831	£50,730,420	£50,630,420	£49,882,984	£50,470,933	£50,470,933
60% LAR, 40% CLR	60%	£52,104,541	£52,104,541	£52,103,465	£52,079,054	£51,979,054	£51,232,873	£51,820,822	£51,820,822
60% LAR, 40% CLR	65%	£53,453,175	£53,453,175	£53,452,099	£53,427,688	£53,327,688	£52,582,762	£53,170,711	£53,170,711
60% LAR, 40% CLR	70%	£54,801,809	£54,801,809	£54,800,733	£54,776,322	£54,676,322	£53,932,651	£54,520,600	£54,520,600
60% LAR, 40% CLR	75%	£56,150,443	£56,150,443	£56,149,367	£56,124,956	£56,024,956	£55,182,540	£55,770,489	£55,770,489
60% LAR, 40% CLR	80%	£57,499,077	£57,499,077	£57,498,001	£57,473,590	£57,373,590	£56,432,429	£57,020,378	£57,020,378
60% LAR, 40% CLR	85%	£58,847,711	£58,847,711	£58,846,635	£58,822,224	£58,722,224	£57,682,318	£58,270,267	£58,270,267
60% LAR, 40% CLR	90%	£60,196,345	£60,196,345	£60,195,269	£60,170,858	£60,070,858	£58,932,207	£59,520,156	£59,520,156
60% LAR, 40% CLR	95%	£61,544,979	£61,544,979	£61,543,903	£61,519,492	£61,419,492	£60,182,096	£60,770,045	£60,770,045
60% LAR, 40% CLR	100%	£62,893,613	£62,893,613	£62,892,537	£62,868,126	£62,768,126	£61,431,985	£62,019,934	£62,019,934

Residual land values compared to benchmark land values

Residual Land values compared Higher Value Secondary Offices

[illegible]

Residual I and values compared to benchmark land values

Residual Land values composed
Medium Value Secondary Offices

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Renewable Off	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
	0%	£33,855,899	£28,177,359	£28,147,881	£28,098,355	£28,974,538	£28,231,637	£27,818,914
60% LAR, 40% CIR	0%	£31,944,973	£26,897,763	£26,868,627	£26,819,099	£27,695,118	£26,944,744	£26,544,544
60% LAR, 40% CIR	10%	£28,848,462	£24,583,497	£24,534,348	£24,411,477	£25,286,547	£24,536,624	£24,136,912
60% LAR, 40% CIR	20%	£26,348,612	£22,529,312	£22,453,143	£22,321,799	£23,196,799	£22,446,244	£22,046,244
60% LAR, 40% CIR	30%	£23,839,108	£20,025,831	£19,936,362	£19,846,722	£20,721,799	£19,970,163	£19,569,037
60% LAR, 40% CIR	20%	£22,336,392	£17,717,013	£17,587,261	£17,514,536	£18,389,688	£17,639,002	£17,238,002
60% LAR, 40% CIR	10%	£19,840,861	£15,402,861	£15,274,716	£15,200,988	£16,076,124	£15,325,363	£14,924,363
60% LAR, 40% CIR	0%	£16,295,142	£13,083,429	£13,054,101	£13,004,961	£13,881,303	£13,130,483	£12,729,281
60% LAR, 40% CIR	10%	£13,795,716	£10,578,717	£10,549,492	£10,499,382	£11,375,822	£10,625,002	£10,224,002
60% LAR, 40% CIR	45%	£11,292,438	£8,429,161	£8,399,701	£8,350,679	£9,226,123	£8,475,784	£8,074,861
60% LAR, 40% CIR	45%	£8,429,161	£5,849,965	£5,820,284	£5,790,284	£6,665,728	£5,915,388	£5,514,388

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	%AH	Base Build Costs and Access Prt M(4) & Building Safety Levy	Base Build Costs, Access Prt M(4)(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)(3) & BREEM Excellent	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 40% CIR	0%	E28,296,764	E31,544,324	E31,544,848	E31,465,319	E31,347,903	E30,598,602	E30,185,875
60% LAR, 40% CIR	5%	E28,131,698	E29,464,768	E29,465,392	E29,386,862	E29,269,011	E28,520,322	E28,107,611
60% LAR, 40% CIR	10%	E28,131,547	E28,679,724	E28,680,248	E28,601,717	E28,478,442	E28,041,211	E27,628,577
60% LAR, 40% CIR	15%	E28,131,483	E28,689,277	E28,689,800	E28,610,270	E28,487,319	E28,050,088	E27,637,228
60% LAR, 40% CIR	20%	E28,208,072	E22,392,798	E22,393,287	E22,313,692	E22,189,754	E21,448,128	E21,033,002
60% LAR, 40% CIR	25%	E28,208,072	E22,392,798	E22,393,287	E22,313,692	E22,189,754	E21,448,128	E21,033,002
60% LAR, 40% CIR	30%	E28,175,350	E17,769,626	E17,740,441	E17,567,853	E17,444,265	E16,617,285	E16,192,000
60% LAR, 40% CIR	35%	E18,692,107	E14,520,394	E14,521,068	E14,370,785	E14,248,805	E14,100,855	E13,952,905
60% LAR, 40% CIR	40%	E18,723,881	E13,125,736	E13,109,656	E13,047,492	E12,925,492	E12,788,522	E12,651,552
60% LAR, 40% CIR	45%	E13,557,452	E10,795,056	E10,768,068	E10,717,544	E10,595,087	E10,509,749	E10,431,227
60% LAR, 40% CIR	50%	E11,110,000	E8,440,858	E8,441,749	E8,382,753	E8,309,785	E8,225,817	E8,148,849

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M(4)2 & Building Safety Levy	Base Build Costs, Access Prt M(4)2, Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3 & BREEM Excellent	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent, Renewable Offsets	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREEM Excellent, Biodiversity, Sustainable Payments & Embodied Carbon	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4)3, BREAM Excellent, Biodiversity, Renewable Offsets, Sustainability & Embodied Carbon
0%	0%	£18,090,000	£34,342,000	£34,312,000	£34,265,000	£34,130,000	£33,996,570	£32,963,805
60% LAR: 40% CR	0%	£20,500,014	£32,062,295	£32,032,295	£31,984,038	£31,849,038	£31,715,799	£30,683,034
60% LAR: 40% CR	10%	£34,013,393	£29,777,701	£29,747,701	£29,699,390	£29,576,410	£29,439,180	£28,421,415
60% LAR: 40% CR	20%	£31,143,419	£29,467,265	£29,437,265	£29,388,954	£29,265,974	£29,128,744	£28,110,979
60% LAR: 40% CR	20%	£29,004,049	£29,190,772	£29,160,772	£29,112,468	£28,989,471	£28,846,241	£27,830,976
60% LAR: 40% CR	20%	£26,241,333	£28,881,954	£28,851,954	£28,803,640	£28,680,643	£28,537,413	£27,521,905
60% LAR: 40% CR	20%	£23,104,307	£28,567,803	£28,537,803	£28,489,472	£28,366,475	£28,223,245	£27,207,737
60% LAR: 40% CR	30%	£21,450,083	£18,248,371	£18,219,042	£18,169,842	£18,046,842	£17,908,835	£16,898,832
60% LAR: 40% CR	30%	£18,863,107	£18,023,712	£18,004,433	£17,984,433	£17,861,433	£17,722,966	£16,712,963
60% LAR: 40% CR	45%	£16,385,399	£13,593,882	£13,564,043	£13,515,520	£13,383,064	£13,240,265	£12,240,265

Resi 11 - 60 Flats		Value Area		Zone C - RP Periphery E2,450 psf	
No Units	60	Sales value inflation		Base	
Site Area	0.14 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR, CIR	
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, 2022 & Staircases, BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, 2022 & Staircases, BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, 2022 & Staircases, BREEAM Excellent
60% LAR, 40% CIR	5%	£47,285,071	£42,250,321	£42,271,316	£42,347,499
60% LAR, 40% CIR	5%	£44,005,773	£39,578,467	£39,603,752	£39,683,794
60% LAR, 40% CIR	10%	£41,768,265	£37,438,637	£37,462,669	£37,544,214
60% LAR, 40% CIR	15%	£39,997,895	£34,871,138	£34,892,716	£34,969,721
60% LAR, 40% CIR	20%	£38,216,095	£32,336,637	£32,359,452	£32,438,547
60% LAR, 40% CIR	25%	£33,459,592	£29,744,429	£29,769,734	£29,843,615
60% LAR, 40% CIR	30%	£30,865,757	£27,302,086	£27,323,143	£27,393,148
60% LAR, 40% CIR	35%	£27,859,206	£24,622,860	£24,643,352	£24,712,351
60% LAR, 40% CIR	40%	£25,681,681	£22,011,506	£22,032,218	£22,100,452
60% LAR, 40% CIR	45%	£22,258,648	£19,435,140	£19,455,917	£19,524,392
60% LAR, 40% CIR	50%	£19,460,777	£16,835,667	£16,856,586	£16,924,616
60% LAR, 40% CIR	55%	£16,660,777	£14,235,140	£14,255,917	£14,324,392
60% LAR, 40% CIR	60%	£13,860,777	£11,635,140	£11,655,917	£11,724,392
60% LAR, 40% CIR	65%	£11,060,777	£9,035,140	£9,055,917	£9,124,392
60% LAR, 40% CIR	70%	£8,260,777	£6,435,140	£6,455,917	£6,524,392
60% LAR, 40% CIR	75%	£5,460,777	£3,835,140	£3,855,917	£3,924,392
60% LAR, 40% CIR	80%	£2,660,777	£1,235,140	£1,255,917	£1,324,392
60% LAR, 40% CIR	85%	£-1,140,777	£-1,365,140	£-1,345,917	£-1,274,392
60% LAR, 40% CIR	90%	£-3,940,777	£-3,965,140	£-3,945,917	£-3,874,392
60% LAR, 40% CIR	95%	£-6,740,777	£-6,565,140	£-6,545,917	£-6,454,392
60% LAR, 40% CIR	100%	£-9,540,777	£-9,165,140	£-9,145,917	£-9,054,392

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

[illegible]

Residual Land values compared to benchmark land values

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainable & Embodied Carbon
0%		£39,221,753	£34,477,003	£34,447,525	£34,397,986	£34,274,181	£33,531,280	£33,113,558
60% LAR, 40% CDR	20%	£39,985,449	£31,562,445	£31,520,443	£31,470,904	£31,347,099	£30,593,896	£30,176,174
60% LAR, 40% CDR	20%	£33,695,699	£29,340,440	£29,363,177	£29,304,658	£29,181,156	£28,429,354	£28,011,632
60% LAR, 40% CDR	15%	£32,364,376	£28,827,508	£28,787,540	£28,748,048	£28,626,044	£28,391,874	£28,165,425
60% LAR, 40% CDR	10%	£31,717,717	£28,466,619	£28,417,134	£28,367,649	£28,245,645	£28,011,275	£27,786,826
60% LAR, 40% CDR	25%	£28,365,714	£26,700,124	£26,671,112	£26,642,100	£26,500,687	£26,270,287	£26,040,421
60% LAR, 40% CDR	25%	£22,578,420	£16,126,766	£16,100,625	£16,074,484	£15,951,256	£15,726,027	£15,500,798
60% LAR, 40% CDR	35%	£19,755,889	£16,549,563	£16,520,235	£16,471,034	£16,348,034	£16,120,028	£15,892,022
60% LAR, 40% CDR	45%	£18,088,174	£15,659,219	£15,629,890	£15,580,689	£15,457,689	£15,229,683	£15,001,677
60% LAR, 40% CDR	45%	£14,155,330	£11,361,823	£11,332,584	£11,283,361	£11,161,004	£10,926,060	£10,691,115

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

Base Build Costs and Access Prt M(2) & Building Safety Levy		Base Build Costs, Access Prt M(2), & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases & Wchair Prt M(3) & BREEM Excellent	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), BREEM Excellent, Biodiversity & Renewable Off Payments	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), BREEM Excellent, Biodiversity & Renewable Off Payments & Sustainability	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), BREEM Excellent, Biodiversity, Renewable Off Payments, Sustainability & Embodied Carbon
Tenure	%AH	0% £41,598.718 £38,694.613 £38,062.604 £38,031.782 £37,514.682 £37,272.619 £36,845.384 £32,152.853 £16,355.138 £16,552.295 £16,552.295	£38,943.968 £35,269.420 £34,749.404 £34,710.314 £34,065.133 £34,067.096 £33,425.937 £18,916.528 £11,325.243 £11,328.787 £11,328.787	£38,914.490 £35,247.054 £34,721.142 £34,684.056 £34,040.009 £34,038.076 £33,400.733 £18,897.200 £11,309.588 £11,309.548 £11,309.548	£38,764.963 £35,120.054 £34,597.896 £34,560.810 £33,916.763 £33,913.889 £33,277.486 £18,874.999 £11,296.995 £11,297.060 £11,297.060	£36,641.146 £32,920.174 £32,401.891 £32,363.360 £31,843.194 £31,807.562 £31,378.220 £17,714.963 £10,124.387 £10,125.967 £10,125.967	£35,485.522 £31,744.863 £31,810.891 £31,773.806 £31,240.801 £30,642.788 £30,213.544 £16,566.898 £9,013.303 £9,014.505 £9,014.505

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Renewable Offsets	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, & Renewable Offsets	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, & Embodied Carbon
0%	0%	£44,398,084	£39,641,944	£39,612,466	£39,562,390	£39,439,122	£39,696,221	£39,263,495
60% LAR, 40% CR	0%	£1,620,890	£37,007,396	£37,007,396	£37,006,830	£37,018,710	£37,044,337	£36,611,622
60% LAR, 40% CR	10%	£38,865,580	£34,547,381	£34,511,118	£34,450,971	£34,346,907	£34,593,869	£33,919,290
60% LAR, 40% CR	15%	£38,865,580	£31,969,860	£31,969,860	£31,971,740	£31,781,445	£31,998,423	£31,268,423
60% LAR, 40% CR	20%	£33,312,659	£29,451,180	£29,452,075	£29,253,244	£29,048,298	£29,498,298	£29,081,091
60% LAR, 40% CR	25%	£29,526,665	£26,836,063	£26,836,063	£26,787,360	£26,665,628	£26,935,238	£26,523,364
60% LAR, 40% CR	30%	£27,745,381	£24,469,710	£24,469,710	£24,464,706	£24,358,287	£24,568,287	£24,148,802
60% LAR, 40% CR	35%	£24,869,829	£21,714,504	£21,685,176	£21,633,975	£21,512,973	£21,774,969	£21,364,969
60% LAR, 40% CR	40%	£22,133,115	£19,125,220	£19,093,343	£19,043,343	£19,044,838	£19,273,838	£18,864,838
60% LAR, 40% CR	45%	£19,350,271	£16,526,764	£16,487,525	£16,448,285	£16,325,945	£16,580,945	£16,162,945

[illegible]

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

[illegible]

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M(42) & Building Safety Levy	Base Build Costs, Access Prt M(42), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(42), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(43) & BREEM Excellent	Base Build Costs, Access Prt M(42), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(43) & BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M(42), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(43), BREEM Excellent & Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(42), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(43), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(42), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(43), BREAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
0%	0%	1544,572	17,183,720	18,955,292	19,591,977	19,591,977	19,591,977	19,591,977
60% LAR - 40% CIR	20%	2,649,760	22,026,106	24,675,866	25,312,551	25,312,551	25,312,551	25,312,551
60% LAR - 40% CIR	10%	2,149,899	17,749,120	19,899,019	20,535,703	20,535,703	20,535,703	20,535,703
60% LAR - 40% CIR	5%	1,649,999	13,472,134	15,119,133	15,764,218	15,764,218	15,764,218	15,764,218
60% LAR - 40% CIR	20%	2,331,176	19,297,247	21,363,296	21,999,979	21,999,979	21,999,979	21,999,979
60% LAR - 40% CIR	10%	1,831,276	15,020,262	17,091,538	17,727,223	17,727,223	17,727,223	17,727,223
60% LAR - 40% CIR	5%	1,331,376	10,743,276	12,812,638	13,448,323	13,448,323	13,448,323	13,448,323
60% LAR - 40% CIR	30%	1,831,376	15,020,262	17,091,538	17,727,223	17,727,223	17,727,223	17,727,223
60% LAR - 40% CIR	40%	2,331,376	19,297,247	21,363,296	21,999,979	21,999,979	21,999,979	21,999,979
60% LAR - 40% CIR	35%	2,230,899	18,292,760	20,358,659	20,994,344	20,994,344	20,994,344	20,994,344
60% LAR - 40% CIR	30%	1,730,999	14,015,774	16,146,773	16,782,458	16,782,458	16,782,458	16,782,458
60% LAR - 40% CIR	45%	2,528,776	21,899,559	24,021,335	24,657,020	24,657,020	24,657,020	24,657,020
60% LAR - 40% CIR	40%	2,028,776	17,622,574	19,748,350	20,384,035	20,384,035	20,384,035	20,384,035

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M(2) & Building Safety Levy	Base Build Costs, Access Prt M(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3) & BREEAM Excellent	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3) & BREEAM Excellent & Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3) & BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
50% LAR - 40% CR	0%	£1,837,851	£2,424,700	£2,386,281	£3,025,023	£3,179,586	£4,748,728	£5,369,858
50% LAR - 40% CR	10%	£2,337,070	£2,937,029	£2,844,229	£3,444,229	£3,628,665	£5,208,665	£5,829,795
50% LAR - 40% CR	20%	£1,760,114	£4,189,844	£3,279,895	£3,943,289	£3,967,802	£4,812,425	£5,433,555
50% LAR - 40% CR	30%	£1,663,070	£5,163,070	£3,603,143	£4,215,425	£4,215,425	£5,077,870	£5,698,710
50% LAR - 40% CR	40%	£1,294,217	£7,234,217	£4,262,985	£4,787,122	£4,787,122	£5,352,214	£5,976,120
50% LAR - 40% CR	50%	£1,869,810	£1,869,810	£1,869,810	£1,869,810	£1,869,810	£1,869,810	£1,869,810
50% LAR - 40% CR	60%	£1,294,217	£4,262,985	£3,603,143	£4,215,425	£4,215,425	£5,077,870	£5,698,710
50% LAR - 40% CR	70%	£1,294,217	£4,262,985	£3,603,143	£4,215,425	£4,215,425	£5,077,870	£5,698,710
50% LAR - 40% CR	80%	£1,294,217	£4,262,985	£3,603,143	£4,215,425	£4,215,425	£5,077,870	£5,698,710
50% LAR - 40% CR	90%	£1,294,217	£4,262,985	£3,603,143	£4,215,425	£4,215,425	£5,077,870	£5,698,710
50% LAR - 40% CR	100%	£1,294,217	£4,262,985	£3,603,143	£4,215,425	£4,215,425	£5,077,870	£5,698,710

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M(2) & Building Safety Levy	Base Build Costs, Access Prt M(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(2), S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3) & BREEAM Excellent	Base Build Costs, Access Prt M(2), S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(2), S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3) & BREEAM Excellent & Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(2), S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3) & BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(2), S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3) & BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
0%	0%	£7,789,236	£1,456,451	£1,350,429	£2,671,617	£1,582,987	£2,671,617	£1,582,987
60% LAR - 40% CR	10%	£1,611,020	£1,004,556	£729,894	£729,894	£729,894	£729,894	£2,671,617
60% LAR - 40% CR	10%	£1,657,739	£979,790	£1,388,203	£411,644	£1,582,987	£423,831	£1,582,987
60% LAR - 40% CR	20%	£4,455,279	£2,136,471	£2,847,671	£2,847,671	£2,847,671	£2,847,671	£2,847,671
60% LAR - 40% CR	20%	£3,350,547	£2,028,523	£3,125,272	£3,194,487	£3,342,793	£3,342,793	£3,342,793
60% LAR - 40% CR	25%	£2,257,156	£1,551,586	£2,257,156	£2,311,365	£2,311,365	£2,311,365	£2,311,365
60% LAR - 40% CR	30%	£1,100,290	£1,650,453	£4,394,867	£5,010,355	£5,174,073	£5,174,073	£5,174,073
60% LAR - 40% CR	35%	£234,868	£4,781,861	£2,889,565	£5,055,295	£5,108,167	£5,108,167	£5,108,167
60% LAR - 40% CR	40%	£1,160,135	£4,744,035	£4,842,669	£5,061,822	£5,061,822	£5,061,822	£5,061,822
60% LAR - 40% CR	45%	£234,282	£6,678,872	£7,262,784	£7,267,887	£5,050,449	£5,050,449	£5,050,449
60% LAR - 40% CR	45%	£1,348,018	£7,368,387	£9,370,367	£9,370,367	£9,370,367	£9,370,367	£9,370,367

LB Camden
Local Plan Viability Testing 2025

Res12 - 75 Flats			Value Area		Zone C - £1,350 psf	
No Units	75		Sales value inflation		Base	
Site Area	0.2 Ha		Build cost inflation		Base	
Residual land values:			Tenure		LAR - CR	
Tenure			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity & Renewable Offset Payments	
% AH			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity, Renewable Offset Payments & Sustainability	
60% LAR - 40% CR	0%	£20,393,898	£18,180,510	£13,099,845	£12,880,736	£11,841,682
60% LAR - 40% CR	5%	£19,744,545	£12,118,508	£11,141,915	£11,079,442	£10,087,113
60% LAR - 40% CR	10%	£17,168,362	£11,449,318	£10,378,270	£10,314,108	£9,226,279
60% LAR - 40% CR	15%	£15,565,264	£10,173,319	£9,083,289	£9,020,162	£7,854,864
60% LAR - 40% CR	20%	£13,915,424	£8,669,608	£7,622,544	£7,561,149	£6,476,145
60% LAR - 40% CR	25%	£12,278,849	£7,209,348	£6,205,308	£6,173,870	£5,087,411
60% LAR - 40% CR	30%	£10,638,629	£5,802,127	£4,835,685	£4,774,447	£3,685,106
60% LAR - 40% CR	35%	£9,085,830	£4,495,174	£3,419,398	£3,357,081	£2,269,533
60% LAR - 40% CR	40%	£7,329,922	£3,060,720	£1,995,734	£1,933,502	£844,791
60% LAR - 40% CR	45%	£5,666,772	£1,637,494	£564,972	£502,845	£-10,606
60% LAR - 40% CR	50%	£4,003,622	£22,974	£-202,845	£-202,845	£-1,152,395

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

			£37,658,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,121,055	£5,064,318	£5,173,881	£5,255,584	£5,325,693	£7,331,147	£7,852,845
60% LAR - 40% CR	5%	£1,357,455	£6,168,561	£6,144,865	£6,168,166	£6,192,989	£8,197,451	£8,719,150
60% LAR - 40% CR	10%	£3,164,407	£7,553,211	£8,886,505	£8,886,721	£8,914,124	£10,945,500	£10,964,500
60% LAR - 40% CR	20%	£3,727,445	£9,150,814	£10,389,540	£10,331,500	£10,406,426	£12,418,093	£12,392,372
60% LAR - 40% CR	25%	£3,357,455	£7,616,561	£9,144,865	£9,144,865	£9,171,166	£11,181,166	£11,159,268
60% LAR - 40% CR	30%	£3,993,980	£6,117,918	£7,312,923	£7,312,923	£7,325,356	£9,345,418	£9,346,988
60% LAR - 40% CR	35%	£3,370,902	£4,117,370	£4,449,196	£4,449,196	£4,449,196	£6,468,496	£6,468,496
60% LAR - 40% CR	40%	£3,387,509	£4,177,085	£4,177,085	£4,177,085	£4,177,085	£6,177,085	£6,177,085
60% LAR - 40% CR	45%	£3,387,509	£4,177,085	£4,177,085	£4,177,085	£4,177,085	£6,177,085	£6,177,085
60% LAR - 40% CR	50%	£3,387,509	£4,177,085	£4,177,085	£4,177,085	£4,177,085	£6,177,085	£6,177,085

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

			£37,186,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£3,107,187	£2,893,800	£1,811,137	£1,750,534	£1,704,025	£1,624,971	£1,513,277
60% LAR - 40% CR	5%	£3,107,187	£2,893,800	£1,811,137	£1,750,534	£1,704,025	£1,624,971	£1,513,277
60% LAR - 40% CR	10%	£3,107,187	£2,893,800	£1,811,137	£1,750,534	£1,704,025	£1,624,971	£1,513,277
60% LAR - 40% CR	20%	£3,107,187	£2,893,800	£1,811,137	£1,750,534	£1,704,025	£1,624,971	£1,513,277
60% LAR - 40% CR	25%	£3,107,187	£2,893,800	£1,811,137	£1,750,534	£1,704,025	£1,624,971	£1,513,277
60% LAR - 40% CR	30%	£3,107,187	£2,893,800	£1,811,137	£1,750,534	£1,704,025	£1,624,971	£1,513,277
60% LAR - 40% CR	35%	£3,107,187	£2,893,800	£1,811,137	£1,750,534	£1,704,025	£1,624,971	£1,513,277
60% LAR - 40% CR	40%	£3,107,187	£2,893,800	£1,811,137	£1,750,534	£1,704,025	£1,624,971	£1,513,277
60% LAR - 40% CR	45%	£3,107,187	£2,893,800	£1,811,137	£1,750,534	£1,704,025	£1,624,971	£1,513,277
60% LAR - 40% CR	50%	£3,107,187	£2,893,800	£1,811,137	£1,750,534	£1,704,025	£1,624,971	£1,513,277

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

			£40,420,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£12,418,285	£8,202,879	£5,122,418	£5,059,613	£4,903,104	£3,954,092	£3,442,353
60% LAR - 40% CR	5%	£10,865,895	£7,007,786	£4,475,045	£4,402,871	£4,248,362	£3,299,350	£2,787,188
60% LAR - 40% CR	10%	£9,180,730	£5,471,686	£3,388,630	£3,326,477	£3,181,073	£2,248,547	£1,730,633
60% LAR - 40% CR	20%	£7,387,502	£3,755,686	£2,165,186	£2,103,033	£1,957,629	£1,018,617	£698,702
60% LAR - 40% CR	25%	£6,937,792	£3,172,037	£1,604,885	£1,542,732	£1,480,579	£571,351	£234,003
60% LAR - 40% CR	30%	£4,951,217	£2,019,703	£1,119,513	£1,061,961	£1,004,409	£219,220	£141,713
60% LAR - 40% CR	35%	£2,057,597	£1,016,504	£4,089,144	£4,031,144	£3,973,144	£1,016,504	£1,016,504
60% LAR - 40% CR	40%	£1,016,504	£1,016,504	£1,016,504	£1,016,504	£1,016,504	£1,016,504	£1,016,504
60% LAR - 40% CR	45%	£1,016,504	£1,016,504	£1,016,504	£1,016,504	£1,016,504	£1,016,504	£1,016,504
60% LAR - 40% CR	50%	£1,016,504	£1,016,504	£1,016,504	£1,016,504	£1,016,504	£1,016,504	£1,016,504

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

			£20,401,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£18,327,911	£10,114,524	£9,033,861	£8,971,258	£8,814,749	£7,875,695	£7,353,998
60% LAR - 40% CR	5%	£18,327,911	£10,114,524	£9,033,861	£8,971,258	£8,814,749	£7,875,695	£7,353,998
60% LAR - 40% CR	10%	£18,327,911	£10,114,524	£9,033,861	£8,971,258	£8,814,749	£7,875,695	£7,353,998
60% LAR - 40% CR	20%	£17,102,375	£8,383,331	£6,510,284	£6,548,121	£6,586,121	£5,160,282	£4,642,277
60% LAR - 40% CR	25%	£11,476,997	£6,027,088	£4,475,045	£4,402,871	£4,330,697	£2,904,477	£2,474,277
60% LAR - 40% CR	30%	£8,840,437	£4,623,681	£3,555,957	£3,488,782	£3,421,607	£2,413,758	£1,897,554
60% LAR - 40% CR	35%	£6,212,862	£3,233,361	£2,109,321	£2,107,684	£2,105,047	£1,021,425	£499,954
60% LAR - 40% CR	40%	£3,585,842	£1,838,140	£707,460	£707,460	£707,460	£1,021,425	£499,954
60% LAR - 40% CR	45%	£4,919,844	£4,228,187	£2,648,599	£2,648,599	£2,648,599	£1,021,425	£499,954
60% LAR - 40% CR	50%	£3,263,535	£2,648,599	£2,648,599	£2,648,599	£2,648,599	£1,021,425	£499,954
60% LAR - 40% CR	55%	£1,600,785	£2,648,599	£2,648,599	£2,648,599	£2,648,599	£1,021,425	£499,954

LB Camden
Local Plan Viability Testing 2025

Rest 12 - 75 Flats

No Units	75
Site Area	0.2 Ha

Residual land values:

Value Area	Zone C - £1,500 paf
------------	---------------------

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability &
60% LAR - 40% CIR	5%	£27,518.09	£19,438.08	£19,438.07	£19,388.07	£19,388.07	£19,388.07	£19,388.07
60% LAR - 40% CIR	10%	£25,220.343	£18,929.779	£17,849.118	£17,798.915	£17,620.005	£16,680.951	£16,169.254
60% LAR - 40% CIR	15%	£23,972.50	£17,717.614	£16,241.122	£16,174.755	£16,022.426	£15,081.216	£14,569.441
60% LAR - 40% CIR	20%	£21,486.739	£15,688.654	£14,625.617	£14,563.455	£14,408.051	£13,473.629	£12,957.811
60% LAR - 40% CIR	25%	£18,699.656	£14,127.269	£13,059.022	£12,988.186	£12,825.781	£11,886.459	£11,370.863
60% LAR - 40% CIR	30%	£17,725.775	£12,439.092	£11,372.357	£11,310.572	£11,156.089	£10,226.109	£9,714.214
60% LAR - 40% CIR	35%	£15,835.177	£10,798.810	£9,734.770	£9,673.132	£9,510.036	£8,584.455	£8,069.855
60% LAR - 40% CIR	40%	£13,897.853	£9,761.638	£8,589.569	£8,528.458	£8,365.189	£7,439.169	£6,924.569
60% LAR - 40% CIR	45%	£12,024.111	£7,497.613	£6,439.005	£6,376.625	£6,213.173	£5,302.465	£4,784.022
60% LAR - 40% CIR	50%	£10,123.779	£5,868.837	£4,779.984	£4,717.254	£4,553.721	£3,628.023	£3,110.079
60% LAR - 40% CIR	55%	£8,207.006	£4,168.159	£3,095.637	£3,033.510	£2,870.152	£1,946.283	£1,428.558

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability &
60% LAR - 40% CIR	5%	£5,547,514	£4,949,959	£1,425,714	£1,468,514	£1,442,523	£2,551,879	£3,163,571
60% LAR - 40% CIR	10%	£4,149,155	£3,551,155	£4,149,155	£4,149,155	£4,149,155	£4,149,155	£4,149,155
60% LAR - 40% CIR	15%	£2,211,939	£4,647,212	£4,705,374	£4,705,374	£4,684,574	£5,197,264	£5,197,264
60% LAR - 40% CIR	20%	£1,530,626	£3,200,430	£9,210,125	£9,312,125	£8,449,046	£9,418,579	£9,418,579
60% LAR - 40% CIR	25%	£8,537,428	£8,537,428	£7,462,257	£7,462,257	£7,462,257	£8,537,428	£8,537,428
60% LAR - 40% CIR	30%	£2,473,282	£3,473,282	£3,473,282	£3,473,282	£3,473,282	£2,473,282	£2,473,282
60% LAR - 40% CIR	35%	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282
60% LAR - 40% CIR	40%	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282
60% LAR - 40% CIR	45%	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282
60% LAR - 40% CIR	50%	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability &
60% LAR - 40% CIR	5%	£13,533,532	£13,533,532	£9,352,207	£9,352,207	£9,352,207	£9,352,207	£9,352,207
60% LAR - 40% CIR	10%	£10,500,048	£10,500,048	£10,500,048	£10,500,048	£10,500,048	£10,500,048	£10,500,048
60% LAR - 40% CIR	15%	£10,500,048	£10,500,048	£10,500,048	£10,500,048	£10,500,048	£10,500,048	£10,500,048
60% LAR - 40% CIR	20%	£8,302,948	£8,302,948	£8,302,948	£8,302,948	£8,302,948	£8,302,948	£8,302,948
60% LAR - 40% CIR	25%	£1,454,057	£1,454,057	£1,454,057	£1,454,057	£1,454,057	£1,454,057	£1,454,057
60% LAR - 40% CIR	30%	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282
60% LAR - 40% CIR	35%	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282
60% LAR - 40% CIR	40%	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282
60% LAR - 40% CIR	45%	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282
60% LAR - 40% CIR	50%	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282	£2,473,282

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability &
60% LAR - 40% CIR	5%	£17,242,711	£10,952,148	£9,871,486	£9,808,883	£9,822,374	£9,713,319	£8,191,622
60% LAR - 40% CIR	10%	£15,273,129	£9,348,122	£9,348,122	£9,348,122	£9,348,122	£9,348,122	£9,348,122
60% LAR - 40% CIR	15%	£13,509,128	£7,721,033	£6,447,365	£6,589,623	£6,420,429	£6,497,964	£4,973,979
60% LAR - 40% CIR	20%	£11,023,027	£6,054,748	£4,962,540	£4,962,540	£4,962,540	£4,962,540	£4,962,540
60% LAR - 40% CIR	25%	£9,748,121	£4,461,480	£3,364,796	£3,332,940	£3,332,940	£3,332,940	£3,332,940
60% LAR - 40% CIR	30%	£7,897,546	£2,851,179	£1,767,139	£1,695,500	£1,641,404	£1,616,627	£1,616,627
60% LAR - 40% CIR	35%	£6,565,307	£1,713,686	£1,127,327	£1,101,627	£1,081,424	£1,061,424	£1,061,424
60% LAR - 40% CIR	40%	£4,098,489	£480,714	£1,139,507	£1,101,627	£1,101,627	£1,101,627	£1,101,627
60% LAR - 40% CIR	45%	£2,146,149	£2,146,149	£2,146,149	£2,146,149	£2,146,149	£2,146,149	£2,146,149
60% LAR - 40% CIR	50%	£2,225,375	£2,225,375	£2,225,375	£2,225,375	£2,225,375	£2,225,375	£2,225,375

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

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchear Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability &
60% LAR - 40% CIR	5%	£21,154,356	£14,863,792	£13,783,131	£13,720,528	£13,664,619	£12,624,964	£12,103,267
60% LAR - 40% CIR	10%	£19,101,054	£12,811,627	£12,811,627	£12,811,627	£12,811,627	£12,811,627	£12,811,627
60% LAR - 40% CIR	15%	£17,420,773	£11,832,077	£10,550,630	£10,497,468	£10,542,064	£10,400,630	£9,891,634
60% LAR - 40% CIR	20%	£15,659,768	£8,373,106	£7,306,380	£7,244,585	£7,289,099	£6,163,181	£5,654,227
60% LAR - 40% CIR	25%	£11,789,180	£6,732,624	£5,668,184	£5,607,145	£5,652,026	£4,528,472	£4,014,618
60% LAR - 40% CIR	30%	£9,871,946	£5,066,641	£4,002,672	£3,940,471	£3,985,212	£2,861,212	£2,347,108
60% LAR - 40% CIR	35%	£7,968,125	£3,431,626	£2,367,616	£2,310,638	£2,355,187	£1,235,479	£718,035
60% LAR - 40% CIR	40%	£6,067,756	£1,710,880	£1,710,880	£1,710,880	£1,710,880	£1,710,880	£1,710,880
60% LAR - 40% CIR	45%	£4,141,819	£102,172	£4,141,819	£4,141,819	£4,141,819	£4,141,819	£4,141,819

LB Camden
Local Plan Viability Testing 2025

Res12 - 75 Flats		Value Area		Zone C - £1,750 paf	
No Units		75		Base	
Site Area		0.2 Ha		Base	
Residual land values:		Tenure		LAR, CR	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure		% AH			
60% LAR - 40% CR		0%		£13,981,932	
60% LAR - 40% CR		5%		£13,977,113	
60% LAR - 40% CR		15%		£29,684,080	
60% LAR - 40% CR		20%		£28,363,617	
60% LAR - 40% CR		25%		£28,076,361	
60% LAR - 40% CR		30%		£21,762,390	
60% LAR - 40% CR		35%		£19,441,714	
60% LAR - 40% CR		40%		£17,114,580	
60% LAR - 40% CR		45%		£14,786,875	
60% LAR - 40% CR		50%		£12,445,725	
				£8,335,399	
				£7,278,955	
				£6,119,240	
				£5,145,916	

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

			£37,688,000			
Tenure	% AH					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offsets
60% LAR - 40% CR	0%	£15,989,103	£7,572,400	£5,481,738	£5,429,134	£5,272,626
60% LAR - 40% CR	5%	£15,984,823	£7,564,342	£5,474,141	£5,421,624	£5,268,141
60% LAR - 40% CR	15%	£8,411,961	£3,598,080	£2,430,532	£2,372,870	£2,317,467
60% LAR - 40% CR	20%	£7,110,789	£1,456,212	£736,446	£333,517	£178,556
60% LAR - 40% CR	25%	£4,803,432	£69,849	£1,919,614	£1,919,614	£1,919,614
60% LAR - 40% CR	30%	£2,489,561	£2,481,981	£3,759,613	£3,767,261	£3,769,534
60% LAR - 40% CR	35%	£1,598,841	£303,368	£2,951,368	£2,951,368	£2,951,368
60% LAR - 40% CR	40%	£7,719,749	£1,175,881	£7,235,502	£7,235,502	£7,235,502
60% LAR - 40% CR	45%	£4,614,861	£5,363,361	£1,561,401	£1,561,401	£1,561,401
60% LAR - 40% CR	50%	£3,811,700	£10,597,630	£1,550,834	£1,550,834	£1,550,834

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

			£87,186,000			
Tenure	% AH					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offsets
60% LAR - 40% CR	0%	£21,975,222	£15,568,518	£14,217,857	£14,215,252	£14,208,724
60% LAR - 40% CR	5%	£21,970,803	£15,564,039	£14,213,369	£14,210,764	£14,203,236
60% LAR - 40% CR	15%	£17,397,380	£11,484,188	£10,421,151	£10,358,989	£10,295,558
60% LAR - 40% CR	20%	£15,599,905	£9,451,331	£8,381,265	£8,319,036	£8,256,180
60% LAR - 40% CR	25%	£12,786,851	£7,420,420	£6,354,695	£6,272,851	£6,191,456
60% LAR - 40% CR	30%	£10,475,680	£5,344,556	£4,280,496	£4,218,857	£4,156,762
60% LAR - 40% CR	35%	£8,165,063	£3,260,760	£2,210,082	£2,147,861	£2,085,640
60% LAR - 40% CR	40%	£5,857,870	£1,210,133	£150,526	£89,145	£29,939
60% LAR - 40% CR	45%	£3,484,162	£69,849	£1,919,614	£1,919,614	£1,919,614
60% LAR - 40% CR	50%	£1,154,919	£2,591,312	£4,350,815	£4,350,815	£4,350,815

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

			£40,420,000			
Tenure	% AH					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offsets
60% LAR - 40% CR	0%	£29,284,361	£18,967,597	£17,788,936	£17,724,331	£17,659,728
60% LAR - 40% CR	5%	£29,279,942	£18,963,118	£17,784,457	£17,719,852	£17,655,309
60% LAR - 40% CR	15%	£20,706,450	£14,863,277	£13,730,250	£13,666,068	£13,601,886
60% LAR - 40% CR	20%	£19,450,985	£11,760,610	£11,528,792	£11,464,610	£11,400,428
60% LAR - 40% CR	25%	£18,095,730	£10,110,489	£9,843,774	£9,781,950	£9,719,126
60% LAR - 40% CR	30%	£14,784,793	£8,603,615	£7,589,675	£7,527,036	£7,464,397
60% LAR - 40% CR	35%	£11,464,121	£6,969,629	£5,528,161	£5,465,660	£5,403,159
60% LAR - 40% CR	40%	£9,136,343	£4,519,212	£3,450,605	£3,388,224	£3,325,843
60% LAR - 40% CR	45%	£6,803,244	£2,451,834	£1,381,931	£1,319,550	£1,257,169
60% LAR - 40% CR	50%	£4,481,098	£357,767	£4,688,636	£4,688,636	£4,688,636

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

			£20,601,000			
Tenure	% AH					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offsets
60% LAR - 40% CR	0%	£28,195,945	£22,779,242	£21,898,560	£21,635,876	£21,479,466
60% LAR - 40% CR	5%	£28,191,725	£22,765,014	£21,884,331	£21,621,647	£21,465,239
60% LAR - 40% CR	15%	£24,616,103	£18,174,592	£17,841,875	£17,579,712	£17,424,309
60% LAR - 40% CR	20%	£22,917,830	£16,622,054	£16,294,326	£16,032,163	£15,869,900
60% LAR - 40% CR	25%	£20,010,574	£14,652,743	£13,505,419	£13,243,256	£13,081,103
60% LAR - 40% CR	30%	£17,696,404	£12,365,260	£11,267,220	£11,005,057	£10,842,894
60% LAR - 40% CR	35%	£15,378,787	£10,070,474	£8,928,805	£8,666,591	£8,504,378
60% LAR - 40% CR	40%	£13,048,593	£8,430,857	£7,371,250	£7,109,416	£6,947,582
60% LAR - 40% CR	45%	£10,714,889	£6,353,479	£5,296,626	£5,034,347	£4,872,068
60% LAR - 40% CR	50%	£8,374,743	£4,269,412	£3,213,509	£3,151,814	£3,089,859

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area	Zone C - £1,900 paf			
No. Units	75	Sales value inflation	Base			
Site Area	0.2 Ha	Build cost inflation	Base			
Residual land values:		Tenure	LAR - CIR			
Tenure	% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£38,559,627	£31,994,498	£30,513,837	£30,451,233	£30,284,724
60% LAR - 40% CIR	10%	£38,527,343	£31,915,970	£30,375,376	£30,176,944	£29,105,971
60% LAR - 40% CIR	15%	£37,989,645	£27,030,254	£25,957,207	£25,895,046	£25,739,641
60% LAR - 40% CIR	20%	£36,443,499	£24,774,436	£24,674,700	£24,558,123	£24,432,899
60% LAR - 40% CIR	25%	£27,884,712	£22,437,564	£21,975,820	£21,709,035	£21,154,548
60% LAR - 40% CIR	30%	£25,318,719	£20,730,709	£19,995,669	£19,605,030	£18,850,034
60% LAR - 40% CIR	35%	£22,744,038	£17,816,981	£16,755,263	£16,683,792	£16,540,041
60% LAR - 40% CIR	40%	£20,162,861	£15,496,383	£14,436,775	£14,375,394	£14,221,944
60% LAR - 40% CIR	45%	£17,076,133	£13,169,644	£12,111,189	£12,049,911	£11,896,716
60% LAR - 40% CIR	50%	£14,989,964	£10,835,014	£9,778,610	£9,717,417	£9,564,433

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

			£37,449,000					
Tenure	% AH							
Base Build Costs and Access Prt M4(2) & Building Safety Levy								
Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases								
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent								
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity								
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments								
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability								
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon								
60% LAR - 40% CIR	5%	£18,789,798	£12,321,689	£11,241,008	£11,178,404	£11,021,895	£10,082,841	£9,561,144
60% LAR - 40% CIR	10%	£18,761,514	£12,243,141	£11,164,448	£11,101,844	£10,945,335	£9,996,281	£9,474,584
60% LAR - 40% CIR	15%	£17,715,816	£10,774,426	£9,684,376	£9,622,217	£9,466,812	£8,524,366	£8,002,712
60% LAR - 40% CIR	20%	£17,170,670	£10,454,597	£9,364,871	£9,302,302	£9,147,980	£8,248,447	£7,725,040
60% LAR - 40% CIR	25%	£16,613,883	£10,164,755	£9,075,000	£9,012,506	£8,858,000	£7,944,861	£7,421,454
60% LAR - 40% CIR	30%	£15,045,930	£10,077,880	£8,980,100	£8,917,799	£8,764,896	£7,848,412	£7,325,126
60% LAR - 40% CIR	35%	£14,471,120	£9,811,383	£8,714,242	£8,651,841	£8,498,938	£7,582,454	£7,059,168
60% LAR - 40% CIR	40%	£13,900,312	£9,544,246	£8,446,024	£8,383,623	£8,230,720	£7,314,236	£6,790,950
60% LAR - 40% CIR	45%	£13,329,504	£9,277,109	£8,178,902	£8,116,501	£7,963,598	£7,047,114	£6,523,828
60% LAR - 40% CIR	50%	£12,758,696	£9,010,072	£7,911,775	£7,849,374	£7,696,471	£6,779,987	£6,256,701

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

			£37,186,000					
Tenure	% AH							
Base Build Costs and Access Prt M4(2) & Building Safety Levy								
Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases								
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent								
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity								
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments								
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability								
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon								
60% LAR - 40% CIR	5%	£25,771,917	£20,307,788	£19,227,107	£19,164,522	£19,008,013	£17,068,535	£16,547,263
60% LAR - 40% CIR	10%	£25,743,633	£20,229,504	£19,148,829	£19,086,244	£18,929,735	£16,990,257	£16,468,985
60% LAR - 40% CIR	15%	£25,715,349	£20,151,220	£19,070,545	£19,007,960	£18,851,451	£16,911,973	£16,390,701
60% LAR - 40% CIR	20%	£25,687,065	£20,072,936	£19,000,261	£18,937,676	£18,781,167	£16,841,689	£16,320,417
60% LAR - 40% CIR	25%	£25,658,781	£19,994,652	£18,927,977	£18,865,392	£18,708,883	£16,769,405	£16,248,133
60% LAR - 40% CIR	30%	£25,630,497	£19,916,368	£18,849,693	£18,787,108	£18,630,599	£16,691,121	£16,169,849
60% LAR - 40% CIR	35%	£25,602,213	£19,838,084	£18,771,409	£18,708,824	£18,552,315	£16,612,643	£16,091,371
60% LAR - 40% CIR	40%	£25,573,929	£19,759,800	£18,693,125	£18,630,540	£18,474,031	£16,574,165	£16,052,889
60% LAR - 40% CIR	45%	£25,545,645	£19,681,516	£18,614,841	£18,552,256	£18,396,747	£16,496,289	£15,975,013
60% LAR - 40% CIR	50%	£25,517,361	£19,603,232	£18,536,557	£18,473,972	£18,318,463	£16,417,001	£15,895,725

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

			£48,420,000					
Tenure	% AH							
Base Build Costs and Access Prt M4(2) & Building Safety Levy								
Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases								
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent								
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity								
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments								
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability								
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon								
60% LAR - 40% CIR	5%	£39,890,995	£29,416,887	£28,536,205	£28,473,801	£28,311,992	£21,378,038	£20,856,342
60% LAR - 40% CIR	10%	£39,862,711	£29,338,603	£28,457,921	£28,395,517	£28,233,708	£21,309,754	£20,788,058
60% LAR - 40% CIR	15%	£39,834,427	£29,260,319	£28,379,039	£28,316,635	£28,154,826	£21,240,800	£20,719,102
60% LAR - 40% CIR	20%	£39,806,143	£29,182,035	£28,300,157	£28,237,753	£28,075,944	£21,171,844	£20,648,146
60% LAR - 40% CIR	25%	£39,777,859	£29,103,751	£28,221,275	£28,158,871	£28,000,062	£21,102,888	£20,579,188
60% LAR - 40% CIR	30%	£39,749,575	£29,025,467	£28,142,393	£28,079,989	£27,921,180	£21,033,930	£20,509,230
60% LAR - 40% CIR	35%	£39,721,291	£28,947,183	£28,063,511	£28,001,107	£27,842,298	£20,964,972	£20,439,272
60% LAR - 40% CIR	40%	£39,693,007	£28,868,899	£27,984,629	£27,922,225	£27,763,416	£20,896,014	£20,369,314
60% LAR - 40% CIR	45%	£39,664,723	£28,790,615	£27,905,747	£27,843,343	£27,684,534	£20,827,056	£20,299,356
60% LAR - 40% CIR	50%	£39,636,439	£28,712,331	£27,826,865	£27,764,461	£27,605,652	£20,758,098	£20,229,398

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

			£20,601,000					
Tenure	% AH							
Base Build Costs and Access Prt M4(2) & Building Safety Levy								
Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases								
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent								
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity								
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments								
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability								
Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon								
60% LAR - 40% CIR	5%	£33,992,643	£27,629,512	£26,447,850	£26,385,246	£26,228,737	£22,289,683	£21,767,887
60% LAR - 40% CIR	10%	£33,964,359	£27,551,228	£26,369,566	£26,306,962	£26,150,453	£22,261,426	£21,739,630
60% LAR - 40% CIR	15%	£33,936,075	£27,472,944	£26,291,282	£26,228,678	£26,072,144	£22,233,169	£21,711,374
60% LAR - 40% CIR	20%	£33,907,791	£27,394,660	£26,212,998	£26,150,394	£25,993,885	£22,204,912	£21,683,118
60% LAR - 40% CIR	25%	£33,879,507	£27,316,376	£26,134,714	£26,072,110	£25,915,676	£22,176,655	£21,654,861
60% LAR - 40% CIR	30%	£33,851,223	£27,238,092	£26,056,430	£26,000,000	£25,843,568	£22,148,398	£21,626,604
60% LAR - 40% CIR	35%	£33,822,939	£27,159,808	£25,978,146	£25,921,714	£25,765,282	£22,120,141	£21,598,347
60% LAR - 40% CIR	40%	£33,794,655	£27,081,524	£25,899,862	£25,843,430	£25,687,000	£22,091,884	£21,569,090
60% LAR - 40% CIR	45%	£33,766,371	£27,003,240	£25,821,578	£25,765,146	£25,608,718	£22,063,627	£21,540,833
60% LAR - 40% CIR	50%	£33,738,087	£26,924,956	£25,743,294	£25,686,862	£25,530,480	£22,035,370	£21,512,576

LB Camden
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area		Zone C - £2,000 paf	
No Units	75	Sales value inflation		Base	
Site Area	0.2 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR - CR	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & St	

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

			£37,449,000					
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£51,983,995	£46,487,849	£44,647,188	£44,344,583	£44,186,075	£43,249,020	£42,727,354
60% LAR - 40% CR	5%	£49,277,002	£43,942,299	£42,102,522	£41,799,917	£41,641,409	£40,704,354	£40,182,688
60% LAR - 40% CR	15%	£46,577,002	£41,400,523	£39,571,276	£39,268,115	£39,109,710	£38,172,655	£37,650,989
60% LAR - 40% CR	20%	£43,869,501	£38,858,854	£37,029,127	£36,725,966	£36,567,561	£35,630,506	£35,108,840
60% LAR - 40% CR	25%	£41,161,425	£36,317,181	£34,487,476	£34,184,315	£34,025,910	£33,088,855	£32,567,189
60% LAR - 40% CR	30%	£38,453,923	£33,775,504	£31,935,812	£31,632,651	£31,474,246	£30,537,191	£30,015,525
60% LAR - 40% CR	35%	£35,746,425	£31,233,827	£29,394,099	£29,090,938	£28,932,533	£27,995,478	£27,473,812
60% LAR - 40% CR	40%	£33,038,927	£28,692,050	£27,052,371	£26,749,210	£26,590,805	£25,653,750	£25,132,084
60% LAR - 40% CR	45%	£30,331,429	£26,149,272	£24,511,692	£24,208,531	£24,050,126	£23,113,071	£22,591,405
60% LAR - 40% CR	50%	£27,623,931	£23,606,494	£21,968,013	£21,664,852	£21,506,447	£20,569,392	£20,047,726

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

			£37,186,000					
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£50,965,714	£45,470,567	£43,630,906	£43,328,301	£43,169,793	£42,232,738	£41,711,072
60% LAR - 40% CR	5%	£48,258,221	£42,928,074	£41,088,413	£40,785,808	£40,627,300	£39,690,245	£39,168,579
60% LAR - 40% CR	15%	£45,550,728	£40,386,581	£38,546,920	£38,244,315	£38,085,807	£37,148,752	£36,627,086
60% LAR - 40% CR	20%	£42,843,235	£37,845,088	£36,005,427	£35,702,822	£35,544,314	£34,607,259	£34,085,593
60% LAR - 40% CR	25%	£40,135,742	£35,303,595	£33,463,934	£33,161,329	£33,002,821	£32,065,766	£31,544,100
60% LAR - 40% CR	30%	£37,428,249	£32,762,102	£30,922,441	£30,619,836	£30,461,328	£29,524,273	£29,002,607
60% LAR - 40% CR	35%	£34,720,756	£30,220,609	£28,380,948	£28,078,343	£27,919,835	£26,982,780	£26,461,114
60% LAR - 40% CR	40%	£32,013,263	£27,679,116	£25,840,457	£25,537,852	£25,379,344	£24,442,289	£23,920,623
60% LAR - 40% CR	45%	£29,305,769	£25,137,623	£23,297,962	£22,995,357	£22,836,849	£21,899,794	£21,378,128
60% LAR - 40% CR	50%	£26,598,276	£22,596,130	£20,758,471	£20,455,866	£20,297,358	£19,360,303	£18,838,637

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

			£40,420,000					
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£53,279,793	£47,784,646	£45,945,085	£45,642,480	£45,484,072	£44,547,017	£44,025,351
60% LAR - 40% CR	5%	£50,572,300	£45,243,153	£43,403,592	£43,100,987	£42,942,579	£42,005,524	£41,483,858
60% LAR - 40% CR	15%	£47,866,807	£42,701,660	£40,862,109	£40,559,504	£40,401,096	£39,464,041	£38,942,375
60% LAR - 40% CR	20%	£45,161,314	£40,160,167	£38,320,608	£38,018,003	£37,859,595	£36,922,540	£36,400,874
60% LAR - 40% CR	25%	£42,455,821	£37,618,674	£35,780,109	£35,477,504	£35,319,096	£34,382,041	£33,860,375
60% LAR - 40% CR	30%	£39,750,328	£35,077,181	£33,240,614	£32,938,009	£32,779,601	£31,842,546	£31,320,880
60% LAR - 40% CR	35%	£37,044,835	£32,535,688	£30,698,149	£30,395,544	£30,237,136	£29,300,081	£28,778,415
60% LAR - 40% CR	40%	£34,339,342	£29,994,195	£28,156,656	£27,854,051	£27,695,643	£26,758,588	£26,236,922
60% LAR - 40% CR	45%	£31,633,849	£27,452,702	£25,618,167	£25,315,562	£25,157,154	£24,220,100	£23,698,434
60% LAR - 40% CR	50%	£28,928,356	£24,911,209	£23,073,670	£22,771,065	£22,612,657	£21,675,602	£21,153,936

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

			£20,601,000					
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£37,190,438	£30,694,891	£29,814,030	£29,551,426	£29,394,917	£28,458,863	£27,934,166
60% LAR - 40% CR	5%	£34,482,945	£28,153,400	£27,272,539	£27,009,935	£26,853,426	£25,917,372	£25,392,675
60% LAR - 40% CR	15%	£31,775,452	£25,611,905	£24,731,044	£24,468,440	£24,311,931	£23,375,877	£22,851,180
60% LAR - 40% CR	20%	£29,067,959	£23,070,410	£22,190,549	£21,927,945	£21,771,436	£20,835,382	£20,310,685
60% LAR - 40% CR	25%	£26,359,466	£20,528,915	£19,649,054	£19,386,450	£19,230,941	£18,294,887	£17,770,190
60% LAR - 40% CR	30%	£23,651,973	£17,987,420	£17,107,559	£16,844,955	£16,689,446	£15,753,392	£15,228,695
60% LAR - 40% CR	35%	£20,944,480	£15,445,925	£14,566,064	£14,303,460	£14,147,951	£13,211,897	£12,687,200
60% LAR - 40% CR	40%	£18,236,987	£12,904,430	£12,024,569	£11,761,965	£11,606,456	£10,670,402	£10,145,705
60% LAR - 40% CR	45%	£15,529,494	£10,362,935	£9,483,074	£9,220,470	£9,064,961	£8,128,907	£7,604,210
60% LAR - 40% CR	50%	£12,821,001	£7,821,440	£6,941,579	£6,678,975	£6,523,466	£5,587,412	£5,062,715

LB Camden
Local Plan Viability Testing 2025

Res 12 - 75 Flats			Value Area		Zone C - RP Periphery £2,250 psf	
			Sales value inflation		Base	
			Build cost inflation		Base	
			Tenure		LAR - CR	
Residual land values:						
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
			Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Embodied Carbon	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 202	

LB Camden
Local Plan Viability Testing 2025

Res 12 - 75 Flats			Value Area		Zone C - RP Periphery £2,490 psf			
No Units Site Area			Sales value inflation Build cost inflation		Base Base			
Residual land values:			Tenure		LAR : CR			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	5%	£30,644,511	£48,957,508	£47,893,486	£47,831,824	£47,677,667	£48,792,726	£48,238,670
60% LAR - 40% CR	10%	£31,193,249	£49,744,170	£48,713,881	£48,612,553	£48,468,526	£49,577,087	£49,023,031
60% LAR - 40% CR	15%	£48,725,172	£42,583,355	£41,528,434	£41,465,207	£41,312,138	£40,388,153	£39,870,139
60% LAR - 40% CR	20%	£48,564,348	£39,853,538	£38,783,881	£38,720,143	£38,567,126	£37,643,140	£37,125,126
60% LAR - 40% CR	25%	£47,778,843	£38,180,772	£36,118,714	£36,056,303	£35,903,433	£35,075,516	£34,560,581
60% LAR - 40% CR	30%	£38,202,725	£32,862,068	£31,898,028	£31,836,390	£31,682,293	£30,757,717	£30,244,064
60% LAR - 40% CR	35%	£34,802,081	£29,731,795	£28,875,128	£28,808,628	£28,644,815	£27,720,368	£27,207,863
60% LAR - 40% CR	40%	£33,304,917	£28,484,691	£25,435,083	£25,373,703	£25,220,252	£24,295,544	£23,788,040
60% LAR - 40% CR	45%	£27,891,362	£22,500,809	£20,750,272	£20,693,084	£20,539,499	£19,609,328	£19,048,674
60% LAR - 40% CR	50%	£24,291,463	£20,000,272	£18,943,867	£18,882,674	£18,729,690	£17,811,787	£17,301,842
Residual Land values compared to benchmark land values								
Higher Value Secondary Offices								
£37,449,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	5%	£36,373,682	£28,685,079	£28,623,657	£28,562,195	£28,404,838	£27,479,897	£26,966,041
60% LAR - 40% CR	10%	£37,049,420	£28,507,144	£28,445,681	£28,384,219	£28,322,756	£27,397,815	£26,883,959
60% LAR - 40% CR	15%	£29,462,343	£23,510,058	£23,448,595	£23,387,133	£23,325,670	£22,400,729	£21,886,873
60% LAR - 40% CR	20%	£23,981,518	£20,112,033	£19,035,054	£18,967,314	£18,894,391	£17,969,450	£17,455,504
60% LAR - 40% CR	25%	£22,504,014	£18,507,843	£17,434,864	£17,367,391	£17,299,918	£16,374,977	£15,861,031
60% LAR - 40% CR	30%	£18,519,895	£13,693,238	£12,623,199	£12,553,361	£12,483,465	£11,558,524	£11,044,578
60% LAR - 40% CR	35%	£15,529,122	£10,488,866	£9,418,886	£9,349,227	£9,279,568	£8,354,627	£7,840,681
60% LAR - 40% CR	40%	£12,532,588	£7,271,882	£6,201,254	£6,131,317	£6,061,380	£5,136,439	£4,622,493
60% LAR - 40% CR	45%	£8,534,533	£3,077,897	£2,007,143	£1,937,423	£1,867,703	£9,772,616	£9,258,670
60% LAR - 40% CR	50%	£5,018,634	£727,443	£243,262	£176,143	£109,024	£1,467,044	£1,409,687
Residual Land values compared to benchmark land values								
Medium Value Secondary Offices								
£37,186,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	5%	£44,303,805	£37,271,197	£36,855,776	£36,440,113	£36,024,450	£35,486,715	£34,950,190
60% LAR - 40% CR	10%	£44,211,917	£37,798,528	£37,383,107	£36,967,442	£36,551,780	£35,914,045	£35,488,310
60% LAR - 40% CR	15%	£40,747,541	£31,456,244	£30,735,723	£30,176,497	£29,617,271	£28,979,536	£28,441,801
60% LAR - 40% CR	20%	£37,034,482	£27,000,614	£26,082,062	£25,163,510	£24,244,958	£23,326,406	£22,407,854
60% LAR - 40% CR	25%	£33,967,638	£23,089,622	£22,045,172	£20,983,432	£19,921,692	£18,860,007	£17,798,322
60% LAR - 40% CR	30%	£28,486,132	£18,694,062	£17,435,228	£16,176,370	£14,917,512	£13,658,654	£12,400,000
60% LAR - 40% CR	35%	£27,006,014	£17,075,358	£16,011,318	£14,949,679	£13,888,040	£12,826,401	£11,764,762
60% LAR - 40% CR	40%	£24,015,361	£14,445,085	£13,383,476	£12,321,916	£11,260,356	£10,198,796	£9,137,236
60% LAR - 40% CR	45%	£20,518,207	£11,207,981	£10,146,372	£9,084,982	£8,023,591	£6,962,151	£5,900,711
60% LAR - 40% CR	50%	£16,014,051	£7,984,116	£6,920,267	£5,858,383	£4,796,536	£3,734,686	£2,672,836
60% LAR - 40% CR	50%	£15,004,752	£8,713,561	£7,657,157	£6,595,963	£5,534,880	£4,473,797	£3,412,712
Residual Land values compared to benchmark land values								
Lower Value Secondary Offices / Community Space								
£40,420,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	5%	£47,669,875	£40,960,276	£39,915,855	£38,864,192	£37,812,531	£36,760,870	£35,709,209
60% LAR - 40% CR	10%	£47,719,285	£40,195,886	£39,158,211	£38,106,548	£37,054,885	£36,003,224	£34,951,563
60% LAR - 40% CR	15%	£40,747,541	£31,456,244	£30,735,723	£30,176,497	£29,617,271	£28,979,536	£28,441,801
60% LAR - 40% CR	20%	£37,034,482	£27,000,614	£26,082,062	£25,163,510	£24,244,958	£23,326,406	£22,407,854
60% LAR - 40% CR	25%	£33,967,638	£23,089,622	£22,045,172	£20,983,432	£19,921,692	£18,860,007	£17,798,322
60% LAR - 40% CR	30%	£28,486,132	£18,694,062	£17,435,228	£16,176,370	£14,917,512	£13,658,654	£12,400,000
60% LAR - 40% CR	35%	£27,006,014	£17,075,358	£16,011,318	£14,949,679	£13,888,040	£12,826,401	£11,764,762
60% LAR - 40% CR	40%	£24,015,361	£14,445,085	£13,383,476	£12,321,916	£11,260,356	£10,198,796	£9,137,236
60% LAR - 40% CR	45%	£20,518,207	£11,207,981	£10,146,372	£9,084,982	£8,023,591	£6,962,151	£5,900,711
60% LAR - 40% CR	50%	£16,014,051	£7,984,116	£6,920,267	£5,858,383	£4,796,536	£3,734,686	£2,672,836
Residual Land values compared to benchmark land values								
Secondary Industrial/Storage/Distribution								
£20,601,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	5%	£31,580,524	£44,891,921	£43,827,499	£43,765,837	£43,611,680	£42,688,739	£42,172,883
60% LAR - 40% CR	10%	£48,123,262	£41,708,153	£40,643,677	£40,582,015	£40,427,858	£39,504,917	£38,989,062
60% LAR - 40% CR	15%	£44,605,185	£38,517,388	£37,452,944	£37,391,220	£37,236,121	£36,313,180	£35,798,325
60% LAR - 40% CR	20%	£41,189,881	£35,326,619	£34,262,175	£34,200,451	£34,038,726	£33,115,785	£32,600,930
60% LAR - 40% CR	25%	£37,770,855	£32,134,785	£31,052,727	£30,990,353	£30,828,448	£29,905,507	£29,390,652
60% LAR - 40% CR	30%	£34,220,735	£28,986,082	£27,832,042	£27,770,403	£27,616,307	£26,693,366	£26,178,421
60% LAR - 40% CR	35%	£30,738,024	£25,869,898	£24,694,164	£24,632,525	£24,468,886	£23,545,945	£23,031,000
60% LAR - 40% CR	40%	£27,238,931	£22,428,704	£21,263,096	£21,201,716	£21,038,336	£20,115,395	£19,600,450
60% LAR - 40% CR	45%	£23,735,375	£19,184,640	£18,018,985	£17,956,907	£17,792,812	£16,869,871	£16,354,926
60% LAR - 40% CR	50%	£20,225,476	£15,934,285	£14,777,880	£14,616,887	£14,455,703	£13,532,762	£13,017,817

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Plots		Value Area		Zone C - £1,090 p/sf	
No Units	135	Sales value inflation		Base	
Site Area	1.04 Hb	Build cost inflation		Base	
Residual land values:		Tenure		LAM CIR	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR, 40% CIR	0%	£17,420,175	£5,770,285	£3,991,968	£3,293,000
60% LAR, 40% CIR	5%	£15,884,873	£4,273,292	£2,305,915	£1,888,536
60% LAR, 40% CIR	10%	£13,544,983	£2,768,192	£719,378	£596,095
60% LAR, 40% CIR	15%	£11,581,698	£1,249,242	£832,420	£264,212
60% LAR, 40% CIR	20%	£9,605,154	£2,406,979	£2,508,399	£2,831,947
60% LAR, 40% CIR	25%	£7,615,475	£1,908,205	£3,996,202	£4,117,293
60% LAR, 40% CIR	30%	£5,612,792	£3,510,891	£3,599,952	£3,022,744
60% LAR, 40% CIR	35%	£3,597,231	£5,139,554	£7,218,088	£7,338,629
60% LAR, 40% CIR	40%	£1,568,520	£6,775,750	£8,850,468	£8,970,796
60% LAR, 40% CIR	45%	£491,089	£6,425,445	£10,496,947	£12,719,378
60% LAR, 40% CIR	50%	£2,605,530	£10,088,502	£12,157,385	£12,277,364
Residual Land values compared to benchmark land values		£97,649,000			
Higher Value Secondary Offices		£97,649,000			
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR, 40% CIR	0%	£23,984,852	£38,929,821	£41,180,431	£37,813,741
60% LAR, 40% CIR	5%	£22,053,852	£37,324,485	£39,179,815	£36,259,711
60% LAR, 40% CIR	10%	£21,610,748	£36,036,336	£38,089,392	£35,089,720
60% LAR, 40% CIR	15%	£21,104,499	£35,104,499	£37,104,499	£34,127,109
60% LAR, 40% CIR	20%	£21,729,517	£34,178,034	£36,111,710	£33,133,130
60% LAR, 40% CIR	25%	£21,104,499	£33,104,499	£35,104,499	£32,133,130
60% LAR, 40% CIR	30%	£20,719,311	£32,021,724	£34,024,043	£31,045,481
60% LAR, 40% CIR	35%	£20,164,239	£30,944,239	£32,944,239	£29,047,475
60% LAR, 40% CIR	40%	£19,619,811	£29,866,811	£31,866,811	£28,044,239
60% LAR, 40% CIR	45%	£19,074,819	£28,789,819	£30,789,819	£27,019,811
60% LAR, 40% CIR	50%	£18,529,821	£27,712,821	£29,712,821	£26,074,819
Residual Land values compared to benchmark land values		£67,186,000			
Medium Value Secondary Offices		£67,186,000			
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR, 40% CIR	0%	£41,969,927	£39,616,176	£39,616,176	£39,616,176
60% LAR, 40% CIR	5%	£41,969,927	£39,616,176	£39,616,176	£39,616,176
60% LAR, 40% CIR	10%	£41,969,927	£39,616,176	£39,616,176	£39,616,176
60% LAR, 40% CIR	15%	£41,969,927	£39,616,176	£39,616,176	£39,616,176
60% LAR, 40% CIR	20%	£41,969,927	£39,616,176	£39,616,176	£39,616,176
60% LAR, 40% CIR	25%	£41,969,927	£39,616,176	£39,616,176	£39,616,176
60% LAR, 40% CIR	30%	£41,969,927	£39,616,176	£39,616,176	£39,616,176
60% LAR, 40% CIR	35%	£41,969,927	£39,616,176	£39,616,176	£39,616,176
60% LAR, 40% CIR	40%	£41,969,927	£39,616,176	£39,616,176	£39,616,176
60% LAR, 40% CIR	45%	£41,969,927	£39,616,176	£39,616,176	£39,616,176
60% LAR, 40% CIR	50%	£41,969,927	£39,616,176	£39,616,176	£39,616,176
Residual Land values compared to benchmark land values		£49,420,000			
Lower Value Secondary Offices / Community Space		£49,420,000			
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR, 40% CIR	0%	£28,479,738	£37,698,395	£37,698,395	£37,698,395
60% LAR, 40% CIR	5%	£28,479,738	£37,698,395	£37,698,395	£37,698,395
60% LAR, 40% CIR	10%	£28,479,738	£37,698,395	£37,698,395	£37,698,395
60% LAR, 40% CIR	15%	£28,479,738	£37,698,395	£37,698,395	£37,698,395
60% LAR, 40% CIR	20%	£28,479,738	£37,698,395	£37,698,395	£37,698,395
60% LAR, 40% CIR	25%	£28,479,738	£37,698,395	£37,698,395	£37,698,395
60% LAR, 40% CIR	30%	£28,479,738	£37,698,395	£37,698,395	£37,698,395
60% LAR, 40% CIR	35%	£28,479,738	£37,698,395	£37,698,395	£37,698,395
60% LAR, 40% CIR	40%	£28,479,738	£37,698,395	£37,698,395	£37,698,395
60% LAR, 40% CIR	45%	£28,479,738	£37,698,395	£37,698,395	£37,698,395
60% LAR, 40% CIR	50%	£28,479,738	£37,698,395	£37,698,395	£37,698,395
Residual Land values compared to benchmark land values		£20,601,000			
Secondary Industrial/Storage/Distribution		£20,601,000			
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR, 40% CIR	0%	£23,023,101	£15,023,101	£17,862,301	£17,862,301
60% LAR, 40% CIR	5%	£23,023,101	£15,023,101	£17,862,301	£17,862,301
60% LAR, 40% CIR	10%	£23,023,101	£15,023,101	£17,862,301	£17,862,301
60% LAR, 40% CIR	15%	£23,023,101	£15,023,101	£17,862,301	£17,862,301
60% LAR, 40% CIR	20%	£23,023,101	£15,023,101	£17,862,301	£17,862,301
60% LAR, 40% CIR	25%	£23,023,101	£15,023,101	£17,862,301	£17,862,301
60% LAR, 40% CIR	30%	£23,023,101	£15,023,101	£17,862,301	£17,862,301
60% LAR, 40% CIR	35%	£23,023,101	£15,023,101	£17,862,301	£17,862,301
60% LAR, 40% CIR	40%	£23,023,101	£15,023,101	£17,862,301	£17,862,301
60% LAR, 40% CIR	45%	£23,023,101	£15,023,101	£17,862,301	£17,862,301
60% LAR, 40% CIR	50%	£23,023,101	£15,023,101	£17,862,301	£17,862,301

LB Camden
Local Plan Viability Testing 2025

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

No Units	135
Site Area	1.04 Ha

Residual land values:

Value Area	Zone C - £1,100 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£23,448,173	£11,769,379	£9,710,090	£8,560,062	£9,202,094	£7,500,682	£6,505,454
60% LAR, 40% CIR	5%	£21,226,868	£9,975,399	£7,924,054	£7,800,098	£7,507,614	£5,720,195	£4,731,869
60% LAR, 40% CIR	10%	£18,961,359	£8,167,970	£6,123,570	£6,004,896	£6,789,476	£4,830,370	£3,842,531
60% LAR, 40% CIR	15%	£16,742,563	£6,345,473	£4,308,177	£4,190,026	£4,984,648	£2,122,382	£1,136,494
60% LAR, 40% CIR	20%	£14,480,737	£4,509,810	£2,478,612	£2,360,815	£2,066,322	£297,448	£179,892
60% LAR, 40% CIR	25%	£12,187,909	£2,680,522	£630,187	£510,916	£212,739	£1,600,375	£2,609,463
60% LAR, 40% CIR	30%	£9,893,388	£797,741	£130,913	£199,813	£196,868	£3,507,175	£4,514,433
60% LAR, 40% CIR	35%	£7,580,007	£1,121,683	£3,200,218	£3,326,759	£3,622,110	£5,430,219	£6,434,724
60% LAR, 40% CIR	40%	£5,265,866	£3,086,946	£5,141,664	£5,261,688	£5,567,719	£7,367,567	£8,370,211
60% LAR, 40% CIR	45%	£2,951,107	£5,105,708	£7,087,211	£7,217,343	£7,517,670	£9,319,639	£10,320,733
60% LAR, 40% CIR	50%	£522,849	£6,997,833	£9,066,716	£9,186,654	£9,486,641	£11,286,318	£12,286,137

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£17,199,546	£8,636,232	£41,088,881	£39,714,392	£42,112,587	£33,849,134	£28,677,261
60% LAR, 40% CIR	5%	£16,177,823	£7,439,142	£36,480,071	£35,267,087	£37,607,081	£29,601,548	£24,499,691
60% LAR, 40% CIR	10%	£12,413,692	£5,237,335	£26,317,300	£25,185,960	£26,666,262	£27,474,361	£23,465,786
60% LAR, 40% CIR	15%	£9,861,238	£3,017,238	£19,261,300	£18,132,146	£19,612,348	£20,420,469	£16,412,214
60% LAR, 40% CIR	20%	£8,363,394	£1,894,821	£16,920,119	£15,793,176	£17,338,809	£17,117,282	£13,124,723
60% LAR, 40% CIR	25%	£6,865,548	£724,226	£14,584,817	£13,457,814	£15,003,914	£14,782,095	£10,795,125
60% LAR, 40% CIR	30%	£5,367,323	£100,600,980	£12,027,746	£10,908,344	£12,454,328	£12,232,528	£8,245,124
60% LAR, 40% CIR	35%	£3,869,102	£1,000,000,000	£9,506,414	£8,387,456	£9,933,341	£9,711,646	£5,726,866
60% LAR, 40% CIR	40%	£2,371,162	£1,041,471,677	£7,006,436	£5,886,714	£7,432,288	£7,210,722	£3,237,464
60% LAR, 40% CIR	45%	£89,503,624	£1,006,435,439	£4,839,832	£3,720,073	£4,667,072	£4,445,241	£1,225,484
60% LAR, 40% CIR	50%	£10,681,652	£1,006,452,654	£1,010,174,447	£1,010,367,462	£1,010,560,472	£1,010,753,488	£1,010,946,504

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£15,982,285	£4,716,062	£49,079,071	£48,794,796	£50,993,366	£51,884,779	£52,880,028
60% LAR, 40% CIR	5%	£14,960,564	£3,518,072	£44,460,854	£44,186,579	£46,385,149	£47,276,562	£48,271,811
60% LAR, 40% CIR	10%	£10,384,132	£2,051,061	£35,262,051	£35,086,632	£36,876,882	£37,455,062	£38,033,242
60% LAR, 40% CIR	15%	£4,842,686	£1,039,889	£26,077,285	£25,901,426	£27,490,813	£27,703,080	£27,915,346
60% LAR, 40% CIR	20%	£44,864,125	£59,072,052	£56,964,859	£57,243,646	£57,522,433	£57,801,220	£58,080,007
60% LAR, 40% CIR	25%	£47,187,582	£59,724,879	£59,724,879	£59,724,879	£59,724,879	£59,724,879	£59,724,879
60% LAR, 40% CIR	30%	£47,187,582	£59,724,879	£59,724,879	£59,724,879	£59,724,879	£59,724,879	£59,724,879
60% LAR, 40% CIR	35%	£51,325,454	£60,507,145	£62,393,680	£62,393,680	£62,393,680	£62,393,680	£62,393,680
60% LAR, 40% CIR	40%	£54,109,380	£62,454,708	£64,371,176	£64,371,176	£64,371,176	£64,371,176	£64,371,176
60% LAR, 40% CIR	45%	£56,904,266	£64,411,170	£66,326,132	£66,326,132	£66,326,132	£66,326,132	£66,326,132
60% LAR, 40% CIR	50%	£59,699,012	£66,383,289	£68,292,178	£68,292,178	£68,292,178	£68,292,178	£68,292,178

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£23,747,708	£11,999,238	£34,000,561	£34,189,127	£34,466,942	£34,744,757	£35,022,572
60% LAR, 40% CIR	5%	£18,649,412	£9,330,229	£25,811,245	£25,999,786	£26,288,327	£26,576,868	£26,865,409
60% LAR, 40% CIR	10%	£12,532,052	£6,626,141	£17,666,439	£17,784,599	£17,902,759	£18,020,919	£18,139,079
60% LAR, 40% CIR	15%	£7,460,819	£3,744,808	£10,666,035	£10,613,680	£10,661,325	£10,708,970	£10,756,615
60% LAR, 40% CIR	20%	£4,864,125	£2,414,063	£6,344,426	£6,344,426	£6,344,426	£6,344,426	£6,344,426
60% LAR, 40% CIR	25%	£2,094,217	£1,176,875	£3,437,630	£3,437,630	£3,437,630	£3,437,630	£3,437,630
60% LAR, 40% CIR	30%	£24,414,608	£43,098,299	£45,174,834	£45,266,374	£45,357,914	£45,449,454	£45,540,994
60% LAR, 40% CIR	35%	£28,747,747	£49,041,862	£47,116,289	£47,236,599	£47,356,909	£47,477,219	£47,597,529
60% LAR, 40% CIR	40%	£32,980,056	£52,089,123	£49,007,427	£49,127,688	£49,247,949	£49,368,209	£49,488,469
60% LAR, 40% CIR	50%	£41,451,768	£48,972,448	£51,941,531	£51,951,510	£51,961,489	£51,971,468	£51,981,447

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£2,055,837	£9,863,867	£11,883,256	£11,882,884	£12,102,293	£12,102,293	£12,102,293
60% LAR, 40% CIR	5%	£1,414,412	£7,417,400	£9,449,256	£9,449,256	£9,668,662	£9,668,662	£9,668,662
60% LAR, 40% CIR	10%	£2,462,217	£10,225,070	£12,269,070	£12,269,070	£12,488,476	£12,488,476	£12,488,476
60% LAR, 40% CIR	15%	£4,860,180	£13,047,874	£15,289,189	£15,289,189	£15,508,595	£15,508,595	£15,508,595
60% LAR, 40% CIR	20%	£5,712,819	£15,861,136	£18,104,724	£18,104,724	£18,324,130	£18,324,130	£18,324,130
60% LAR, 40% CIR	25%	£6,564,458	£18,674,398	£20,917,268	£20,917,268	£21,136,674	£21,136,674	£21,136,674
60% LAR, 40% CIR	30%	£7,416,097	£21,487,660	£23,729,808	£23,729,808	£23,949,214	£23,949,214	£23,949,214
60% LAR, 40% CIR	35%	£8,267,736	£24,299,922	£26,542,348	£26,542,348	£26,761,754	£26,761,754	£26,761,754
60% LAR, 40% CIR	40%	£9,119,375	£27,112,184	£29,354,888	£29,354,888	£29,574,294	£29,574,294	£29,574,294
60% LAR, 40% CIR	45%	£9,971,014	£29,924,446	£32,167,428	£32,167,428	£32,386,834	£32,386,834	£32,386,834
60% LAR, 40% CIR	50%	£10,822,653	£32,734,704	£34,979,968	£34,979,968	£35,199,374	£35,199,374	£35,199,374

LB Camden
Local Plan Viability Testing 2025

Rest 13 - 135 Flats	
---------------------	--

No Units	135
Site Area	1.04 Ha

Residual land values:

Value Area	Zone C - £1,350 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£35,907,189	£23,726,220	£21,699,880	£21,582,248	£21,288,186	£19,489,870	£18,503,641
60% LAR, 40% CIR	5%	£36,892,054	£21,353,426	£19,324,332	£19,203,396	£18,905,854	£17,121,483	£16,133,080
60% LAR, 40% CIR	10%	£39,843,265	£18,984,426	£16,621,740	£16,503,199	£16,208,847	£14,428,738	£13,440,005
60% LAR, 40% CIR	15%	£26,951,860	£16,543,931	£14,506,636	£14,388,485	£14,093,108	£12,320,841	£11,336,248
60% LAR, 40% CIR	20%	£4,127,133	£14,108,360	£12,077,162	£11,959,364	£11,664,872	£9,897,916	£8,916,273
60% LAR, 40% CIR	25%	£21,249,471	£11,659,163	£9,633,454	£9,515,975	£9,222,280	£7,460,106	£6,481,121
60% LAR, 40% CIR	30%	£16,358,069	£9,186,472	£7,052,653	£6,935,472	£6,641,472	£4,890,559	£4,030,340
60% LAR, 40% CIR	35%	£15,455,842	£8,720,420	£4,703,892	£4,586,947	£4,294,586	£2,540,417	£1,565,877
60% LAR, 40% CIR	40%	£12,540,128	£4,231,139	£2,218,315	£2,107,585	£1,809,762	£65,296	£-450,804
60% LAR, 40% CIR	45%	£9,587,243	£1,728,763	£-597,739	£-477,870	£-178,197	£-521,260	£-851,260
60% LAR, 40% CIR	50%	£8,619,428	£-916,494	£-2,865,377	£-3,005,355	£-3,305,302	£-5,104,979	£-6,104,799

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

£97,649,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£97,649,000	£27,616,210	£24,708,880	£24,592,493	£24,298,192	£21,499,870	£20,513,641
60% LAR, 40% CIR	5%	£98,633,865	£25,243,416	£22,333,926	£22,212,990	£21,918,688	£19,119,357	£18,133,128
60% LAR, 40% CIR	10%	£101,585,076	£22,874,416	£19,631,334	£19,510,398	£19,216,046	£16,416,715	£15,430,486
60% LAR, 40% CIR	15%	£78,693,271	£20,434,921	£17,326,369	£17,205,433	£16,911,081	£14,111,750	£13,125,521
60% LAR, 40% CIR	20%	£17,777,388	£17,997,371	£14,927,309	£14,806,373	£14,512,021	£11,712,690	£10,726,461
60% LAR, 40% CIR	25%	£16,875,161	£15,557,876	£12,587,814	£12,466,878	£12,172,526	£9,373,195	£8,386,966
60% LAR, 40% CIR	30%	£13,348,732	£12,208,239	£9,233,019	£9,112,083	£8,817,731	£6,018,400	£5,032,171
60% LAR, 40% CIR	35%	£10,433,018	£6,718,511	£6,368,315	£6,247,379	£5,953,027	£3,153,696	£2,167,467
60% LAR, 40% CIR	40%	£6,864,602	£3,273,562	£3,005,416	£2,884,480	£2,590,128	£-101,355,433	£-103,357,339
60% LAR, 40% CIR	45%	£4,817,348	£-939,609	£-2,102,499	£-2,082,661	£-2,102,328	£-5,104,979	£-6,104,799
60% LAR, 40% CIR	50%	£4,365,302	£-1,922,222	£-2,608,108	£-2,644,108	£-2,700,033	£-6,104,799	£-7,104,799

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

£97,186,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£97,186,000	£27,616,210	£24,708,880	£24,592,493	£24,298,192	£21,499,870	£20,513,641
60% LAR, 40% CIR	5%	£98,170,865	£25,243,416	£22,333,926	£22,212,990	£21,918,688	£19,119,357	£18,133,128
60% LAR, 40% CIR	10%	£101,122,076	£22,874,416	£19,631,334	£19,510,398	£19,216,046	£16,416,715	£15,430,486
60% LAR, 40% CIR	15%	£78,230,271	£20,434,921	£17,326,369	£17,205,433	£16,911,081	£14,111,750	£13,125,521
60% LAR, 40% CIR	20%	£17,314,388	£17,997,371	£14,927,309	£14,806,373	£14,512,021	£11,712,690	£10,726,461
60% LAR, 40% CIR	25%	£16,412,161	£15,557,876	£12,587,814	£12,466,878	£12,172,526	£9,373,195	£8,386,966
60% LAR, 40% CIR	30%	£12,883,732	£12,208,239	£9,233,019	£9,112,083	£8,817,731	£6,018,400	£5,032,171
60% LAR, 40% CIR	35%	£9,968,018	£6,718,511	£6,368,315	£6,247,379	£5,953,027	£3,153,696	£2,167,467
60% LAR, 40% CIR	40%	£6,399,602	£3,273,562	£3,005,416	£2,884,480	£2,590,128	£-101,355,433	£-103,357,339
60% LAR, 40% CIR	45%	£4,352,348	£-939,609	£-2,102,499	£-2,082,661	£-2,102,328	£-5,104,979	£-6,104,799
60% LAR, 40% CIR	50%	£3,899,302	£-1,922,222	£-2,608,108	£-2,644,108	£-2,700,033	£-6,104,799	£-7,104,799

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

£48,429,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£48,429,000	£27,616,210	£24,708,880	£24,592,493	£24,298,192	£21,499,870	£20,513,641
60% LAR, 40% CIR	5%	£49,413,865	£25,243,416	£22,333,926	£22,212,990	£21,918,688	£19,119,357	£18,133,128
60% LAR, 40% CIR	10%	£52,365,076	£22,874,416	£19,631,334	£19,510,398	£19,216,046	£16,416,715	£15,430,486
60% LAR, 40% CIR	15%	£29,473,271	£20,434,921	£17,326,369	£17,205,433	£16,911,081	£14,111,750	£13,125,521
60% LAR, 40% CIR	20%	£8,557,388	£17,997,371	£14,927,309	£14,806,373	£14,512,021	£11,712,690	£10,726,461
60% LAR, 40% CIR	25%	£7,655,161	£15,557,876	£12,587,814	£12,466,878	£12,172,526	£9,373,195	£8,386,966
60% LAR, 40% CIR	30%	£4,128,732	£12,208,239	£9,233,019	£9,112,083	£8,817,731	£6,018,400	£5,032,171
60% LAR, 40% CIR	35%	£1,213,018	£6,718,511	£6,368,315	£6,247,379	£5,953,027	£3,153,696	£2,167,467
60% LAR, 40% CIR	40%	£-244,602	£3,273,562	£3,005,416	£2,884,480	£2,590,128	£-101,355,433	£-103,357,339
60% LAR, 40% CIR	45%	£-447,348	£-939,609	£-2,102,499	£-2,082,661	£-2,102,328	£-5,104,979	£-6,104,799
60% LAR, 40% CIR	50%	£-499,302	£-1,922,222	£-2,608,108	£-2,644,108	£-2,700,033	£-6,104,799	£-7,104,799

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

£20,601,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£20,601,000	£27,616,210	£24,708,880	£24,592,493	£24,298,192	£21,499,870	£20,513,641
60% LAR, 40% CIR	5%	£21,585,865	£25,243,416	£22,333,926	£22,212,990	£21,918,688	£19,119,357	£18,133,128
60% LAR, 40% CIR	10%	£24,537,076	£22,874,416	£19,631,334	£19,510,398	£19,216,046	£16,416,715	£15,430,486
60% LAR, 40% CIR	15%	£21,645,271	£20,434,921	£17,326,369	£17,205,433	£16,911,081	£14,111,750	£13,125,521
60% LAR, 40% CIR	20%	£8,729,388	£17,997,371	£14,927,309	£14,806,373	£14,512,021	£11,712,690	£10,726,461
60% LAR, 40% CIR	25%	£7,827,161	£15,557,876	£12,587,814	£12,466,878	£12,172,526	£9,373,195	£8,386,966
60% LAR, 40% CIR	30%	£4,300,732	£12,208,239	£9,233,019	£9,112,083	£8,817,731	£6,018,400	£5,032,171
60% LAR, 40% CIR	35%	£1,385,018	£6,718,511	£6,368,315	£6,247,379	£5,953,027	£3,153,696	£2,167,467
60% LAR, 40% CIR	40%	£-254,602	£3,273,562	£3,005,416	£2,884,480	£2,590,128	£-101,355,433	£-103,357,339
60% LAR, 40% CIR	45%	£-457,348	£-939,609	£-2,102,499	£-2,082,661	£-2,102,328	£-5,104,979	£-6,104,799
60% LAR, 40% CIR	50%	£-509,302	£-1,922,222	£-2,608,108	£-2,644,108	£-2,700,033	£-6,104,799	£-7,104,799

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone C - £1,500 pcf		
No Units	135	Sales value inflation		Base		
Site Area	1.04 Ha	Build cost inflation		Base		
Residual land values:		Tenure		LAR - CR		
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
Tenure	% AH		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
00% LAR, 40% CR	0%	£44,550,697	£32,627,111	£30,589,771	£30,481,138	£28,422,568
00% LAR, 40% CR	5%	£41,273,246	£29,807,175	£27,788,870	£27,689,692	£25,618,017
00% LAR, 40% CR	10%	£37,989,673	£26,973,809	£24,955,541	£24,857,186	£22,800,498
00% LAR, 40% CR	15%	£34,719,833	£24,126,567	£22,119,500	£22,020,545	£19,985,975
00% LAR, 40% CR	20%	£31,461,930	£21,265,915	£19,285,144	£19,186,117	£17,166,628
00% LAR, 40% CR	25%	£28,232,094	£18,391,612	£16,392,434	£16,293,556	£14,350,087
00% LAR, 40% CR	30%	£25,039,447	£15,509,020	£13,474,869	£13,375,920	£11,539,608
00% LAR, 40% CR	35%	£21,834,116	£12,569,535	£10,530,098	£10,431,702	£8,724,994
00% LAR, 40% CR	40%	£17,966,226	£9,630,323	£7,617,499	£7,500,770	£5,455,008
00% LAR, 40% CR	45%	£14,585,965	£6,678,015	£4,669,309	£4,551,761	£2,512,180
00% LAR, 40% CR	50%	£11,191,862	£3,712,742	£1,705,578	£1,589,178	£1,298,181

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

£97,649,000						
Tenure	%AH		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
00% LAR, 40% CR	0%	£98,285,264	£69,777,569	£73,817,861	£73,817,861	£73,817,861
00% LAR, 40% CR	5%	£95,111,405	£67,100,456	£71,117,861	£71,117,861	£71,117,861
00% LAR, 40% CR	10%	£91,922,028	£64,420,903	£68,444,389	£68,444,389	£68,444,389
00% LAR, 40% CR	15%	£88,725,131	£61,737,134	£65,758,811	£65,758,811	£65,758,811
00% LAR, 40% CR	20%	£85,512,800	£59,048,319	£63,065,367	£63,065,367	£63,065,367
00% LAR, 40% CR	25%	£82,287,119	£56,355,119	£60,372,119	£60,372,119	£60,372,119
00% LAR, 40% CR	30%	£79,054,282	£53,658,211	£57,679,211	£57,679,211	£57,679,211
00% LAR, 40% CR	35%	£75,813,671	£50,959,095	£54,984,095	£54,984,095	£54,984,095
00% LAR, 40% CR	40%	£72,565,504	£48,257,232	£52,289,232	£52,289,232	£52,289,232
00% LAR, 40% CR	45%	£69,309,828	£45,552,116	£49,592,116	£49,592,116	£49,592,116
00% LAR, 40% CR	50%	£66,046,868	£42,844,168	£46,894,168	£46,894,168	£46,894,168

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

£57,186,000						
Tenure	%AH		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
00% LAR, 40% CR	0%	£14,834,759	£26,758,351	£29,786,991	£29,786,991	£29,786,991
00% LAR, 40% CR	5%	£14,152,696	£26,076,286	£29,104,926	£29,104,926	£29,104,926
00% LAR, 40% CR	10%	£13,470,633	£25,394,221	£28,422,861	£28,422,861	£28,422,861
00% LAR, 40% CR	15%	£12,788,570	£24,712,156	£27,740,796	£27,740,796	£27,740,796
00% LAR, 40% CR	20%	£12,106,507	£24,030,091	£27,058,731	£27,058,731	£27,058,731
00% LAR, 40% CR	25%	£11,424,444	£23,348,026	£26,376,666	£26,376,666	£26,376,666
00% LAR, 40% CR	30%	£10,742,381	£22,665,961	£25,694,601	£25,694,601	£25,694,601
00% LAR, 40% CR	35%	£10,060,318	£21,983,896	£25,012,536	£25,012,536	£25,012,536
00% LAR, 40% CR	40%	£9,378,255	£21,301,831	£24,330,471	£24,330,471	£24,330,471
00% LAR, 40% CR	45%	£8,696,192	£20,619,766	£23,648,406	£23,648,406	£23,648,406
00% LAR, 40% CR	50%	£8,014,129	£19,937,701	£22,966,341	£22,966,341	£22,966,341

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

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

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

£20,601,000						
Tenure	%AH		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
00% LAR, 40% CR	0%	£23,157,320	£11,233,765	£9,205,426	£9,087,702	£8,703,711
00% LAR, 40% CR	5%	£19,879,879	£8,414,009	£6,385,669	£6,270,945	£5,886,954
00% LAR, 40% CR	10%	£16,592,327	£5,596,481	£3,567,196	£3,450,436	£3,066,445
00% LAR, 40% CR	15%	£13,304,775	£2,778,953	£729,667	£719,198	£679,726
00% LAR, 40% CR	20%	£10,017,223	£1,117,631	£22,188,259	£22,188,259	£22,188,259
00% LAR, 40% CR	25%	£6,729,671	£1,117,631	£22,188,259	£22,188,259	£22,188,259
00% LAR, 40% CR	30%	£3,442,119	£1,117,631	£22,188,259	£22,188,259	£22,188,259
00% LAR, 40% CR	35%	£199,399	£1,117,631	£22,188,259	£22,188,259	£22,188,259
00% LAR, 40% CR	40%	£24,107,126	£1,117,631	£22,188,259	£22,188,259	£22,188,259
00% LAR, 40% CR	45%	£8,807,442	£1,117,631	£22,188,259	£22,188,259	£22,188,259
00% LAR, 40% CR	50%	£10,951,494	£1,117,631	£22,188,259	£22,188,259	£22,188,259

LB Camden
Local Plan Viability Testing 2025

Rest 13 - 135 Flats	
---------------------	--

No Units	135
Site Area	1.04 Ha

Residual land values:

Value Area	Zone C - £1,750 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£59,597,144	£47,456,595	£45,430,254	£45,312,622	£45,018,540	£43,254,052	£42,273,781
60% LAR, 40% CIR	5%	£55,515,895	£43,887,285	£41,876,789	£41,759,601	£41,466,657	£39,708,987	£38,732,503
60% LAR, 40% CIR	10%	£51,491,114	£40,322,163	£38,308,877	£38,195,118	£37,905,220	£36,148,833	£35,175,841
60% LAR, 40% CIR	15%	£47,453,554	£36,733,358	£34,726,682	£34,613,306	£34,319,368	£32,573,735	£31,603,941
60% LAR, 40% CIR	20%	£43,403,129	£33,151,002	£31,136,351	£31,024,304	£30,724,237	£28,983,936	£28,014,946
60% LAR, 40% CIR	25%	£39,336,465	£29,515,225	£27,519,961	£27,404,248	£27,114,967	£25,379,276	£24,415,004
60% LAR, 40% CIR	30%	£35,264,154	£25,886,157	£23,888,708	£23,770,235	£23,481,693	£21,750,189	£20,785,256
60% LAR, 40% CIR	35%	£31,151,238	£22,243,929	£20,257,708	£20,142,521	£19,854,554	£18,126,747	£17,163,521
60% LAR, 40% CIR	40%	£27,059,724	£18,588,572	£16,606,087	£16,491,123	£16,203,689	£14,480,649	£13,515,355
60% LAR, 40% CIR	45%	£22,975,718	£14,920,515	£12,947,082	£12,830,515	£12,539,149	£10,810,554	£9,845,705
60% LAR, 40% CIR	50%	£18,729,524	£11,211,610	£9,204,445	£9,088,046	£8,797,047	£7,061,058	£6,081,064

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£41,977,587	£33,589,736	£31,974,877	£31,858,980	£31,568,791	£29,798,771	£28,827,228
60% LAR, 40% CIR	5%	£38,989,791	£30,507,448	£28,892,461	£28,776,564	£28,486,375	£26,716,355	£25,744,812
60% LAR, 40% CIR	10%	£35,951,917	£27,482,588	£25,905,854	£25,790,957	£25,500,768	£23,730,748	£22,759,205
60% LAR, 40% CIR	15%	£32,914,043	£24,457,729	£22,879,980	£22,765,083	£22,474,894	£20,704,874	£19,733,331
60% LAR, 40% CIR	20%	£29,876,169	£21,432,870	£20,243,105	£20,128,208	£19,838,019	£18,068,000	£17,096,457
60% LAR, 40% CIR	25%	£26,838,295	£18,408,011	£17,218,230	£17,103,333	£16,813,144	£15,043,125	£14,071,582
60% LAR, 40% CIR	30%	£23,800,421	£15,383,152	£14,093,371	£14,000,474	£13,710,285	£11,940,266	£10,968,723
60% LAR, 40% CIR	35%	£20,762,547	£12,358,293	£11,078,510	£11,000,613	£10,710,424	£8,940,405	£7,968,862
60% LAR, 40% CIR	40%	£17,724,673	£9,333,434	£8,063,651	£8,000,754	£7,710,565	£5,940,546	£4,969,003
60% LAR, 40% CIR	45%	£14,686,800	£6,308,575	£5,038,792	£5,000,895	£4,710,706	£2,940,687	£1,969,144
60% LAR, 40% CIR	50%	£11,648,926	£3,283,716	£2,008,929	£2,000,032	£1,710,843	£0,000,000	£0,000,000

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£141,682	£11,928,809	£10,959,207	£10,972,546	£14,366,992	£16,131,410	£17,111,581
60% LAR, 40% CIR	5%	£138,694,347	£11,498,115	£10,528,652	£10,541,991	£13,936,494	£15,701,912	£16,682,083
60% LAR, 40% CIR	10%	£135,706,691	£11,068,266	£10,098,803	£10,112,142	£13,506,645	£15,272,063	£16,252,234
60% LAR, 40% CIR	15%	£132,719,037	£10,638,417	£9,668,954	£9,682,293	£13,076,796	£14,842,214	£15,822,405
60% LAR, 40% CIR	20%	£129,731,383	£10,208,568	£9,239,105	£9,252,444	£12,646,947	£14,412,365	£15,392,556
60% LAR, 40% CIR	25%	£126,743,729	£9,778,719	£8,809,256	£8,822,595	£12,217,098	£13,982,516	£14,962,707
60% LAR, 40% CIR	30%	£123,756,075	£9,348,870	£8,379,407	£8,392,746	£11,787,249	£13,552,667	£14,532,858
60% LAR, 40% CIR	35%	£120,768,421	£8,919,021	£7,949,558	£7,962,897	£11,357,399	£13,122,818	£14,102,999
60% LAR, 40% CIR	40%	£117,780,767	£8,489,172	£7,519,709	£7,533,048	£10,927,550	£12,692,969	£13,673,150
60% LAR, 40% CIR	45%	£114,793,113	£8,059,323	£7,089,860	£7,103,199	£10,497,701	£12,263,120	£13,243,301
60% LAR, 40% CIR	50%	£111,805,459	£7,629,474	£6,659,911	£6,673,250	£10,067,852	£11,833,271	£12,813,452

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£17,925,929	£3,483,390	£3,455,036	£3,438,009	£3,063,525	£1,779,457	£1,698,195
60% LAR, 40% CIR	5%	£13,541,059	£1,922,070	£1,897,749	£1,880,722	£1,506,238	£2,265,929	£2,184,667
60% LAR, 40% CIR	10%	£9,156,089	£1,459,690	£1,435,310	£1,418,283	£1,043,799	£2,836,016	£2,754,754
60% LAR, 40% CIR	15%	£5,478,599	£5,241,257	£7,247,554	£7,247,554	£7,855,244	£8,460,880	£10,070,675
60% LAR, 40% CIR	20%	£1,428,513	£9,843,613	£16,848,285	£16,848,285	£11,250,375	£12,857,775	£15,467,685
60% LAR, 40% CIR	25%	£1,428,513	£12,458,368	£19,463,040	£19,463,040	£13,869,520	£15,475,020	£18,084,780
60% LAR, 40% CIR	30%	£6,734,422	£16,689,458	£19,079,609	£19,079,609	£14,482,583	£20,214,416	£22,824,259
60% LAR, 40% CIR	35%	£10,843,377	£19,138,088	£21,716,907	£21,716,907	£16,230,662	£22,947,088	£25,551,754
60% LAR, 40% CIR	40%	£14,964,862	£23,385,544	£25,369,518	£25,369,518	£20,110,580	£27,677,968	£30,284,929
60% LAR, 40% CIR	45%	£19,086,348	£27,644,105	£29,015,079	£29,015,079	£23,891,142	£31,413,663	£34,026,475
60% LAR, 40% CIR	50%	£23,207,832	£31,903,665	£32,770,170	£32,770,170	£28,068,559	£34,523,567	£37,137,568

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£38,133,796	£20,065,249	£24,036,908	£23,919,276	£23,625,144	£21,860,706	£20,886,434
60% LAR, 40% CIR	5%	£34,122,339	£17,550,398	£21,481,434	£21,363,802	£21,069,670	£19,305,232	£18,330,960
60% LAR, 40% CIR	10%	£30,097,768	£15,026,817	£18,916,530	£18,798,771	£18,504,874	£16,740,436	£15,766,164
60% LAR, 40% CIR	15%	£26,060,208	£12,503,236	£16,391,624	£16,273,865	£15,979,968	£14,215,530	£13,241,258
60% LAR, 40% CIR	20%	£22,022,728	£9,978,654	£13,866,718	£13,748,959	£13,455,062	£11,690,624	£10,716,352
60% LAR, 40% CIR	25%	£17,985,168	£7,454,092	£11,341,812	£11,224,053	£10,930,156	£9,165,718	£8,191,446
60% LAR, 40% CIR	30%	£13,947,608	£4,929,530	£8,816,906	£8,699,147	£8,405,250	£6,640,812	£5,666,540
60% LAR, 40% CIR	35%	£9,909,048	£2,404,968	£6,292,402	£6,174,643	£5,880,746	£4,116,308	£3,142,036
60% LAR, 40% CIR	40%	£5,869,488	£0,000,000	£3,767,846	£3,650,087	£3,356,190	£1,591,752	£627,314
60% LAR, 40% CIR	45%	£1,829,928	£0,000,000	£1,233,286	£1,115,527	£886,968	£0,000,000	£0,000,000
60% LAR, 40% CIR	50%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000

LB Camden
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone C - £1,900 psf													
No Units Site Area		135 1.04 Ha		Sales value inflation Build cost inflation		Base Base											
Residual land values:		Tenure		LAR - CIR													
				Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
Tenure		% AH															
60% LAR - 40% CIR		0%		£88,903,973		£56,357,485		£54,309,145		£54,211,512		£53,017,430		£52,152,942		£51,172,871	
60% LAR - 40% CIR		5%		£94,943,293		£52,351,230		£50,300,725		£50,213,547		£49,020,882		£48,160,932		£47,186,445	
60% LAR - 40% CIR		10%		£99,969,900		£48,331,164		£46,317,078		£46,201,119		£45,009,574		£44,157,435		£43,184,843	
60% LAR - 40% CIR		15%		£55,083,519		£40,297,415		£42,290,738		£42,174,363		£41,063,424		£40,137,793		£39,167,967	
60% LAR - 40% CIR		20%		£50,984,272		£40,290,114		£38,249,443		£38,133,417		£37,043,349		£36,102,948		£35,136,055	
60% LAR - 40% CIR		25%		£46,072,285		£36,189,392		£34,184,128		£34,078,416		£33,789,134		£32,053,444		£31,089,171	
60% LAR - 40% CIR		30%		£41,547,680		£32,115,381		£30,109,498		£30,009,498		£29,720,916		£27,989,422		£27,041,481	
60% LAR - 40% CIR		35%		£37,905,511		£29,028,258		£26,041,987		£25,926,806		£25,638,832		£23,911,026		£22,951,134	
60% LAR - 40% CIR		40%		£32,435,802		£23,509,006		£21,945,432		£21,830,430		£21,543,020		£19,816,587		£18,860,273	
60% LAR - 40% CIR		45%		£27,849,701		£19,814,904		£17,835,403		£17,720,605		£17,433,616		£15,710,188		£14,758,957	
60% LAR - 40% CIR		50%		£23,251,272		£15,689,035		£13,703,765		£13,587,366		£13,296,368		£11,560,379		£10,580,385	
Residual Land values compared to benchmark land values		Higher Value Secondary Offices															

LB Camden
Local Plan Viability Testing 2025

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

No Units	135
Site Area	1.04 Ha

Residual land values:

Value Area	Zone C - £2,000 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£74,487,859	£62,254,095	£50,250,238	£60,140,374	£59,850,024	£56,085,536	£57,105,264
00% LAR - 40% CIR	5%	£89,128,365	£57,969,816	£55,966,889	£55,889,511	£55,556,566	£53,789,895	£52,862,412
00% LAR - 40% CIR	10%	£84,665,748	£53,610,498	£51,549,453	£51,548,655	£50,487,189	£48,524,178	£48,524,178
00% LAR - 40% CIR	15%	£80,170,162	£49,340,119	£47,333,443	£47,217,067	£46,526,128	£45,160,487	£44,210,701
00% LAR - 40% CIR	20%	£55,311,702	£44,096,189	£42,065,518	£42,879,491	£42,589,424	£40,949,023	£39,862,134
00% LAR - 40% CIR	25%	£50,560,500	£40,638,838	£38,843,574	£38,527,861	£38,238,580	£36,502,889	£35,538,617
00% LAR - 40% CIR	30%	£45,736,680	£36,288,195	£34,743,743	£34,613,731	£34,142,374	£31,185,297	£30,165,261
00% LAR - 40% CIR	35%	£40,900,368	£31,884,384	£29,886,172	£29,782,985	£29,495,018	£27,787,211	£26,807,318
00% LAR - 40% CIR	40%	£36,051,686	£27,487,562	£25,504,368	£25,390,013	£25,102,576	£23,377,552	£22,419,828
00% LAR - 40% CIR	45%	£31,165,649	£23,077,831	£21,085,329	£20,963,535	£20,696,543	£18,974,605	£18,017,872
00% LAR - 40% CIR	50%	£26,285,771	£18,655,331	£16,678,332	£16,563,682	£16,277,057	£14,549,925	£13,579,932

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£11,219,872	£8,439,895	£4,431,081	£8,431,081	£8,431,081	£4,519,736	£4,519,736
00% LAR - 40% CIR	5%	£11,219,872	£8,439,895	£4,431,081	£8,431,081	£8,431,081	£4,519,736	£4,519,736
00% LAR - 40% CIR	10%	£11,219,872	£8,439,895	£4,431,081	£8,431,081	£8,431,081	£4,519,736	£4,519,736
00% LAR - 40% CIR	15%	£11,219,872	£8,439,895	£4,431,081	£8,431,081	£8,431,081	£4,519,736	£4,519,736
00% LAR - 40% CIR	20%	£11,219,872	£8,439,895	£4,431,081	£8,431,081	£8,431,081	£4,519,736	£4,519,736
00% LAR - 40% CIR	25%	£11,219,872	£8,439,895	£4,431,081	£8,431,081	£8,431,081	£4,519,736	£4,519,736
00% LAR - 40% CIR	30%	£11,219,872	£8,439,895	£4,431,081	£8,431,081	£8,431,081	£4,519,736	£4,519,736
00% LAR - 40% CIR	35%	£11,219,872	£8,439,895	£4,431,081	£8,431,081	£8,431,081	£4,519,736	£4,519,736
00% LAR - 40% CIR	40%	£11,219,872	£8,439,895	£4,431,081	£8,431,081	£8,431,081	£4,519,736	£4,519,736
00% LAR - 40% CIR	45%	£11,219,872	£8,439,895	£4,431,081	£8,431,081	£8,431,081	£4,519,736	£4,519,736
00% LAR - 40% CIR	50%	£11,219,872	£8,439,895	£4,431,081	£8,431,081	£8,431,081	£4,519,736	£4,519,736

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£15,102,397	£2,868,634	£670,777	£754,912	£484,562	£1,266,965	£2,289,158
00% LAR - 40% CIR	5%	£10,340,864	£2,868,634	£670,777	£754,912	£484,562	£1,266,965	£2,289,158
00% LAR - 40% CIR	10%	£5,576,207	£5,714,964	£7,725,250	£7,845,039	£8,136,907	£8,888,362	£10,861,255
00% LAR - 40% CIR	15%	£764,700	£10,045,343	£12,032,019	£12,168,394	£12,450,333	£14,204,964	£15,174,760
00% LAR - 40% CIR	20%	£4,491,866	£14,389,273	£16,369,944	£16,565,611	£16,786,037	£18,536,439	£19,561,328
00% LAR - 40% CIR	25%	£3,854,952	£18,749,623	£20,747,889	£20,957,851	£21,148,882	£23,849,643	£24,849,643
00% LAR - 40% CIR	30%	£3,168,717	£23,117,263	£25,127,715	£25,353,486	£25,511,730	£28,243,124	£29,243,124
00% LAR - 40% CIR	35%	£1,845,084	£27,501,068	£29,487,269	£29,692,477	£29,890,444	£31,618,250	£32,618,250
00% LAR - 40% CIR	40%	£1,311,113	£31,867,289	£33,869,743	£34,073,466	£34,268,618	£36,000,410	£37,000,410
00% LAR - 40% CIR	45%	£1,004,800	£36,233,018	£38,241,131	£38,445,638	£38,649,610	£40,381,626	£41,381,626
00% LAR - 40% CIR	50%	£81,119,669	£40,736,131	£42,307,130	£42,511,738	£42,716,246	£44,439,537	£45,439,537

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£10,513,253	£20,728,480	£18,187,827	£18,185,739	£17,975,409	£16,110,921	£15,110,940
00% LAR - 40% CIR	5%	£27,753,750	£15,995,201	£13,992,074	£13,874,896	£13,581,951	£11,824,281	£10,847,797
00% LAR - 40% CIR	10%	£22,881,143	£11,995,883	£9,952,596	£9,955,837	£9,723,940	£7,522,554	£6,549,561
00% LAR - 40% CIR	15%	£18,195,540	£7,965,504	£5,938,827	£5,942,452	£4,951,513	£3,205,882	£2,236,080
00% LAR - 40% CIR	20%	£13,387,086	£3,921,573	£1,920,502	£2,924,875	£1,814,809	£1,129,989	£9,089,485
00% LAR - 40% CIR	25%	£8,565,862	£1,921,041	£1,921,041	£1,921,041	£1,921,041	£1,129,989	£9,089,485
00% LAR - 40% CIR	30%	£3,752,005	£5,706,419	£7,696,885	£7,612,351	£6,100,884	£3,802,376	£10,794,918
00% LAR - 40% CIR	35%	£1,719,288	£10,169,121	£12,078,443	£12,101,630	£12,109,598	£14,207,404	£15,162,296
00% LAR - 40% CIR	40%	£5,852,829	£14,487,053	£16,493,628	£16,584,639	£16,872,039	£18,596,883	£19,554,787
00% LAR - 40% CIR	45%	£10,869,985	£18,489,784	£20,516,366	£20,591,195	£20,876,022	£23,011,165	£24,054,644
00% LAR - 40% CIR	50%	£15,708,844	£22,519,283	£25,565,284	£25,615,634	£25,667,558	£27,424,040	£28,365,853

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	0%	£53,094,513	£40,860,740	£38,862,892	£38,747,028	£38,458,878	£36,892,190	£35,711,918
00% LAR - 40% CIR	5%	£48,335,019	£36,576,470	£34,571,343	£34,456,166	£34,165,556	£31,428,066	£30,247,794
00% LAR - 40% CIR	10%	£44,962,412	£32,277,152	£30,263,860	£30,147,107	£29,855,209	£27,130,830	£25,950,558
00% LAR - 40% CIR	15%	£38,776,816	£27,869,773	£25,940,091	£25,823,721	£25,532,782	£22,787,151	£21,606,879
00% LAR - 40% CIR	20%	£33,978,396	£23,602,843	£21,602,172	£21,486,144	£21,196,078	£19,450,977	£18,269,705
00% LAR - 40% CIR	25%	£29,179,146	£19,345,459	£17,252,223	£17,136,295	£16,846,229	£15,091,443	£13,910,171
00% LAR - 40% CIR	30%	£24,343,334	£15,078,550	£12,884,401	£12,768,958	£12,480,385	£10,748,891	£9,567,619
00% LAR - 40% CIR	35%	£19,507,022	£10,491,048	£8,504,826	£8,389,639	£8,101,672	£6,373,865	£5,192,593
00% LAR - 40% CIR	40%	£14,658,340	£8,094,216	£6,111,042	£5,996,461	£5,702,029	£4,084,408	£2,903,136
00% LAR - 40% CIR	45%	£9,772,303	£1,084,485	£4,959,017	£4,839,813	£4,546,803	£2,918,742	£1,737,473
00% LAR - 40% CIR	50%	£4,872,425	£4,288,008	£4,516,014	£4,400,864	£4,108,266	£2,584,421	£1,403,414

LB Camden
Local Plan Viability Testing 2025

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

No Units	135
Site Area	1.04 Ha

Residual land values:

Value Area	Zone C - RP Periphery £2,250 psf
------------	----------------------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£89,448,575	£76,975,586	£74,977,730	£74,961,866	£75,072,204	£72,834,233	£71,865,094
60% LAR, 40% CIR	5%	£93,841,045	£71,959,232	£69,865,093	£69,861,134	£69,961,134	£67,440,880	£66,868,072
60% LAR, 40% CIR	10%	£78,420,462	£68,921,274	£64,939,245	£64,935,245	£64,935,245	£62,410,066	£61,852,297
60% LAR, 40% CIR	15%	£72,886,770	£61,873,839	£59,887,320	£59,883,320	£59,883,320	£57,358,141	£56,817,463
60% LAR, 40% CIR	20%	£67,340,274	£56,813,055	£54,842,452	£54,838,452	£54,838,452	£52,313,273	£51,741,203
60% LAR, 40% CIR	25%	£61,781,036	£51,739,053	£48,767,187	£48,763,187	£48,763,187	£46,238,008	£45,666,230
60% LAR, 40% CIR	30%	£56,220,181	£46,690,235	£44,769,320	£44,765,320	£44,765,320	£42,240,141	£41,668,363
60% LAR, 40% CIR	35%	£50,654,833	£41,624,858	£39,538,637	£39,534,637	£39,534,637	£37,009,458	£36,437,680
60% LAR, 40% CIR	40%	£45,088,115	£36,558,452	£34,403,876	£34,399,876	£34,399,876	£31,874,697	£31,302,919
60% LAR, 40% CIR	45%	£39,418,152	£31,435,147	£29,255,945	£29,251,945	£29,251,945	£26,726,766	£26,154,988
60% LAR, 40% CIR	50%	£33,798,086	£26,071,073	£24,094,073	£24,089,073	£24,089,073	£21,563,894	£21,017,635

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£11,186,126	£24,428,124	£24,427,201	£24,426,278	£24,426,278	£24,426,278	£24,426,278
60% LAR, 40% CIR	5%	£11,261,180	£24,449,498	£24,448,601	£24,447,678	£24,447,678	£24,447,678	£24,447,678
60% LAR, 40% CIR	10%	£12,994,303	£24,433,457	£24,432,480	£24,431,503	£24,431,503	£24,431,503	£24,431,503
60% LAR, 40% CIR	15%	£13,501,369	£24,417,416	£24,416,439	£24,415,462	£24,415,462	£24,415,462	£24,415,462
60% LAR, 40% CIR	20%	£14,164,417	£24,401,375	£24,400,398	£24,399,421	£24,399,421	£24,399,421	£24,399,421
60% LAR, 40% CIR	25%	£14,827,467	£24,385,334	£24,384,357	£24,383,380	£24,383,380	£24,383,380	£24,383,380
60% LAR, 40% CIR	30%	£15,490,517	£24,369,293	£24,368,316	£24,367,339	£24,367,339	£24,367,339	£24,367,339
60% LAR, 40% CIR	35%	£16,153,567	£24,353,252	£24,352,275	£24,351,298	£24,351,298	£24,351,298	£24,351,298
60% LAR, 40% CIR	40%	£16,816,617	£24,337,211	£24,336,234	£24,335,257	£24,335,257	£24,335,257	£24,335,257
60% LAR, 40% CIR	45%	£17,479,667	£24,321,170	£24,320,193	£24,319,216	£24,319,216	£24,319,216	£24,319,216
60% LAR, 40% CIR	50%	£18,142,717	£24,305,129	£24,304,152	£24,303,175	£24,303,175	£24,303,175	£24,303,175

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£80,063,113	£17,590,125	£16,592,268	£16,576,404	£16,588,742	£13,448,771	£12,463,232
60% LAR, 40% CIR	5%	£84,565,580	£12,569,771	£10,569,771	£10,569,771	£10,569,771	£8,448,416	£7,463,877
60% LAR, 40% CIR	10%	£10,034,941	£7,535,812	£5,535,783	£5,437,779	£5,437,779	£3,435,204	£2,440,635
60% LAR, 40% CIR	15%	£13,501,369	£2,488,377	£1,511,368	£1,507,232	£1,507,232	£1,507,232	£1,507,232
60% LAR, 40% CIR	20%	£16,967,795	£2,472,412	£1,501,457	£1,497,321	£1,497,321	£1,497,321	£1,497,321
60% LAR, 40% CIR	25%	£2,335,575	£2,456,408	£1,485,408	£1,481,272	£1,481,272	£1,481,272	£1,481,272
60% LAR, 40% CIR	30%	£2,319,881	£2,440,400	£1,469,400	£1,465,264	£1,465,264	£1,465,264	£1,465,264
60% LAR, 40% CIR	35%	£2,304,187	£2,424,392	£1,453,392	£1,449,256	£1,449,256	£1,449,256	£1,449,256
60% LAR, 40% CIR	40%	£2,288,493	£2,408,384	£1,437,384	£1,433,248	£1,433,248	£1,433,248	£1,433,248
60% LAR, 40% CIR	45%	£2,272,799	£2,392,376	£1,421,376	£1,417,240	£1,417,240	£1,417,240	£1,417,240
60% LAR, 40% CIR	50%	£2,257,105	£2,376,368	£1,405,368	£1,401,232	£1,401,232	£1,401,232	£1,401,232

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£17,273,900	£36,000,971	£33,003,114	£32,997,259	£32,997,259	£32,997,259	£32,997,259
60% LAR, 40% CIR	5%	£41,969,429	£29,980,617	£27,980,478	£27,975,081	£27,980,518	£25,455,284	£24,893,457
60% LAR, 40% CIR	10%	£36,445,737	£24,960,259	£22,960,120	£22,954,723	£22,959,159	£20,433,925	£19,872,098
60% LAR, 40% CIR	15%	£30,912,155	£19,939,822	£17,939,683	£17,934,286	£17,938,722	£15,413,488	£14,851,661
60% LAR, 40% CIR	20%	£25,378,573	£14,919,385	£12,919,246	£12,913,849	£12,918,285	£10,393,051	£9,831,224
60% LAR, 40% CIR	25%	£19,844,991	£9,898,948	£7,898,809	£7,893,412	£7,897,848	£5,372,614	£4,810,787
60% LAR, 40% CIR	30%	£14,311,409	£4,878,511	£2,878,372	£2,872,975	£2,877,411	£3,351,186	£2,789,359
60% LAR, 40% CIR	35%	£8,777,827	£4,862,067	£2,862,628	£2,857,231	£2,861,667	£3,335,742	£2,773,915
60% LAR, 40% CIR	40%	£3,243,243	£4,845,584	£2,846,145	£2,840,748	£2,845,184	£3,320,298	£2,758,471
60% LAR, 40% CIR	45%	£2,728,660	£4,829,101	£2,830,662	£2,825,265	£2,829,701	£3,304,852	£2,743,027
60% LAR, 40% CIR	50%	£2,214,077	£4,812,618	£2,815,179	£2,809,782	£2,814,218	£3,289,406	£2,727,583

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£88,055,229	£35,562,240	£33,564,384	£33,468,519	£33,178,858	£31,440,887	£30,475,348
60% LAR, 40% CIR	5%	£82,547,669	£30,561,886	£28,561,886	£28,465,336	£28,167,787	£26,429,824	£25,464,285
60% LAR, 40% CIR	10%	£57,027,056	£45,527,928	£43,544,889	£43,429,894	£43,142,384	£41,417,320	£40,458,950
60% LAR, 40% CIR	15%	£51,493,424	£40,489,493	£38,503,974	£38,389,346	£38,102,762	£36,377,698	£35,419,117
60% LAR, 40% CIR	20%	£45,948,569	£35,419,709	£33,444,106	£33,329,823	£33,043,115	£31,318,051	£30,359,474
60% LAR, 40% CIR	25%	£40,393,700	£30,349,927	£28,377,841	£28,263,127	£27,976,419	£26,251,355	£25,292,774
60% LAR, 40% CIR	30%	£34,815,835	£25,269,439	£23,264,439	£23,149,626	£22,862,923	£21,137,859	£20,179,278
60% LAR, 40% CIR	35%	£29,231,487	£20,131,512	£18,145,281	£18,030,104	£17,742,135	£16,017,071	£15,058,438
60% LAR, 40% CIR	40%	£23,654,769	£14,993,106	£12,010,532	£11,895,558	£11,608,120	£10,883,497	£10,058,173
60% LAR, 40% CIR	45%	£18,065,805	£9,841,801	£7,852,299	£7,747,503	£7,460,513	£5,735,574	£4,781,841
60% LAR, 40% CIR	50%	£12,464,720	£4,677,727	£2,700,727	£2,586,677	£2,299,453	£579,704	£4,678,411

LB Camden
Local Plan Viability Testing 2025

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

No Units	135
Site Area	1.04 Ha

Residual land values:

Value Area	Zone C - RP Periphery E2.450 psf
------------	----------------------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR, 40% CIR	0%	£191,417,148	£88,752,779	£95,754,923	£86,639,058	£86,349,396	£84,811,426	£83,045,887
00% LAR, 40% CIR	5%	£95,311,189	£83,143,996	£91,153,427	£81,036,919	£80,749,467	£79,018,413	£78,056,455
00% LAR, 40% CIR	10%	£88,152,119	£77,520,748	£75,637,719	£75,422,714	£75,135,404	£73,410,136	£72,451,770
00% LAR, 40% CIR	15%	£83,060,057	£71,884,453	£69,907,934	£69,793,307	£69,506,742	£67,787,345	£66,832,124
00% LAR, 40% CIR	20%	£78,815,132	£66,234,810	£64,264,206	£64,149,923	£63,864,216	£62,149,971	£61,197,413
00% LAR, 40% CIR	25%	£70,757,496	£60,571,947	£58,606,671	£58,492,697	£58,207,763	£56,498,158	£55,548,377
00% LAR, 40% CIR	30%	£64,887,182	£54,869,995	£52,701,782	£52,587,817	£52,302,907	£50,593,307	£49,641,666
00% LAR, 40% CIR	35%	£58,404,405	£49,207,079	£47,250,708	£47,136,822	£46,847,883	£45,120,947	£44,169,155
00% LAR, 40% CIR	40%	£52,209,259	£43,505,330	£41,522,961	£41,408,015	£41,120,576	£39,395,952	£38,437,831
00% LAR, 40% CIR	45%	£46,001,866	£37,781,000	£35,781,485	£35,666,701	£35,379,112	£33,657,774	£32,701,141
00% LAR, 40% CIR	50%	£39,782,352	£32,003,667	£30,026,667	£29,912,017	£29,625,393	£27,905,644	£26,950,227

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR, 40% CIR	0%	£12,471	£12,817,351	£14,648,888	£14,766,914	£14,766,914	£14,766,914	£14,766,914
00% LAR, 40% CIR	5%	£10,659,739	£12,784,104	£14,620,486	£14,693,649	£14,693,649	£14,693,649	£14,693,649
00% LAR, 40% CIR	10%	£10,212,613	£12,683,893	£14,587,012	£14,660,238	£14,660,238	£14,660,238	£14,660,238
00% LAR, 40% CIR	15%	£10,074,595	£12,574,595	£14,522,475	£14,595,701	£14,595,701	£14,595,701	£14,595,701
00% LAR, 40% CIR	20%	£12,493,399	£13,189,921	£14,749,524	£14,749,524	£14,749,524	£14,749,524	£14,749,524
00% LAR, 40% CIR	25%	£12,493,399	£13,189,921	£14,749,524	£14,749,524	£14,749,524	£14,749,524	£14,749,524
00% LAR, 40% CIR	30%	£12,493,399	£13,189,921	£14,749,524	£14,749,524	£14,749,524	£14,749,524	£14,749,524
00% LAR, 40% CIR	35%	£12,493,399	£13,189,921	£14,749,524	£14,749,524	£14,749,524	£14,749,524	£14,749,524
00% LAR, 40% CIR	40%	£12,493,399	£13,189,921	£14,749,524	£14,749,524	£14,749,524	£14,749,524	£14,749,524
00% LAR, 40% CIR	45%	£12,493,399	£13,189,921	£14,749,524	£14,749,524	£14,749,524	£14,749,524	£14,749,524
00% LAR, 40% CIR	50%	£12,493,399	£13,189,921	£14,749,524	£14,749,524	£14,749,524	£14,749,524	£14,749,524

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR, 40% CIR	0%	£42,031,686	£29,367,318	£27,369,462	£27,253,596	£26,963,935	£26,226,965	£24,260,426
00% LAR, 40% CIR	5%	£39,659,739	£29,284,104	£27,281,486	£27,165,649	£26,875,988	£26,138,988	£24,172,449
00% LAR, 40% CIR	10%	£39,659,656	£18,135,286	£16,152,257	£16,037,253	£15,749,742	£14,024,677	£13,066,308
00% LAR, 40% CIR	15%	£32,674,595	£12,488,992	£10,522,475	£10,407,846	£10,121,280	£8,401,883	£7,446,863
00% LAR, 40% CIR	20%	£17,526,670	£8,849,346	£4,878,745	£4,764,462	£4,479,785	£2,764,610	£1,812,151
00% LAR, 40% CIR	25%	£11,372,004	£1,166,466	£779,791	£769,794	£1,177,899	£2,867,364	£4,837,684
00% LAR, 40% CIR	30%	£18,429,789	£7,232,464	£4,454,004	£4,340,764	£4,047,845	£2,505,305	£1,551,476
00% LAR, 40% CIR	35%	£18,429,789	£7,232,464	£4,454,004	£4,340,764	£4,047,845	£2,505,305	£1,551,476
00% LAR, 40% CIR	40%	£18,429,789	£7,232,464	£4,454,004	£4,340,764	£4,047,845	£2,505,305	£1,551,476
00% LAR, 40% CIR	45%	£18,429,789	£7,232,464	£4,454,004	£4,340,764	£4,047,845	£2,505,305	£1,551,476
00% LAR, 40% CIR	50%	£18,429,789	£7,232,464	£4,454,004	£4,340,764	£4,047,845	£2,505,305	£1,551,476

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR, 40% CIR	0%	£10,442,553	£46,778,104	£44,792,305	£44,898,443	£44,376,781	£42,636,811	£41,071,222
00% LAR, 40% CIR	5%	£53,338,574	£41,169,850	£39,178,812	£39,063,395	£38,774,852	£37,043,598	£36,081,789
00% LAR, 40% CIR	10%	£47,217,802	£35,546,132	£33,561,103	£33,446,090	£33,160,889	£31,435,523	£30,473,154
00% LAR, 40% CIR	15%	£41,085,442	£29,930,838	£27,933,319	£27,818,892	£27,532,127	£25,812,730	£24,851,769
00% LAR, 40% CIR	20%	£34,940,516	£24,260,184	£22,269,591	£22,155,308	£21,869,601	£20,149,356	£19,222,967
00% LAR, 40% CIR	25%	£28,792,650	£18,599,332	£16,602,052	£16,487,812	£16,203,147	£14,482,843	£13,557,762
00% LAR, 40% CIR	30%	£22,612,586	£12,921,380	£10,960,844	£10,847,148	£10,562,901	£8,855,262	£7,933,351
00% LAR, 40% CIR	35%	£16,429,789	£7,232,464	£5,276,053	£5,161,290	£4,877,239	£3,146,432	£2,195,539
00% LAR, 40% CIR	40%	£10,234,643	£1,530,714	£461,625	£459,603	£454,037	£2,876,960	£4,838,764
00% LAR, 40% CIR	45%	£4,027,251	£49,698,688	£47,352,117	£47,240,114	£46,944,605	£45,213,642	£44,253,474
00% LAR, 40% CIR	50%	£16,156,264	£3,670,948	£1,847,848	£1,835,558	£1,824,223	£1,4,068,972	£1,4,068,972

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR, 40% CIR	0%	£80,023,802	£87,359,433	£95,361,577	£95,245,712	£94,956,050	£93,218,080	£92,252,541
00% LAR, 40% CIR	5%	£73,817,843	£81,750,220	£89,750,081	£89,634,664	£89,346,121	£87,608,667	£86,651,055
00% LAR, 40% CIR	10%	£67,798,772	£75,127,402	£83,144,373	£83,029,368	£82,741,867	£81,016,793	£80,059,423
00% LAR, 40% CIR	15%	£61,669,711	£69,491,107	£77,514,588	£77,400,961	£77,113,366	£75,388,399	£74,431,778
00% LAR, 40% CIR	20%	£55,521,785	£63,841,484	£71,870,860	£71,757,233	£71,470,879	£69,745,912	£68,789,287
00% LAR, 40% CIR	25%	£49,384,719	£58,170,601	£66,133,342	£66,019,715	£65,733,361	£64,008,394	£63,051,773
00% LAR, 40% CIR	30%	£43,193,835	£52,502,640	£60,542,113	£60,428,416	£60,142,171	£58,417,204	£57,460,583
00% LAR, 40% CIR	35%	£37,011,059	£47,813,733	£55,867,362	£55,753,675	£55,467,321	£53,742,354	£52,785,729
00% LAR, 40% CIR	40%	£30,815,813	£42,111,894	£50,174,844	£50,061,169	£49,774,824	£48,049,857	£47,093,232
00% LAR, 40% CIR	45%	£24,608,520	£36,367,854	£44,388,152	£44,274,355	£43,988,366	£42,263,427	£41,306,794
00% LAR, 40% CIR	50%	£18,389,098	£30,610,321	£38,633,321	£38,519,671	£38,232,947	£36,512,288	£35,556,881

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Plots		Value Area		Zone C - £1,090 psf											
No Units Site Area		Sales value inflation Build cost inflation		Base Base											
0.27 Ha				LAM CIR											
Residual land values:															
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon					
Tenure % AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon			
0%		£250,005,001		£8,001,321		£8,557,183		£8,420,377		£8,078,436		£4,026,795		£4,254,754	
60% LAR - 40% CIR		£17,959,928		£8,367,185		£4,919,461		£4,194,241		£4,441,549		£2,397,534		£2,434,736	
60% LAR - 40% CIR		£15,785,168		£4,697,462		£3,264,104		£3,130,318		£2,789,890		£1,52,342		£375,354	
60% LAR - 40% CIR		£13,645,882		£3,023,374		£1,594,226		£1,458,872		£1,120,486		£-923,714		£-984,681	
60% LAR - 40% CIR		£11,492,117		£1,353,978		£-43,420		£-229,442		£-571,595		£-2,644,036		£-2,471,582	
60% LAR - 40% CIR		£9,324,097		£-375,876		£-1,828,889		£-1,967,620		£-2,314,493		£-4,395,741		£-4,184,491	
60% LAR - 40% CIR		£7,120,249		£-2,126,428		£-3,587,038		£-4,078,038		£-4,758,486		£-6,151,967		£-5,922,007	
60% LAR - 40% CIR		£4,901,333		£-3,921,964		£-5,380,614		£-5,518,782		£-5,884,130		£-7,538,343		£-7,306,098	
60% LAR - 40% CIR		£2,666,334		£-5,725,332		£-7,179,449		£-7,317,357		£-7,682,125		£-9,130,732		£-8,900,887	
60% LAR - 40% CIR		£421,568		£-7,530,389		£-8,993,386		£-9,131,105		£-9,476,372		£-11,540,872		£-11,311,461	
60% LAR - 40% CIR		£-1,877,102		£-9,369,991		£-10,822,310		£-10,959,857		£-11,303,721		£-13,366,908		£-13,137,665	
Residual Land values compared to benchmark land values															
Higher Value Secondary Offices															
										</					

LB Camden
Local Plan Viability Testing 2025

Rest 14 - 150 Flats	
---------------------	--

No Units	190
Site Area	0.27 Ha

Residual land values:

Value Area	Zone C - £1,150 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£20,081,156	£14,605,356	£13,173,819	£13,036,743	£12,094,803	£10,643,161	£10,871,121
60% LAR, 40% CIR	5%	£24,219,025	£12,642,734	£11,404,010	£11,067,749	£10,727,096	£8,883,182	£8,910,283
60% LAR, 40% CIR	10%	£1,762,267	£10,650,564	£9,119,635	£9,083,041	£8,743,579	£6,706,172	£6,633,084
60% LAR, 40% CIR	15%	£19,250,833	£8,647,286	£7,218,138	£7,082,783	£6,744,388	£4,714,080	£4,539,871
60% LAR, 40% CIR	20%	£16,805,040	£6,647,072	£5,202,082	£5,067,096	£4,729,694	£2,705,299	£2,530,186
60% LAR, 40% CIR	25%	£14,304,962	£4,592,048	£3,170,752	£3,036,141	£2,699,614	£690,458	£604,807
60% LAR, 40% CIR	30%	£11,790,734	£2,542,159	£1,124,949	£990,051	£1,382,864	£1,153,684	£1,153,684
60% LAR, 40% CIR	35%	£9,282,489	£478,135	£951,298	£1,087,369	£1,430,204	£3,502,418	£3,272,172
60% LAR, 40% CIR	40%	£6,769,664	£1,530,477	£3,086,585	£3,224,503	£3,224,503	£5,637,678	£5,408,013
60% LAR, 40% CIR	45%	£4,192,654	£3,787,605	£5,241,615	£5,376,321	£5,723,588	£7,789,189	£7,559,078
60% LAR, 40% CIR	50%	£1,502,513	£5,959,279	£7,411,599	£7,549,144	£7,893,009	£9,956,196	£9,726,953

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£22,515	£12,636,786	£11,423,686	£11,388,896	£11,358,742	£11,328,588	£11,298,434
60% LAR, 40% CIR	5%	£2,414,649	£10,688,612	£10,457,686	£10,426,449	£10,395,212	£10,363,975	£10,332,738
60% LAR, 40% CIR	10%	£2,883,338	£10,670,592	£10,432,710	£10,398,086	£10,363,462	£10,328,838	£10,294,214
60% LAR, 40% CIR	15%	£2,952,113	£10,649,116	£10,399,110	£10,364,120	£10,329,130	£10,294,140	£10,259,150
60% LAR, 40% CIR	20%	£3,020,888	£10,627,640	£10,367,634	£10,332,644	£10,297,654	£10,262,664	£10,227,674
60% LAR, 40% CIR	25%	£3,089,663	£10,606,164	£10,336,158	£10,301,168	£10,266,178	£10,231,188	£10,196,198
60% LAR, 40% CIR	30%	£3,158,438	£10,584,688	£10,304,682	£10,269,692	£10,234,702	£10,199,712	£10,164,722
60% LAR, 40% CIR	35%	£3,227,213	£10,563,212	£10,273,206	£10,238,216	£10,203,226	£10,168,236	£10,133,246
60% LAR, 40% CIR	40%	£3,295,988	£10,541,736	£10,241,730	£10,206,740	£10,171,750	£10,136,760	£10,101,770
60% LAR, 40% CIR	45%	£3,364,763	£10,520,260	£10,210,254	£10,175,264	£10,140,274	£10,105,284	£10,070,294
60% LAR, 40% CIR	50%	£3,433,538	£10,498,784	£10,178,778	£10,143,788	£10,108,798	£10,073,808	£10,038,818

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£11,064,974	£9,981,824	£9,422,862	£9,399,436	£9,375,974	£9,352,512	£9,329,050
60% LAR, 40% CIR	5%	£8,692,863	£8,995,848	£8,436,886	£8,413,460	£8,389,998	£8,366,536	£8,343,074
60% LAR, 40% CIR	10%	£6,166,025	£4,943,828	£5,377,347	£5,353,921	£5,330,495	£5,307,069	£5,283,643
60% LAR, 40% CIR	15%	£3,684,651	£3,949,866	£4,378,044	£4,354,618	£4,331,192	£4,307,766	£4,284,340
60% LAR, 40% CIR	20%	£1,259,858	£8,398,110	£8,398,110	£8,398,110	£8,398,110	£8,398,110	£8,398,110
60% LAR, 40% CIR	25%	£1,291,220	£11,004,134	£10,429,430	£10,395,041	£10,360,652	£10,326,263	£10,291,874
60% LAR, 40% CIR	30%	£1,302,444	£10,982,658	£10,407,926	£10,373,537	£10,339,148	£10,304,759	£10,270,370
60% LAR, 40% CIR	35%	£1,313,668	£10,961,182	£10,376,450	£10,342,061	£10,307,672	£10,273,283	£10,238,894
60% LAR, 40% CIR	40%	£1,324,892	£10,939,706	£10,345,074	£10,310,685	£10,276,296	£10,241,907	£10,207,518
60% LAR, 40% CIR	45%	£1,336,116	£10,918,230	£10,313,698	£10,279,309	£10,244,920	£10,210,531	£10,176,142
60% LAR, 40% CIR	50%	£1,347,340	£10,896,754	£10,282,322	£10,247,933	£10,213,544	£10,179,155	£10,144,766

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£15,937,519	£3,561,721	£2,140,883	£2,013,107	£1,881,187	£1,749,267	£1,617,347
60% LAR, 40% CIR	5%	£13,195,389	£1,619,097	£1,803,373	£1,644,113	£1,496,849	£1,349,585	£1,202,321
60% LAR, 40% CIR	10%	£10,280,210	£937,885	£1,804,865	£1,645,605	£1,498,341	£1,351,077	£1,203,813
60% LAR, 40% CIR	15%	£8,287,196	£2,376,350	£1,805,498	£1,646,238	£1,498,974	£1,351,710	£1,204,446
60% LAR, 40% CIR	20%	£5,781,404	£4,369,865	£1,806,031	£1,646,771	£1,499,507	£1,352,343	£1,205,079
60% LAR, 40% CIR	25%	£3,805,156	£2,852,884	£1,806,604	£1,647,344	£1,499,080	£1,352,916	£1,205,652
60% LAR, 40% CIR	30%	£1,767,095	£9,481,281	£1,807,177	£1,647,917	£1,499,653	£1,353,489	£1,206,225
60% LAR, 40% CIR	35%	£1,780,747	£10,145,102	£1,807,750	£1,648,490	£1,499,226	£1,354,062	£1,206,798
60% LAR, 40% CIR	40%	£4,320,883	£12,854,114	£1,808,323	£1,649,063	£1,499,799	£1,354,635	£1,207,371
60% LAR, 40% CIR	45%	£3,965,843	£14,811,045	£1,808,896	£1,649,636	£1,499,372	£1,355,208	£1,207,944
60% LAR, 40% CIR	50%	£3,610,123	£16,868,016	£1,809,469	£1,650,209	£1,500,945	£1,355,781	£1,208,517

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	0%	£21,042,701	£9,088,363	£7,555,065	£7,416,288	£7,076,348	£5,624,706	£5,282,867
60% LAR, 40% CIR	5%	£18,600,571	£7,664,779	£5,185,555	£5,046,297	£4,706,492	£3,984,726	£3,642,887
60% LAR, 40% CIR	10%	£16,143,752	£5,034,099	£3,600,380	£3,460,563	£3,120,725	£1,088,318	£1,314,630
60% LAR, 40% CIR	15%	£13,672,378	£3,028,832	£1,999,083	£1,859,328	£1,519,483	£686,846	£908,846
60% LAR, 40% CIR	20%	£11,186,586	£1,008,617	£916,381	£801,295	£686,761	£3,513,386	£2,888,238
60% LAR, 40% CIR	25%	£8,696,792	£1,008,617	£916,381	£801,295	£686,761	£3,513,386	£2,888,238
60% LAR, 40% CIR	30%	£6,192,279	£1,008,617	£916,381	£801,295	£686,761	£3,513,386	£2,888,238
60% LAR, 40% CIR	35%	£3,684,034	£5,140,300	£1,808,070	£1,668,224	£1,528,059	£1,500,072	£1,359,907
60% LAR, 40% CIR	40%	£1,084,189	£10,280,000	£1,808,070	£1,668,224	£1,528,059	£1,500,072	£1,359,907
60% LAR, 40% CIR	45%	£1,498,961	£9,400,800	£1,808,070	£1,668,224	£1,528,059	£1,500,072	£1,359,907
60% LAR, 40% CIR	50%	£4,666,661	£11,437,738	£1,808,070	£1,668,224	£1,528,059	£1,500,072	£1,359,907

LB Camden
Local Plan Viability Testing 2025

Res 14 - 150 Flats		Value Area		Zone C - £1,350 psf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Base Base LAR - CIR	
Residual land values:					

LB Camden
Local Plan Viability Testing 2025

Res 14 - 150 Flats	
--------------------	--

No Units	160
Site Area	0.27 Ha

Residual land values:

Value Area	Zone C - £1,500 pcf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability &
60% LAR, 40% CR	5%	£49,728,290	£37,477,721	£36,055,258	£36,920,537	£35,363,737	£33,062,928	£33,787,462
60% LAR, 40% CR	5%	£46,148,455	£34,377,480	£33,490,379	£32,826,186	£32,459,633	£30,701,725	£31,701,725
60% LAR, 40% CR	10%	£42,554,149	£31,292,441	£29,850,089	£29,716,322	£29,381,967	£27,375,780	£27,598,071
60% LAR, 40% CR	15%	£38,945,506	£28,132,141	£26,724,471	£26,591,151	£26,257,850	£24,250,047	£24,480,248
60% LAR, 40% CR	20%	£35,322,661	£24,967,818	£23,563,725	£23,430,781	£23,118,457	£21,124,445	£21,346,002
60% LAR, 40% CR	25%	£31,685,745	£21,827,910	£20,427,974	£20,295,386	£19,963,917	£17,975,104	£18,196,084
60% LAR, 40% CR	30%	£28,034,893	£18,684,053	£17,287,968	£17,155,727	£16,824,378	£14,835,121	£15,056,638
60% LAR, 40% CR	35%	£24,370,233	£15,545,985	£14,072,017	£13,940,005	£13,608,975	£11,620,794	£11,845,614
60% LAR, 40% CR	40%	£20,696,786	£12,403,543	£10,927,068	£10,795,132	£10,464,067	£8,476,041	£8,698,029
60% LAR, 40% CR	45%	£16,949,711	£9,261,106	£7,822,633	£7,690,834	£7,360,007	£5,372,057	£5,593,923
60% LAR, 40% CR	50%	£13,217,022	£6,118,328	£4,669,334	£4,537,892	£4,207,285	£2,219,646	£2,441,051

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

£37,649,000								
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability &
60% LAR, 40% CR	0%	£33,596,746	£10,346,776	£9,424,713	£12,286,684	£8,592,191	£14,881,384	£7,185,917
60% LAR, 40% CR	5%	£19,616,666	£7,445,009	£6,523,854	£9,184,820	£5,489,828	£8,845,891	£4,599,260
60% LAR, 40% CR	10%	£15,562,603	£4,630,665	£3,718,324	£5,064,777	£2,730,411	£7,424,214	£3,077,725
60% LAR, 40% CR	15%	£12,113,661	£1,713,909	£813,929	£3,180,924	£1,184,244	£5,144,244	£1,744,444
60% LAR, 40% CR	20%	£8,861,116	£1,844,222	£1,047,222	£1,180,724	£1,111,189	£3,507,195	£1,299,543
60% LAR, 40% CR	25%	£5,552,200	£1,252,200	£622,200	£622,200	£622,200	£2,006,444	£1,444,444
60% LAR, 40% CR	30%	£1,403,347	£777,292	£373,138	£373,138	£373,138	£1,821,324	£1,603,907
60% LAR, 40% CR	35%	£1,165,567	£1,165,567	£1,165,567	£1,165,567	£1,165,567	£1,165,567	£1,165,567
60% LAR, 40% CR	40%	£1,165,567	£1,165,567	£1,165,567	£1,165,567	£1,165,567	£1,165,567	£1,165,567
60% LAR, 40% CR	45%	£1,165,567	£1,165,567	£1,165,567	£1,165,567	£1,165,567	£1,165,567	£1,165,567
60% LAR, 40% CR	50%	£1,165,567	£1,165,567	£1,165,567	£1,165,567	£1,165,567	£1,165,567	£1,165,567

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

£57,186,000								
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability &
60% LAR, 40% CR	0%	£34,132,111	£21,881,540	£20,629,076	£29,324,356	£18,387,555	£17,968,747	£18,191,280
60% LAR, 40% CR	5%	£19,616,666	£11,781,599	£10,722,989	£17,286,684	£11,481,384	£11,481,384	£11,481,384
60% LAR, 40% CR	10%	£16,857,867	£15,068,059	£14,253,887	£14,120,141	£13,785,775	£11,779,579	£12,002,489
60% LAR, 40% CR	15%	£12,249,224	£12,335,959	£11,126,289	£10,994,969	£8,661,865	£8,894,066	£8,894,066
60% LAR, 40% CR	20%	£19,728,478	£19,381,136	£17,861,544	£17,861,544	£17,861,544	£17,861,544	£17,861,544
60% LAR, 40% CR	25%	£16,089,564	£8,231,728	£6,831,752	£4,699,205	£4,367,735	£2,378,523	£2,509,902
60% LAR, 40% CR	30%	£12,438,711	£3,067,871	£1,613,736	£1,520,865	£1,188,944	£688,644	£688,644
60% LAR, 40% CR	35%	£8,774,051	£110,297	£124,195	£1,499,177	£1,499,177	£3,999,384	£1,748,368
60% LAR, 40% CR	40%	£3,521,025	£3,521,025	£3,521,025	£3,521,025	£3,521,025	£3,521,025	£3,521,025
60% LAR, 40% CR	45%	£1,165,567	£1,165,567	£1,165,567	£1,165,567	£1,165,567	£1,165,567	£1,165,567
60% LAR, 40% CR	50%	£1,165,567	£1,165,567	£1,165,567	£1,165,567	£1,165,567	£1,165,567	£1,165,567

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

£49,420,000								
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability &
60% LAR, 40% CR	0%	£38,704,597	£26,254,085	£25,051,602	£24,969,901	£24,969,100	£22,793,920	£22,793,920
60% LAR, 40% CR	5%	£35,124,818	£23,353,844	£21,836,743	£21,802,529	£21,466,997	£19,453,800	£19,677,489
60% LAR, 40% CR	10%	£31,530,512	£20,238,004	£18,682,433	£18,602,680	£18,268,320	£16,352,124	£16,575,034
60% LAR, 40% CR	15%	£27,921,870	£17,108,504	£15,700,835	£15,567,514	£15,234,214	£13,234,411	£13,456,611
60% LAR, 40% CR	20%	£24,299,022	£13,963,962	£12,268,089	£12,127,155	£11,794,820	£10,100,809	£10,322,389
60% LAR, 40% CR	25%	£20,662,169	£10,820,274	£9,464,334	£9,271,755	£8,981,466	£6,981,466	£7,122,447
60% LAR, 40% CR	30%	£17,011,256	£7,630,417	£6,233,721	£6,101,441	£5,770,739	£3,786,535	£4,007,002
60% LAR, 40% CR	35%	£13,346,597	£4,442,245	£3,048,380	£2,916,395	£2,586,335	£908,127	£928,177
60% LAR, 40% CR	40%	£9,643,150	£1,239,909	£1,012,462	£293,824	£912,779	£2,172,595	£2,348,807
60% LAR, 40% CR	45%	£5,925,375	£1,968,899	£1,641,190	£1,641,190	£1,641,190	£1,641,190	£1,641,190
60% LAR, 40% CR	50%	£2,193,388	£3,246,308	£3,654,302	£6,787,744	£1,131,331	£1,132,665	£1,500,588

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

£20,601,000								
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability &
60% LAR, 40% CR	0%	£44,109,830	£31,859,267	£30,436,804	£30,300,088	£29,965,262	£27,844,474	£28,185,007
60% LAR, 40% CR	5%	£40,530,000	£28,159,026	£27,841,825	£27,497,711	£27,154,178	£24,868,861	£25,064,671
60% LAR, 40% CR	10%	£36,935,694	£25,043,786	£24,231,615	£24,097,668	£23,763,502	£21,757,305	£21,980,216
60% LAR, 40% CR	15%	£33,337,051	£22,113,680	£21,108,017	£20,972,696	£20,638,395	£18,630,893	£18,861,793
60% LAR, 40% CR	20%	£29,738,207	£19,368,864	£17,852,271	£17,718,337	£17,384,002	£15,309,991	£15,527,627
60% LAR, 40% CR	25%	£26,139,453	£16,709,455	£15,236,229	£15,102,022	£14,767,483	£12,695,660	£12,917,660
60% LAR, 40% CR	30%	£22,540,700	£14,050,588	£12,686,003	£12,551,797	£12,217,257	£10,141,177	£10,362,176
60% LAR, 40% CR	35%	£18,941,778	£9,847,430	£8,453,562	£8,320,450	£7,991,521	£6,011,339	£6,231,359
60% LAR, 40% CR	40%	£15,348,332	£6,645,088	£5,248,640	£5,115,366	£4,782,402	£2,797,587	£2,910,575
60% LAR, 40% CR	45%	£11,751,256	£3,424,711	£2,014,078	£1,880,470	£1,548,483	£497,497	£524,832
60% LAR, 40% CR	50%	£7,998,868	£159,874	£1,606,741	£1,506,666	£1,176,466	£3,137,666	£3,406,466

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area		Zone C - £1,750 psf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Base Base LAR, CIR	
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106	

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area		Zone C - £2,000 psf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Base Base LAR / CIR	
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area		Zone C - RP Periphery E2,250 psf					
No Units	160	Sales value inflation		Base					
Site Area	0.27 Ha	Build cost inflation		Base					
Residual land values:		Tenure		LAR - CIR					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR	5%	£98,893,023	£86,029,747	£84,035,128	£84,502,432	£84,170,693	£82,180,255	£82,401,415	
60% LAR - 40% CIR	5%	£92,870,814	£80,525,415	£79,129,671	£78,997,475	£78,866,885	£76,684,445	£76,984,371	
60% LAR - 40% CIR	10%	£86,853,949	£74,999,964	£73,609,015	£73,477,838	£73,347,659	£71,171,892	£71,381,453	
60% LAR - 40% CIR	15%	£80,782,866	£69,459,815	£68,073,301	£67,941,984	£67,811,663	£65,643,945	£65,862,805	
60% LAR - 40% CIR	20%	£74,717,793	£63,905,165	£62,522,487	£62,391,731	£62,261,391	£60,103,347	£60,318,575	
60% LAR - 40% CIR	25%	£68,658,862	£58,336,148	£56,957,253	£56,826,658	£56,500,170	£54,541,247	£54,758,905	
60% LAR - 40% CIR	30%	£62,592,202	£52,752,901	£51,373,198	£51,242,884	£51,112,569	£48,958,189	£49,173,942	
60% LAR - 40% CIR	35%	£56,526,945	£47,155,557	£45,776,638	£45,652,610	£45,527,539	£43,377,119	£43,593,832	
60% LAR - 40% CIR	40%	£50,300,011	£41,544,262	£40,173,716	£39,994,410	£39,814,410	£37,568,383	£37,788,720	
60% LAR - 40% CIR	45%	£44,140,796	£35,919,122	£34,550,571	£34,420,958	£34,296,926	£32,152,728	£32,372,648	
60% LAR - 40% CIR	50%	£37,968,173	£30,280,303	£28,913,941	£28,783,880	£28,650,225	£26,503,586	£26,722,648	
Residual Land values compared to benchmark land values									
Higher Value Secondary Offices						£97,648,000			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR	0%	£72,262,078	£59,388,201	£58,000,363	£57,870,886	£57,741,409	£55,548,710	£55,769,871	
60% LAR - 40% CIR	5%	£66,239,369	£53,860,628	£52,480,128	£52,350,446	£52,220,764	£50,028,498	£50,249,825	
60% LAR - 40% CIR	10%	£60,202,403	£48,368,419	£46,987,470	£46,857,734	£46,727,998	£44,540,347	£44,761,908	
60% LAR - 40% CIR	15%	£54,165,437	£42,876,210	£41,495,719	£41,365,983	£41,236,247	£39,048,400	£39,269,961	
60% LAR - 40% CIR	20%	£48,128,248	£37,373,620	£35,993,121	£35,863,385	£35,733,649	£33,545,802	£33,767,363	
60% LAR - 40% CIR	25%	£42,091,059	£31,871,030	£30,490,531	£30,360,795	£30,231,059	£28,043,212	£28,264,773	
60% LAR - 40% CIR	30%	£35,914,057	£26,368,439	£24,987,940	£24,858,204	£24,728,468	£22,540,621	£22,762,182	
60% LAR - 40% CIR	35%	£29,836,869	£20,865,850	£19,485,351	£19,355,615	£19,225,879	£17,038,032	£17,259,593	
60% LAR - 40% CIR	40%	£23,759,681	£15,363,261	£13,982,762	£13,853,026	£13,723,290	£11,535,443	£11,757,004	
60% LAR - 40% CIR	45%	£17,599,251	£9,861,837	£8,481,338	£8,351,602	£8,221,866	£6,034,019	£6,255,580	
60% LAR - 40% CIR	50%	£11,338,627	£4,360,412	£2,980,913	£2,851,177	£2,721,441	£5,036,660	£5,258,221	
Residual Land values compared to benchmark land values						£57,186,000			
Medium Value Secondary Offices						£57,186,000			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR	0%	£83,297,441	£70,433,565	£69,048,946	£68,908,256	£68,767,566	£66,574,811	£66,796,233	
60% LAR - 40% CIR	5%	£77,274,730	£58,397,141	£57,012,522	£56,871,832	£56,731,142	£54,538,387	£54,759,809	
60% LAR - 40% CIR	10%	£71,252,019	£52,384,430	£51,000,811	£50,860,121	£50,719,431	£48,526,676	£48,748,098	
60% LAR - 40% CIR	15%	£65,229,308	£46,371,719	£44,988,100	£44,847,410	£44,544,166	£42,351,713	£42,573,235	
60% LAR - 40% CIR	20%	£59,206,597	£40,359,008	£38,975,389	£38,834,699	£38,694,009	£36,501,254	£36,722,676	
60% LAR - 40% CIR	25%	£53,183,886	£34,346,299	£32,962,680	£32,821,990	£32,681,300	£30,488,545	£30,709,967	
60% LAR - 40% CIR	30%	£47,161,175	£28,333,590	£26,949,971	£26,809,281	£26,668,591	£24,475,836	£24,697,258	
60% LAR - 40% CIR	35%	£41,138,464	£22,320,881	£20,937,262	£20,796,572	£20,655,882	£18,463,127	£18,684,549	
60% LAR - 40% CIR	40%	£35,115,753	£16,308,172	£14,924,553	£14,783,863	£14,643,173	£12,450,418	£12,671,840	
60% LAR - 40% CIR	45%	£29,093,042	£10,295,463	£8,911,844	£8,771,154	£8,630,464	£6,437,713	£6,659,135	
60% LAR - 40% CIR	50%	£23,070,331	£6,282,755	£4,899,045	£4,758,355	£4,617,665	£2,424,910	£2,646,332	
Residual Land values compared to benchmark land values						£40,420,000			
Lower Value Secondary Offices / Community Space						£40,420,000			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR	0%	£87,869,897	£75,006,110	£73,621,492	£73,490,795	£73,360,098	£71,167,343	£71,388,765	
60% LAR - 40% CIR	5%	£81,847,275	£69,501,839	£68,106,220	£67,975,523	£67,844,826	£65,652,071	£65,873,493	
60% LAR - 40% CIR	10%	£75,826,653	£63,490,120	£62,095,501	£61,964,804	£61,834,107	£59,641,352	£59,862,774	
60% LAR - 40% CIR	15%	£69,806,031	£57,478,401	£56,083,782	£55,953,085	£55,822,388	£53,629,633	£53,851,055	
60% LAR - 40% CIR	20%	£63,785,409	£51,465,682	£49,971,063	£49,840,366	£49,709,669	£47,516,914	£47,738,336	
60% LAR - 40% CIR	25%	£57,764,787	£45,452,963	£43,958,344	£43,827,647	£43,696,950	£41,504,195	£41,725,617	
60% LAR - 40% CIR	30%	£51,744,165	£39,440,244	£37,945,625	£37,814,928	£37,684,231	£35,491,476	£35,712,898	
60% LAR - 40% CIR	35%	£45,723,543	£33,427,525	£31,932,906	£31,802,209	£31,671,512	£29,478,757	£29,699,179	
60% LAR - 40% CIR	40%	£39,702,921	£27,414,806	£25,920,187	£25,789,490	£25,658,793	£23,466,038	£23,687,460	
60% LAR - 40% CIR	45%	£33,682,299	£21,402,087	£19,907,468	£19,776,771	£19,646,074	£17,453,319	£17,674,741	
60% LAR - 40% CIR	50%	£27,661,677	£15,389,368	£13,894,749	£13,764,052	£13,633,355	£11,440,600	£11,662,022	
Residual Land values compared to benchmark land values						£40,420,000			
Secondary Industrial/Storage/Distribution						£40,420,000			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR	0%	£93,275,169	£80,411,292	£79,016,674	£78,885,977	£78,755,280	£76,562,525	£76,783,947	
60% LAR - 40% CIR	5%	£87,254,547	£74,397,670	£72,993,052	£72,862,355	£72,731,658	£70,538,903	£70,760,325	
60% LAR - 40% CIR	10%	£81,233,925	£68,386,051	£66,981,433	£66,850,736	£66,720,039	£64,527,284	£64,748,706	
60% LAR - 40% CIR	15%	£75,213,303	£62,374,430	£60,969,812	£60,839,115	£60,708,418	£58,515,663	£58,737,085	
60% LAR - 40% CIR	20%	£69,192,681	£56,362,809	£54,958,191	£54,827,494	£54,696,797	£52,504,042	£52,725,464	
60% LAR - 40% CIR	25%	£63,172,059	£50,351,188	£48,946,570	£48,815,873	£48,685,176	£46,492,421	£46,713,843	
60% LAR - 40% CIR	30%	£57,151,437	£44,339,567	£42,934,949	£42,804,252	£42,673,555	£40,480,800	£40,702,222	
60% LAR - 40% CIR	35%	£51,130,815	£38,327,946	£36,923,328	£36,792,631	£36,661,934	£34,469,179	£34,690,601	
60% LAR - 40% CIR	40%	£45,110,193	£32,316,325	£30,911,707	£30,781,010	£30,650,313	£28,457,558	£28,678,980	
60% LAR - 40% CIR	45%	£39,089,571	£26,304,704	£24,900,086	£24,769,389	£24,638,692	£22,445,937	£22,667,359	
60% LAR - 40% CIR	50%	£33,068,949	£20,293,083	£18,888,465	£18,757,768	£18,627,071	£16,434,316	£16,655,738	
Residual Land values compared to benchmark land values						£20,801,000			
Secondary Industrial/Storage/Distribution						£20,801,000			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR	0%	£93,275,169	£80,411,292	£79,016,674	£78,885,977	£78,755,280	£76,562,525	£76,783,947	
60% LAR - 40% CIR	5%	£87,254,547	£74,397,670	£72,993,052	£72,862,355	£72,731,658	£70,538,903	£70,760,325	
60% LAR - 40% CIR	10%	£81,233,925	£68,386,051	£66,981,433	£66,850,736	£66,720,039	£64,527,284	£64,748,706	
60% LAR - 40% CIR	15%	£75,213,303	£62,374,430	£60,969,812	£60,839,115	£60,708,418			

LB Camden
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area		Zone C - RP Periphery E2,400 psf				
No Units Site Area 0.27 Ha		Sales value inflation Build cost inflation Temps		Base Base LAR, CIR				
Residual land values:								
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£111,971,305	£98,898,317	£97,518,289	£97,387,587	£97,060,833	£95,100,310	£95,318,146
60% LAR, 40% CIR	5%	£105,294,711	£92,781,610	£91,386,792	£91,256,583	£90,931,060	£88,977,961	£89,194,937
60% LAR, 40% CIR	10%	£98,603,865	£86,610,970	£85,240,327	£85,110,579	£84,786,179	£82,832,917	£83,049,921
60% LAR, 40% CIR	15%	£91,898,897	£80,444,704	£79,079,028	£78,948,416	£78,620,125	£76,655,376	£76,869,237
60% LAR, 40% CIR	20%	£85,179,862	£74,266,160	£72,881,062	£72,750,725	£72,423,384	£70,458,342	£70,671,666
60% LAR, 40% CIR	25%	£78,447,126	£68,047,706	£66,668,810	£66,538,214	£66,211,727	£64,256,804	£64,470,483
60% LAR, 40% CIR	30%	£71,702,581	£61,817,021	£60,437,317	£60,306,924	£60,000,000	£58,045,088	£58,258,062
60% LAR, 40% CIR	35%	£64,960,439	£55,572,240	£54,199,321	£54,069,268	£53,744,223	£51,789,802	£52,002,515
60% LAR, 40% CIR	40%	£58,196,830	£49,313,488	£47,942,863	£47,813,180	£47,488,656	£45,533,629	£45,747,365
60% LAR, 40% CIR	45%	£51,378,334	£43,040,932	£41,672,380	£41,542,787	£41,218,134	£39,263,537	£39,477,055
60% LAR, 40% CIR	50%	£44,547,753	£36,754,674	£35,387,713	£35,258,251	£34,934,597	£32,979,670	£33,193,440
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices		£97,649,000						
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£95,330,705	£72,266,772	£71,889,744	£71,758,042	£71,428,248	£69,468,785	£69,685,055
60% LAR, 40% CIR	5%	£78,653,166	£56,130,674	£55,755,247	£55,623,545	£55,293,751	£53,334,288	£53,551,057
60% LAR, 40% CIR	10%	£71,972,319	£48,425,848	£48,050,811	£47,920,109	£47,594,315	£45,634,852	£45,851,621
60% LAR, 40% CIR	15%	£65,267,352	£40,671,159	£40,296,483	£40,164,781	£39,838,987	£37,879,524	£38,096,298
60% LAR, 40% CIR	20%	£58,562,386	£32,916,615	£32,541,816	£32,410,114	£32,084,320	£30,124,857	£30,341,627
60% LAR, 40% CIR	25%	£51,815,880	£25,141,161	£24,766,362	£24,634,660	£24,308,866	£22,349,403	£22,566,173
60% LAR, 40% CIR	30%	£45,069,930	£16,935,706	£16,560,727	£16,429,025	£16,103,231	£14,143,768	£14,360,538
60% LAR, 40% CIR	35%	£38,324,257	£10,746,256	£10,371,277	£10,239,575	£9,913,781	£7,954,318	£8,171,088
60% LAR, 40% CIR	40%	£31,535,264	£4,562,868	£4,187,889	£4,056,187	£3,730,393	£1,770,930	£1,987,699
60% LAR, 40% CIR	45%	£24,746,282	£18,400,388	£18,025,384	£17,893,682	£17,568,888	£15,609,425	£15,826,195
60% LAR, 40% CIR	50%	£17,916,208	£12,121,953	£11,746,957	£11,615,255	£11,290,461	£9,330,998	£9,547,768
Residual Land values compared to benchmark land values		£97,186,000						
Medium Value Secondary Offices		£97,186,000						
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£98,275,126	£83,302,136	£81,922,107	£81,791,406	£81,464,651	£79,504,128	£79,721,954
60% LAR, 40% CIR	5%	£93,809,630	£77,165,637	£76,786,609	£76,655,908	£76,329,153	£74,368,630	£74,586,456
60% LAR, 40% CIR	10%	£83,067,583	£71,014,188	£70,644,145	£70,513,444	£70,186,689	£68,226,166	£68,444,000
60% LAR, 40% CIR	15%	£77,302,716	£64,848,522	£64,482,846	£64,352,145	£64,025,390	£62,064,867	£62,282,701
60% LAR, 40% CIR	20%	£69,567,862	£59,578,624	£59,209,811	£59,078,109	£58,748,315	£56,788,852	£57,005,121
60% LAR, 40% CIR	25%	£63,548,396	£47,632,615	£47,263,116	£47,131,414	£46,801,620	£44,842,157	£45,058,427
60% LAR, 40% CIR	30%	£57,529,930	£43,451,161	£43,081,662	£42,950,060	£42,620,266	£40,660,803	£40,877,073
60% LAR, 40% CIR	35%	£51,510,464	£39,269,707	£38,900,208	£38,768,606	£38,438,812	£36,479,349	£36,695,619
60% LAR, 40% CIR	40%	£45,491,000	£35,088,252	£34,718,753	£34,587,151	£34,257,357	£32,297,894	£32,514,164
60% LAR, 40% CIR	45%	£39,471,536	£30,906,797	£30,537,298	£30,405,696	£30,075,902	£28,116,439	£28,332,709
60% LAR, 40% CIR	50%	£33,452,072	£26,726,342	£26,356,843	£26,225,241	£25,895,447	£23,935,984	£24,152,254
Residual Land values compared to benchmark land values		£48,429,000						
Lower Value Secondary Offices / Community Space		£48,429,000						
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£100,847,072	£87,874,081	£86,484,053	£86,353,351	£86,027,197	£84,076,674	£84,294,500
60% LAR, 40% CIR	5%	£94,271,075	£81,737,983	£80,353,156	£80,222,454	£79,896,300	£77,945,775	£78,163,601
60% LAR, 40% CIR	10%	£87,580,229	£75,586,733	£74,201,906	£74,071,204	£73,745,050	£71,794,525	£72,012,351
60% LAR, 40% CIR	15%	£80,875,261	£69,441,068	£68,056,392	£67,925,690	£67,599,489	£65,648,964	£65,866,790
60% LAR, 40% CIR	20%	£74,166,305	£63,240,524	£61,855,025	£61,724,323	£61,398,120	£59,447,595	£59,665,421
60% LAR, 40% CIR	25%	£67,451,349	£57,034,970	£55,649,471	£55,518,769	£55,192,566	£53,242,041	£53,459,867
60% LAR, 40% CIR	30%	£60,746,393	£50,829,535	£49,444,036	£49,313,334	£48,987,131	£47,036,606	£47,254,432
60% LAR, 40% CIR	35%	£54,041,437	£44,624,094	£43,238,595	£43,107,893	£42,781,690	£40,831,165	£41,049,000
60% LAR, 40% CIR	40%	£47,336,481	£38,418,650	£37,033,151	£36,902,449	£36,576,246	£34,625,721	£34,843,547
60% LAR, 40% CIR	45%	£40,631,525	£32,213,206	£30,827,707	£30,697,005	£30,370,802	£28,420,277	£28,638,103
60% LAR, 40% CIR	50%	£33,926,569	£26,007,757	£24,622,258	£24,491,556	£24,165,353	£22,214,828	£22,432,654
Residual Land values compared to benchmark land values		£26,601,000						
Secondary Industrial/Storage/Distribution		£26,601,000						
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£106,352,854	£83,279,863	£81,889,835	£81,758,133	£81,428,339	£79,468,876	£79,685,055
60% LAR, 40% CIR	5%	£99,616,257	£79,143,164	£78,768,338	£78,637,636	£78,312,842	£76,353,379	£76,570,155
60% LAR, 40% CIR	10%	£92,905,410	£73,001,915	£72,627,089	£72,496,387	£72,171,593	£70,212,130	£70,428,906
60% LAR, 40% CIR	15%	£86,200,443	£66,858,260	£66,483,434	£66,352,732	£66,027,938	£64,068,475	£64,285,251
60% LAR, 40% CIR	20%	£79,495,476	£60,715,291	£60,340,465	£60,209,763	£59,884,969	£57,925,506	£58,142,282
60% LAR, 40% CIR	25%	£72,790,509	£54,570,322	£54,195,496	£54,064,794	£53,739,999	£51,780,536	£51,997,312
60% LAR, 40% CIR	30%	£66,085,542	£48,425,353	£48,050,527	£47,919,825	£47,595,031	£45,635,568	£45,852,344
60% LAR, 40% CIR	35%	£59,380,575	£42,270,384	£41,895,558	£41,764,856	£41,440,062	£39,480,600	£39,697,376
60% LAR, 40% CIR	40%	£52,675,608	£36,125,415	£35,750,589	£35,619,887	£35,295,093	£33,335,630	£33,552,406
60% LAR, 40% CIR	45%	£45,970,641	£29,980,446	£29,605,620	£29,474,918	£29,150,124	£27,190,661	£27,407,437
60% LAR, 40% CIR	50%	£39,265,674	£23,835,477	£23,460,651	£23,330,049	£23,005,255	£21,045,792	£21,262,568
Residual Land values compared to benchmark land values		£26,601,000						

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Plots		Value Area		Zone C - £1,090 p/sf				
No Units Site Area		200 0.29 Hls		Sales value inflation Build cost inflation				
Residual land values:				Base Base LAM - CIR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR	0%	£20,809,560	£4,651,260	£2,634,493	£2,442,897	£1,963,307	£923,920	
60% LAR - 40% CIR	5%	£17,928,151	£2,882,928	£2,582,928	£2,492,897	£1,913,307	£873,920	
60% LAR - 40% CIR	10%	£15,228,149	£1,032,654	£1,532,654	£1,725,837	£1,208,792	£673,920	
60% LAR - 40% CIR	15%	£12,506,781	£1,842,223	£3,669,530	£3,862,132	£4,343,635	£7,263,662	
60% LAR - 40% CIR	20%	£3,765,166	£3,004,550	£3,841,012	£3,038,022	£3,523,545	£3,444,691	
60% LAR - 40% CIR	25%	£7,003,539	£6,010,234	£8,067,876	£8,252,413	£8,738,754	£11,658,806	
60% LAR - 40% CIR	30%	£4,214,883	£3,253,301	£10,266,653	£10,459,889	£10,946,089	£13,861,817	
60% LAR - 40% CIR	35%	£1,377,939	£10,517,365	£12,568,876	£12,750,841	£13,235,051	£16,141,512	
60% LAR - 40% CIR	40%	£1,501,562	£12,802,322	£14,436,623	£15,032,086	£15,515,744	£18,417,889	
60% LAR - 40% CIR	45%	£4,427,649	£5,107,892	£15,141,697	£15,334,625	£15,817,871	£20,715,142	
60% LAR - 40% CIR	50%	£7,415,684	£17,433,917	£19,465,634	£19,658,662	£20,141,234	£23,036,667	
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,236,124	£3,436,900	£2,728,174	£2,517,919	£2,095,940	£983,393	£2,518,441
60% LAR - 40% CIR	5%	£1,569,264	£3,416,725	£2,728,174	£2,517,919	£2,095,940	£983,393	£2,518,441
60% LAR - 40% CIR	10%	£1,217,150	£2,436,458	£2,432,368	£2,432,368	£1,918,507	£1,038,243	£2,436,458
60% LAR - 40% CIR	15%	£1,361,961	£2,434,136	£2,432,368	£2,432,368	£1,918,507	£1,038,243	£2,436,458
60% LAR - 40% CIR	20%	£1,134,549	£3,126,215	£3,126,215	£3,126,215	£2,432,368	£1,038,243	£3,126,215
60% LAR - 40% CIR	25%	£1,184,832	£3,126,215	£3,126,215	£3,126,215	£2,432,368	£1,038,243	£3,126,215
60% LAR - 40% CIR	30%	£1,184,832	£3,126,215	£3,126,215	£3,126,215	£2,432,368	£1,038,243	£3,126,215
60% LAR - 40% CIR	35%	£1,184,832	£3,126,215	£3,126,215	£3,126,215	£2,432,368	£1,038,243	£3,126,215
60% LAR - 40% CIR	40%	£1,184,832	£3,126,215	£3,126,215	£3,126,215	£2,432,368	£1,038,243	£3,126,215
60% LAR - 40% CIR	45%	£1,184,832	£3,126,215	£3,126,215	£3,126,215	£2,432,368	£1,038,243	£3,126,215
60% LAR - 40% CIR	50%	£2,854,841	£33,772,774	£36,804,441	£36,804,441	£39,487,519	£42,375,324	£44,864,509
Residual Land values compared to benchmark land values		£67,186,000						
Medium Value Secondary Offices								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£4,270,732	£11,687,577	£12,794,364	£12,794,364	£14,374,851	£17,262,777	£18,863,775
60% LAR - 40% CIR	5%	£1,569,264	£11,687,577	£12,794,364	£12,794,364	£14,374,851	£17,262,777	£18,863,775
60% LAR - 40% CIR	10%	£1,170,708	£15,445,599	£17,871,511	£17,871,511	£19,454,644	£21,445,399	£23,075,210
60% LAR - 40% CIR	15%	£1,632,295	£17,881,080	£20,068,367	£20,068,367	£22,062,492	£24,053,247	£25,683,058
60% LAR - 40% CIR	20%	£1,571,691	£20,146,357	£22,178,869	£22,178,869	£24,174,678	£26,164,544	£27,794,359
60% LAR - 40% CIR	25%	£1,333,518	£22,349,092	£24,386,733	£24,386,733	£26,377,611	£28,375,633	£29,985,484
60% LAR - 40% CIR	30%	£1,173,137	£24,545,401	£26,750,401	£26,750,401	£28,732,404	£30,576,614	£32,186,464
60% LAR - 40% CIR	35%	£1,893,918	£26,858,212	£28,895,734	£28,895,734	£31,037,908	£32,880,399	£34,491,079
60% LAR - 40% CIR	40%	£1,769,617	£28,141,719	£31,127,461	£31,127,461	£33,461,951	£35,204,000	£36,811,680
60% LAR - 40% CIR	45%	£1,769,617	£28,141,719	£31,127,461	£31,127,461	£33,461,951	£35,204,000	£36,811,680
60% LAR - 40% CIR	50%	£2,854,841	£33,772,774	£36,804,441	£36,804,441	£39,487,519	£42,375,324	£44,864,509
Residual Land values compared to benchmark land values		£49,420,000						
Lower Value Secondary Offices / Community Space								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£5,380,590	£3,903,644	£1,975,171	£1,188,279	£1,644,797	£14,232,119	£15,397,268
60% LAR - 40% CIR	5%	£1,973,577	£1,973,577	£1,973,577	£1,973,577	£1,973,577	£1,973,577	£1,973,577
60% LAR - 40% CIR	10%	£1,170,708	£15,445,599	£17,871,511	£17,871,511	£19,454,644	£21,445,399	£23,075,210
60% LAR - 40% CIR	15%	£1,632,295	£17,881,080	£20,068,367	£20,068,367	£22,062,492	£24,053,247	£25,683,058
60% LAR - 40% CIR	20%	£1,571,691	£20,146,357	£22,178,869	£22,178,869	£24,174,678	£26,164,544	£27,794,359
60% LAR - 40% CIR	25%	£1,333,518	£22,349,092	£24,386,733	£24,386,733	£26,377,611	£28,375,633	£29,985,484
60% LAR - 40% CIR	30%	£1,173,137	£24,545,401	£26,750,401	£26,750,401	£28,732,404	£30,576,614	£32,186,464
60% LAR - 40% CIR	35%	£1,893,918	£26,858,212	£28,895,734	£28,895,734	£31,037,908	£32,880,399	£34,491,079
60% LAR - 40% CIR	40%	£1,769,617	£28,141,719	£31,127,461	£31,127,461	£33,461,951	£35,204,000	£36,811,680
60% LAR - 40% CIR	45%	£1,769,617	£28,141,719	£31,127,461	£31,127,461	£33,461,951	£35,204,000	£36,811,680
60% LAR - 40% CIR	50%	£2,854,841	£33,772,774	£36,804,441	£36,804,441	£39,487,519	£42,375,324	£44,864,509
Residual Land values compared to benchmark land values		£20,601,000						
Secondary Industrial/Storage/Distribution								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£14,723,560	£1,236,220	£1,941,567	£1,443,760	£1,822,893	£1,822,893	£1,822,893
60% LAR - 40% CIR	5%	£12,043,151	£1,236,220	£1,941,567	£1,443,760	£1,822,893	£1,822,893	£1,822,893
60% LAR - 40% CIR	10%	£9,342,140	£1,236,220	£1,941,567	£1,443,760	£1,822,893	£1,822,893	£1,822,893
60% LAR - 40% CIR	15%	£6,641,129	£1,236,220	£1,941,567	£1,443,760	£1,822,893	£1,822,893	£1,822,893
60% LAR - 40% CIR	20%	£3,940,118	£1,236,220	£1,941,567	£1,443,760	£1,822,893	£1,822,893	£1,822,893
60% LAR - 40% CIR	25%	£1,239,107	£1,236,220	£1,941,567	£1,443,760	£1,822,893	£1,822,893	£1,822,893
60% LAR - 40% CIR	30%	£1,177,192	£1,236,220	£1,941,567	£1,443,760	£1,822,893	£1,822,893	£1,822,893
60% LAR - 40% CIR	35%	£4,539,691	£1,236,220	£1,941,567	£1,443,760	£1,822,893	£1,822,893	£1,822,893
60% LAR - 40% CIR	40%	£2,307,862	£1,236,220	£1,941,567	£1,443,760	£1,822,893	£1,822,893	£1,822,893
60% LAR - 40% CIR	45%	£2,313,549	£20,993,899	£23,027,897	£23,027,897	£25,061,895	£27,095,893	£29,129,891
60% LAR - 40% CIR	50%	£13,961,494	£20,993,899	£23,027,897	£23,027,897	£25,061,895	£27,095,893	£29,129,891

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone C - £1,100 psf	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		Base	
0.29 Ha		Tenure		LAR - CIR	
Residual land values:					
		Base Build Costs, Access Pmt M4(2) & Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone C - £1,350 psf	
No Units		200		Base	
Site Area		0.29 Ha		Base	
		Built cost inflation		LAR - CIR	
Residual land values:					
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S			

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats	
---------------------	--

Value Area	Zone C - £1,500 pcf
------------	---------------------

No Units	200
Site Area	0.29 Ha

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

Residual land values:

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability &
60% LAR, 40% CR	0%	£56,801,879	£42,482,064	£40,505,440	£40,319,590	£39,854,860	£37,066,653	£35,517,849
60% LAR, 40% CR	5%	£54,599,336	£38,255,456	£36,855,879	£36,420,665	£35,967,832	£33,179,431	£31,635,986
60% LAR, 40% CR	10%	£49,115,040	£34,628,171	£32,685,041	£32,500,439	£32,048,033	£29,260,892	£27,721,437
60% LAR, 40% CR	15%	£44,941,878	£30,680,362	£28,743,114	£28,559,085	£28,099,946	£25,338,232	£23,794,487
60% LAR, 40% CR	20%	£40,348,302	£26,712,270	£24,760,278	£24,566,730	£24,137,861	£21,361,121	£19,808,216
60% LAR, 40% CR	25%	£35,734,136	£22,724,013	£20,787,678	£20,601,781	£20,137,039	£17,348,584	£15,799,444
60% LAR, 40% CR	30%	£31,070,375	£18,696,445	£16,855,962	£16,669,432	£16,196,581	£13,314,175	£11,768,338
60% LAR, 40% CR	35%	£26,387,236	£14,632,421	£12,883,519	£12,698,360	£12,235,464	£9,258,086	£7,715,098
60% LAR, 40% CR	40%	£21,684,691	£10,546,460	£8,660,626	£8,475,755	£7,953,577	£5,174,116	£3,630,019
60% LAR, 40% CR	45%	£16,963,515	£6,440,830	£4,469,850	£4,300,365	£3,833,762	£1,001,950	£-448,498
60% LAR, 40% CR	50%	£12,197,270	£2,283,961	£3,12,875	£125,605	£-347,799	£-3,199,716	£-4,784,115

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability &
60% LAR, 40% CR	0%	£30,701,965	£22,362,360	£21,769,106	£21,216,646	£21,115,145	£18,449,145	£17,517,336
60% LAR, 40% CR	5%	£28,166,623	£19,655,134	£19,709,164	£19,260,164	£19,057,819	£16,391,716	£15,459,226
60% LAR, 40% CR	10%	£21,815,132	£16,256,456	£16,785,327	£16,600,724	£16,136,218	£13,470,118	£12,537,777
60% LAR, 40% CR	15%	£17,042,666	£12,400,666	£12,941,391	£12,756,787	£12,292,322	£9,626,224	£8,693,884
60% LAR, 40% CR	20%	£12,449,588	£8,187,445	£8,712,146	£8,527,542	£8,063,084	£5,397,084	£4,464,744
60% LAR, 40% CR	25%	£8,839,421	£4,539,302	£5,064,002	£4,879,398	£4,414,940	£1,748,940	£8,001,498
60% LAR, 40% CR	30%	£5,170,962	£1,201,369	£1,726,069	£1,541,465	£1,077,007	£-338,993	£-1,291,551
60% LAR, 40% CR	35%	£2,502,403	£-1,201,369	£-1,153,369	£-1,139,369	£-1,125,369	£-1,481,369	£-1,937,369
60% LAR, 40% CR	40%	£-1,153,369	£-1,201,369	£-1,201,369	£-1,201,369	£-1,201,369	£-1,481,369	£-1,937,369
60% LAR, 40% CR	45%	£-1,153,369	£-1,201,369	£-1,201,369	£-1,201,369	£-1,201,369	£-1,481,369	£-1,937,369
60% LAR, 40% CR	50%	£-1,153,369	£-1,201,369	£-1,201,369	£-1,201,369	£-1,201,369	£-1,481,369	£-1,937,369

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability &
60% LAR, 40% CR	0%	£42,262,822	£26,123,207	£24,166,583	£23,980,703	£23,516,003	£20,727,796	£19,178,792
60% LAR, 40% CR	5%	£39,729,480	£22,216,880	£20,260,256	£20,074,376	£19,610,676	£16,822,469	£15,273,465
60% LAR, 40% CR	10%	£33,176,180	£18,289,314	£16,332,686	£16,146,806	£15,683,106	£12,894,899	£11,345,895
60% LAR, 40% CR	15%	£28,603,120	£14,341,245	£12,384,616	£12,200,736	£11,737,036	£8,948,829	£7,399,825
60% LAR, 40% CR	20%	£24,010,445	£10,374,813	£8,418,181	£8,234,301	£7,770,601	£4,982,394	£3,433,390
60% LAR, 40% CR	25%	£19,395,279	£6,385,156	£4,428,521	£4,244,641	£3,780,941	£1,000,727	£-459,273
60% LAR, 40% CR	30%	£14,731,519	£2,395,886	£4,071,074	£3,887,194	£3,423,494	£-1,201,369	£-1,652,369
60% LAR, 40% CR	35%	£10,048,379	£-1,706,436	£-1,653,436	£-1,639,436	£-1,625,436	£-1,981,436	£-2,437,436
60% LAR, 40% CR	40%	£5,348,233	£-1,201,369	£-1,201,369	£-1,201,369	£-1,201,369	£-1,481,369	£-1,937,369
60% LAR, 40% CR	45%	£-1,153,369	£-1,201,369	£-1,201,369	£-1,201,369	£-1,201,369	£-1,481,369	£-1,937,369
60% LAR, 40% CR	50%	£-1,153,369	£-1,201,369	£-1,201,369	£-1,201,369	£-1,201,369	£-1,481,369	£-1,937,369

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability &
60% LAR, 40% CR	0%	£47,313,198	£30,313,493	£28,356,869	£28,170,989	£27,706,289	£25,018,082	£23,469,078
60% LAR, 40% CR	5%	£42,519,769	£27,009,680	£25,053,057	£24,867,177	£24,402,477	£21,714,270	£20,165,266
60% LAR, 40% CR	10%	£37,666,474	£23,079,589	£21,122,759	£20,936,879	£20,472,179	£17,783,972	£16,234,968
60% LAR, 40% CR	15%	£33,380,406	£19,131,810	£17,184,542	£17,000,662	£16,535,962	£13,847,755	£12,298,751
60% LAR, 40% CR	20%	£28,603,120	£15,184,031	£13,236,763	£13,052,883	£12,588,183	£9,899,976	£8,350,972
60% LAR, 40% CR	25%	£24,010,445	£11,234,813	£9,286,595	£9,102,715	£8,638,015	£5,949,808	£4,400,804
60% LAR, 40% CR	30%	£19,395,279	£7,284,813	£5,336,595	£5,152,715	£4,688,015	£2,000,801	£400,801
60% LAR, 40% CR	35%	£14,731,519	£3,334,813	£1,386,595	£1,202,715	£700,015	£-481,369	£-937,369
60% LAR, 40% CR	40%	£10,048,379	£-1,706,436	£-1,653,436	£-1,639,436	£-1,625,436	£-1,981,436	£-2,437,436
60% LAR, 40% CR	45%	£5,348,233	£-1,201,369	£-1,201,369	£-1,201,369	£-1,201,369	£-1,481,369	£-1,937,369
60% LAR, 40% CR	50%	£-1,153,369	£-1,201,369	£-1,201,369	£-1,201,369	£-1,201,369	£-1,481,369	£-1,937,369

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability &
60% LAR, 40% CR	0%	£52,715,879	£36,676,064	£34,618,440	£34,432,560	£33,968,860	£31,180,653	£29,631,649
60% LAR, 40% CR	5%	£48,162,338	£32,669,456	£30,611,819	£30,425,939	£29,962,239	£27,174,032	£25,625,028
60% LAR, 40% CR	10%	£43,629,040	£28,742,171	£26,784,141	£26,600,261	£26,136,561	£23,348,354	£21,799,350
60% LAR, 40% CR	15%	£39,055,378	£24,794,362	£22,836,332	£22,652,452	£22,188,752	£19,400,545	£17,851,541
60% LAR, 40% CR	20%	£34,481,302	£20,820,270	£18,862,240	£18,678,360	£18,214,660	£15,426,453	£13,877,449
60% LAR, 40% CR	25%	£29,848,316	£16,836,178	£14,878,148	£14,694,268	£14,230,568	£11,442,361	£9,893,357
60% LAR, 40% CR	30%	£25,214,376	£12,842,086	£10,884,056	£10,699,176	£10,235,476	£7,447,269	£5,898,265
60% LAR, 40% CR	35%	£20,580,336	£8,848,014	£6,889,984	£6,705,104	£6,241,404	£3,453,197	£1,904,193
60% LAR, 40% CR	40%	£15,946,296	£4,853,922	£2,895,892	£2,711,012	£2,247,312	£-459,273	£-910,273
60% LAR, 40% CR	45%	£11,312,256	£84,830	£-1,153,369	£-1,139,369	£-1,125,369	£-1,481,369	£-1,937,369
60% LAR, 40% CR	50%	£6,678,216	£-1,201,369	£-1,201,369	£-1,201,369	£-1,201,369	£-1,481,369	£-1,937,369

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone C - £1,750 psf	
No Units	200	Sales value inflation		Base	
Site Area	0.29 Ha	Build cost inflation		Base	
		Tenure		LAR / CIR	
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL,			

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone C - £1,900 psf	
No Units		200		Sales value inflation	
Site Area		0.29 Ha		Build cost inflation	
Residual land values:		Tenure		Base LAR - CIR	
				</	

Resi 16 - 200 Flats		Value Area		Zone C - E2,000 psf	
No Units Site Area		200 0.29 Ha		Base LAR, CIR	
Residual land values:					
Tenure	%AH	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREEAM Excellent
60% LAR, 40% CIR	5%	£150,430,438	£81,951,926	£181,448,339	£175,544,096
60% LAR, 40% CIR	5%	£53,265,541	£17,596,236	£70,861,776	£65,761,541
60% LAR, 40% CIR	10%	£37,506,634	£11,936,059	£49,442,693	£46,570,634
60% LAR, 40% CIR	15%	£30,565,447	£9,540,340	£40,105,787	£37,165,447
60% LAR, 40% CIR	20%	£25,465,449	£7,945,407	£33,410,856	£30,465,449
60% LAR, 40% CIR	25%	£21,725,909	£6,704,378	£28,430,287	£25,725,909
60% LAR, 40% CIR	30%	£18,668,622	£5,651,682	£24,320,304	£21,668,622
60% LAR, 40% CIR	35%	£15,748,880	£4,781,196	£20,529,976	£17,748,880
60% LAR, 40% CIR	40%	£13,047,950	£3,963,815	£17,011,765	£14,047,950
60% LAR, 40% CIR	45%	£10,492,216	£3,287,273	£13,779,489	£10,492,216
60% LAR, 40% CIR	50%	£8,196,000	£2,739,649	£10,935,649	£8,196,000

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenable		%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Embodied Carbon
0%		0%	£72,590,783	£55,899,429	£54,032,211	£53,849,124	£53,801,408	£53,801,408	£49,119,382
60% LAR, 40% CIL		20%	£69,590,787	£54,900,592	£47,209,915	£47,209,915	£47,209,915	£47,209,915	£44,244,130
60% LAR, 40% CIL		40%	£69,590,719	£44,037,248	£42,133,322	£41,941,844	£41,941,844	£41,941,844	£38,769,609
60% LAR, 40% CIL		15%	£52,666,126	£38,040,779	£36,137,826	£36,156,244	£36,156,244	£36,156,244	£33,271,225
60% LAR, 40% CIL		10%	£46,065,725	£32,034,295	£30,131,817	£29,690,486	£29,690,486	£29,690,486	£26,286,153
60% LAR, 40% CIL		25%	£39,136,195	£26,002,964	£24,024,473	£23,473,440	£23,473,440	£23,473,440	£20,318,137
60% LAR, 40% CIL		30%	£32,568,607	£19,961,068	£18,022,702	£17,447,612	£17,447,612	£17,447,612	£14,816,268
60% LAR, 40% CIL		35%	£25,848,865	£13,881,482	£11,977,414	£11,765,038	£11,765,038	£11,765,038	£9,803,461
60% LAR, 40% CIL		45%	£19,000,136	£10,000,136	£7,954,101	£7,947,481	£7,947,481	£7,947,481	£6,665,300
60% LAR, 40% CIL		48%	£12,252,292	£6,126,146	£4,994,303	£4,988,938	£4,988,938	£4,988,938	£4,306,867
60% LAR, 40% CIL		50%	£5,500,000	£2,750,000	£2,250,000	£2,250,000	£2,250,000	£2,250,000	£1,875,000

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

Base Build Costs, Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	%AH	0%	10%	20%	35%	45%	55%	65%	75%
60% LAR, 40% GR	0%	09,041,060	097,520,296	185,933,969	185,498,911	185,498,911	184,952,265	182,205,862	190,680,239
60% LAR, 40% GR	10%	177,469,884	177,469,884	177,469,884	177,469,884	177,469,884	176,923,137	174,174,174	174,174,174
60% LAR, 40% GR	10%	170,988,016	155,598,105	155,598,105	155,598,105	155,598,105	155,047,781	152,295,358	152,295,358
60% LAR, 40% GR	20%	157,258,592	141,909,638	141,909,638	141,909,638	141,909,638	141,357,213	138,604,790	138,604,790
60% LAR, 40% GR	20%	157,588,592	143,595,150	141,092,184	141,511,024	141,092,184	141,059,430	138,547,380	138,547,380
60% LAR, 40% GR	20%	150,807,052	137,563,821	135,465,962	135,465,962	135,465,962	135,034,242	132,281,819	132,281,819
60% LAR, 40% GR	20%	144,170,795	131,512,825	129,418,059	129,418,059	129,418,059	128,986,339	126,233,916	126,233,916
60% LAR, 40% GR	35%	137,499,563	126,442,338	123,538,272	123,538,272	123,538,272	122,899,956	120,147,533	118,644,520
60% LAR, 40% GR	35%	130,460,983	119,354,568	116,408,338	116,408,338	116,408,338	115,771,022	113,018,599	111,515,586
60% LAR, 40% GR	45%	123,983,339	113,722,011	110,769,046	110,769,046	110,769,046	110,131,730	107,379,307	105,876,294
60% LAR, 40% GR	45%	117,446,967	107,185,640	104,232,675	104,232,675	104,232,675	103,595,359	100,842,936	99,339,923

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchpr Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchpr Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchpr Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offsets	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchpr Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offsets Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchpr Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offsets Payments, Sustainability & Embodied Carbon
0%	0%	£68,811,506	£72,310,592	£70,363,364	£70,200,267	£69,742,560	£69,296,248	£59,470,472
60% LAR: 40% CUR	10%	£62,773,610	£66,309,666	£64,436,387	£64,276,686	£63,826,980	£63,381,674	£53,544,195
60% LAR: 40% CUR	10%	£71,698,362	£70,398,371	£70,474,465	£71,838,067	£71,386,062	£70,933,657	£61,100,642
60% LAR: 40% CUR	10%	£69,770,725	£72,388,062	£72,408,789	£72,408,789	£72,408,789	£72,408,789	£62,574,273
60% LAR: 40% CUR	20%	£62,396,377	£68,385,436	£68,482,479	£69,301,381	£68,849,716	£68,397,874	£58,571,295
60% LAR: 40% CUR	20%	£72,554,138	£72,554,138	£72,554,138	£72,554,138	£72,554,138	£72,554,138	£62,720,455
60% LAR: 40% CUR	30%	£68,050,550	£76,303,111	£74,408,645	£74,328,878	£73,776,962	£73,328,130	£63,535,530
60% LAR: 40% CUR	35%	£42,200,265	£39,252,625	£38,528,567	£38,146,181	£37,690,241	£37,244,654	£27,438,640
60% LAR: 40% CUR	40%	£53,451,249	£64,115,444	£62,118,604	£62,118,604	£61,672,810	£61,228,016	£51,425,810
60% LAR: 40% CUR	45%	£38,643,645	£47,962,886	£46,108,701	£45,969,840	£45,824,174	£45,678,508	£35,888,740
60% LAR: 40% CUR	50%	£37,161,485	£47,962,886	£47,962,886	£47,962,886	£47,962,886	£47,962,886	£37,161,485

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Renewable Off Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Off Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Off Payments & Embodied Carbon
0%	0%	£94,544,498	£77,973,143	£78,045,926	£75,962,839	£75,405,122	£72,859,819	£71,133,096
60% LAR, 40% CBR	10%	£76,862,611	£72,622,238	£72,622,238	£70,540,150	£69,981,719	£67,436,500	£65,708,767
60% LAR, 40% CBR	20%	£81,320,534	£68,050,962	£64,137,058	£63,000,630	£62,442,302	£60,897,753	£59,352,978
60% LAR, 40% CBR	15%	£74,078,867	£70,520,249	£68,151,340	£67,070,058	£66,511,805	£64,967,256	£63,422,683
60% LAR, 40% CBR	25%	£68,073,489	£64,048,007	£62,145,061	£61,059,071	£60,499,007	£58,954,458	£57,409,907
60% LAR, 40% CBR	30%	£63,358,909	£60,116,678	£58,118,340	£56,947,120	£56,386,867	£54,842,318	£53,297,767
60% LAR, 40% CBR	35%	£54,617,622	£54,617,622	£52,007,416	£50,831,441	£50,271,186	£48,726,637	£47,182,087
60% LAR, 40% CBR	35%	£47,862,890	£38,899,136	£33,991,129	£33,898,762	£33,837,176	£32,617,176	£32,067,972
60% LAR, 40% CBR	40%	£39,103,800	£29,177,815	£22,861,136	£22,861,136	£22,861,136	£21,641,136	£21,091,932
60% LAR, 40% CBR	45%	£34,306,216	£23,625,458	£21,711,273	£21,529,411	£21,347,549	£20,127,549	£19,578,345

LB Camden
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone C - RP Periphery E2.450 paf	
No Units Site Area		Sales value inflation Build cost inflation		Base Base	
		200 0.29 Ha		Base LAR - CIR	
Residual land values:					
		Base Build Costs, Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Reg	

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone C - £1,590 paf				
No Units	575	Sales value inflation		Base				
Site Area	2.88 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR, CIR				
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 40% CIR	0%	£74,917,555	£32,445,523	£27,881,291	£27,450,511	£26,373,661	£19,911,864	£16,313,913
60% LAR, 40% CIR	5%	£67,601,154	£26,778,521	£22,234,463	£21,803,393	£20,730,716	£14,273,400	£10,654,193
60% LAR, 40% CIR	10%	£60,286,752	£21,053,519	£16,532,518	£16,101,926	£15,030,290	£8,545,465	£4,939,180
60% LAR, 40% CIR	15%	£52,967,350	£15,296,112	£10,742,262	£10,310,696	£9,232,778	£2,763,472	£483,260
60% LAR, 40% CIR	20%	£45,652,948	£9,538,012	£4,452,450	£4,020,984	£2,949,348	£3,121,369	£4,806,505
60% LAR, 40% CIR	25%	£37,338,183	£3,515,136	£1,043,368	£1,478,680	£2,566,882	£9,176,700	£12,851,471
60% LAR, 40% CIR	30%	£29,023,412	£2,493,095	£7,880,037	£8,687,113	£15,265,586	£18,997,271	£24,851,271
60% LAR, 40% CIR	35%	£20,708,641	£6,677,959	£13,328,335	£13,787,299	£14,865,742	£21,539,848	£25,247,664
60% LAR, 40% CIR	40%	£12,393,879	£14,500,512	£16,636,444	£20,080,510	£21,150,666	£27,911,569	£31,666,011
60% LAR, 40% CIR	45%	£7,111,208	£21,316,939	£26,071,470	£26,512,252	£27,445,108	£34,362,445	£38,146,833
60% LAR, 40% CIR	50%	£792,430	£27,857,084	£32,616,709	£33,065,670	£34,188,771	£40,926,182	£44,669,187
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 40% CIR	0%	£271,184,219	£241,962,254	£236,649,412	£235,291,343	£229,367,074	£206,461,203	£170,668,862
60% LAR, 40% CIR	5%	£211,184,219	£181,962,254	£176,649,412	£175,291,343	£169,367,074	£146,461,203	£110,668,862
60% LAR, 40% CIR	10%	£161,184,219	£131,962,254	£126,649,412	£125,291,343	£119,367,074	£96,461,203	£60,668,862
60% LAR, 40% CIR	15%	£111,184,219	£81,962,254	£76,649,412	£75,291,343	£69,367,074	£46,461,203	£10,668,862
60% LAR, 40% CIR	20%	£61,184,219	£31,962,254	£26,649,412	£25,291,343	£19,367,074	£16,461,203	£-10,668,862
60% LAR, 40% CIR	25%	£11,184,219	£-1,962,254	£-6,649,412	£-5,291,343	£-9,367,074	£-16,461,203	£-26,668,862
60% LAR, 40% CIR	30%	£-38,184,219	£-11,962,254	£-16,649,412	£-15,291,343	£-19,367,074	£-26,461,203	£-36,668,862
60% LAR, 40% CIR	35%	£-88,184,219	£-16,962,254	£-21,649,412	£-20,291,343	£-24,367,074	£-31,461,203	£-41,668,862
60% LAR, 40% CIR	40%	£-138,184,219	£-21,962,254	£-26,649,412	£-25,291,343	£-29,367,074	£-36,461,203	£-46,668,862
60% LAR, 40% CIR	45%	£-188,184,219	£-26,962,254	£-31,649,412	£-30,291,343	£-34,367,074	£-41,461,203	£-51,668,862
60% LAR, 40% CIR	50%	£-238,184,219	£-31,962,254	£-36,649,412	£-35,291,343	£-39,367,074	£-46,461,203	£-56,668,862
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£57,186,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 40% CIR	0%	£89,862,194	£79,869,227	£78,528,436	£78,089,295	£76,748,104	£64,437,889	£48,098,637
60% LAR, 40% CIR	5%	£79,869,227	£69,876,260	£68,535,070	£68,095,929	£66,754,738	£54,444,523	£38,105,275
60% LAR, 40% CIR	10%	£69,876,260	£59,883,293	£58,542,002	£58,102,861	£56,761,670	£44,451,455	£28,112,203
60% LAR, 40% CIR	15%	£59,883,293	£49,890,326	£48,549,035	£48,109,894	£46,768,703	£34,458,488	£18,119,251
60% LAR, 40% CIR	20%	£49,890,326	£39,897,359	£38,556,068	£38,116,927	£36,775,736	£24,465,521	£8,126,000
60% LAR, 40% CIR	25%	£39,897,359	£29,904,392	£28,563,101	£28,123,960	£26,782,769	£14,472,554	£-2,125,000
60% LAR, 40% CIR	30%	£29,904,392	£19,911,425	£18,570,134	£18,131,000	£16,790,809	£4,480,594	£-12,135,000
60% LAR, 40% CIR	35%	£19,911,425	£9,918,458	£8,577,167	£8,138,026	£6,797,835	£-2,125,000	£-22,140,000
60% LAR, 40% CIR	40%	£9,918,458	£-9,924,491	£-18,582,200	£-18,143,059	£-16,802,868	£-22,140,000	£-32,145,000
60% LAR, 40% CIR	45%	£-9,924,491	£-19,931,524	£-28,592,239	£-28,153,098	£-26,812,907	£-32,145,000	£-42,150,000
60% LAR, 40% CIR	50%	£-19,931,524	£-29,942,557	£-38,603,272	£-38,164,131	£-36,823,940	£-42,150,000	£-52,155,000
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£48,423,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 40% CIR	0%	£15,089,081	£25,726,352	£31,346,584	£31,777,364	£32,864,314	£36,016,671	£42,013,562
60% LAR, 40% CIR	5%	£14,019,175	£24,656,446	£30,276,678	£30,707,458	£31,794,408	£34,946,765	£40,943,656
60% LAR, 40% CIR	10%	£12,949,269	£23,586,540	£29,206,772	£29,637,552	£30,724,502	£33,876,859	£39,873,750
60% LAR, 40% CIR	15%	£11,879,363	£22,516,634	£28,136,866	£28,567,646	£29,654,596	£32,806,953	£38,803,844
60% LAR, 40% CIR	20%	£10,809,457	£21,446,728	£27,066,960	£27,497,740	£28,584,690	£31,737,047	£37,733,938
60% LAR, 40% CIR	25%	£9,739,551	£20,376,822	£26,000,054	£26,430,824	£27,514,784	£30,667,141	£36,664,032
60% LAR, 40% CIR	30%	£8,669,645	£19,306,916	£24,930,148	£25,360,928	£26,444,878	£29,597,235	£35,594,126
60% LAR, 40% CIR	35%	£7,599,739	£18,237,010	£23,860,242	£24,291,028	£25,374,972	£28,527,329	£34,524,220
60% LAR, 40% CIR	40%	£6,529,833	£17,167,104	£22,790,336	£23,221,122	£24,305,066	£27,457,423	£33,454,314
60% LAR, 40% CIR	45%	£5,459,927	£16,097,198	£21,720,430	£22,151,216	£23,235,160	£26,387,517	£32,384,408
60% LAR, 40% CIR	50%	£4,389,021	£15,027,292	£20,650,524	£21,081,310	£22,165,254	£25,317,611	£31,314,502
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£20,601,000						
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 40% CIR	0%	£15,089,081	£25,726,352	£31,346,584	£31,777,364	£32,864,314	£36,016,671	£42,013,562
60% LAR, 40% CIR	5%	£14,019,175	£24,656,446	£30,276,678	£30,707,458	£31,794,408	£34,946,765	£40,943,656
60% LAR, 40% CIR	10%	£12,949,269	£23,586,540	£29,206,772	£29,637,552	£30,724,502	£33,876,859	£39,873,750
60% LAR, 40% CIR	15%	£11,879,363	£22,516,634	£28,136,866	£28,567,646	£29,654,596	£32,806,953	£38,803,844
60% LAR, 40% CIR	20%	£10,809,457	£21,446,728	£27,066,960	£27,497,740	£28,584,690	£31,737,047	£37,733,938
60% LAR, 40% CIR	25%	£9,739,551	£20,376,822	£26,000,054	£26,430,824	£27,514,784	£30,667,141	£36,664,032
60% LAR, 40% CIR	30%	£8,669,645	£19,306,916	£24,930,148	£25,360,928	£26,444,878	£29,597,235	£35,594,126
60% LAR, 40% CIR	35%	£7,599,739	£18,237,010	£23,860,242	£24,291,028	£25,374,972	£28,527,329	£34,524,220
60% LAR, 40% CIR	40%	£6,529,833	£17,167,104	£22,790,336	£23,221,122	£24,305,066	£27,457,423	£33,454,314
60% LAR, 40% CIR	45%	£5,459,927	£16,097,198	£21,720,430	£22,151,216	£23,235,160	£26,387,517	£32,384,408
60% LAR, 40% CIR	50%	£4,389,021	£15,027,292	£20,650,524	£21,081,310	£22,165,254	£25,317,611	£31,314,502

LB Camden
Local Plan Viability Testing 2025

Resit 16 - 575 Flats

No Units	575
Site Area	2.88 Ha

Residual land values:

Value Area	Zone C - £1,100 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR, 40% CIR	0%	£97,485,325	£55,056,781	£50,544,595	£50,118,726	£49,054,055	£42,696,027	£39,087,251
0% LAR, 40% CIR	5%	£99,014,156	£48,304,136	£43,869,778	£43,385,650	£42,305,154	£36,941,619	£32,346,033
0% LAR, 40% CIR	10%	£80,615,759	£41,502,299	£36,953,124	£36,504,996	£35,424,996	£29,112,692	£25,550,195
0% LAR, 40% CIR	15%	£72,110,586	£34,646,548	£30,132,389	£29,706,348	£28,641,244	£22,250,616	£18,700,269
0% LAR, 40% CIR	20%	£63,517,725	£27,593,050	£23,153,443	£22,768,723	£21,706,802	£15,316,121	£11,775,438
0% LAR, 40% CIR	25%	£54,892,051	£20,692,477	£16,204,873	£15,781,348	£14,722,536	£8,318,735	£4,745,907
0% LAR, 40% CIR	30%	£46,206,035	£13,643,513	£8,911,893	£8,711,034	£7,651,893	£1,927,645	£2,372,414
0% LAR, 40% CIR	35%	£37,475,844	£6,499,177	£1,977,745	£1,551,046	£484,297	£8,037,705	£9,694,891
0% LAR, 40% CIR	40%	£28,860,086	£2,382,273	£5,334,136	£5,772,154	£6,807,189	£10,437,468	£17,111,566
0% LAR, 40% CIR	45%	£19,152,879	£8,165,506	£12,795,334	£13,236,625	£14,329,843	£20,879,784	£24,685,737
0% LAR, 40% CIR	50%	£10,824,372	£15,717,190	£20,408,557	£20,851,276	£21,958,075	£28,689,914	£32,432,919

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR, 40% CIR	0%	£181,225,995	£222,435,769	£226,186,286	£229,852,735	£231,286,696	£234,819,688	£241,884,843
0% LAR, 40% CIR	5%	£191,498,717	£222,435,769	£226,186,286	£229,852,735	£231,286,696	£234,819,688	£241,884,843
0% LAR, 40% CIR	10%	£200,120,116	£219,238,616	£233,716,680	£244,127,151	£249,210,670	£251,638,252	£255,782,680
0% LAR, 40% CIR	15%	£208,610,207	£216,044,307	£236,664,486	£252,596,631	£259,668,631	£264,644,646	£269,644,646
0% LAR, 40% CIR	20%	£217,238,132	£213,187,223	£239,447,439	£259,472,392	£269,333,953	£275,434,734	£280,959,437
0% LAR, 40% CIR	25%	£225,921,021	£210,349,369	£242,222,369	£266,349,369	£276,199,369	£282,452,169	£287,705,169
0% LAR, 40% CIR	30%	£234,534,343	£207,507,367	£245,003,184	£273,238,841	£283,098,841	£289,351,639	£294,604,437
0% LAR, 40% CIR	35%	£243,147,664	£204,665,365	£247,778,104	£280,113,104	£290,013,104	£296,266,902	£301,520,700
0% LAR, 40% CIR	40%	£251,760,985	£201,823,363	£250,542,102	£286,927,102	£296,827,102	£303,080,900	£308,334,700
0% LAR, 40% CIR	45%	£260,374,306	£198,981,361	£253,311,100	£293,741,100	£303,641,100	£310,094,900	£315,348,700
0% LAR, 40% CIR	50%	£268,987,627	£196,139,359	£256,080,098	£300,555,098	£310,455,098	£316,908,900	£322,162,700

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR, 40% CIR	0%	£86,944,425	£109,352,859	£118,895,126	£114,291,064	£115,855,895	£121,743,723	£129,522,496
0% LAR, 40% CIR	5%	£101,355,955	£109,352,859	£118,895,126	£114,291,064	£115,855,895	£121,743,723	£129,522,496
0% LAR, 40% CIR	10%	£83,763,581	£122,407,481	£127,888,538	£127,810,026	£126,884,754	£135,287,127	£148,859,555
0% LAR, 40% CIR	15%	£62,265,762	£109,763,202	£124,277,381	£134,620,602	£135,769,508	£142,139,134	£155,792,681
0% LAR, 40% CIR	20%	£109,478,025	£136,716,106	£141,641,627	£141,641,627	£142,702,608	£146,074,028	£150,446,312
0% LAR, 40% CIR	25%	£109,517,899	£143,717,273	£148,204,877	£148,838,882	£149,887,214	£156,091,615	£160,693,843
0% LAR, 40% CIR	30%	£118,203,175	£150,766,213	£155,766,213	£155,766,213	£156,766,213	£163,132,705	£167,705,169
0% LAR, 40% CIR	35%	£126,834,136	£157,816,533	£162,816,533	£162,816,533	£163,816,533	£170,447,455	£175,101,741
0% LAR, 40% CIR	40%	£135,465,071	£164,866,853	£169,866,853	£169,866,853	£170,866,853	£177,497,775	£182,152,110
0% LAR, 40% CIR	45%	£144,095,997	£171,917,173	£176,917,173	£176,917,173	£177,917,173	£184,548,095	£189,202,430
0% LAR, 40% CIR	50%	£152,726,923	£178,967,493	£183,967,493	£183,967,493	£184,967,493	£191,598,415	£196,252,750

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR, 40% CIR	0%	£27,133,342	£97,903,394	£122,377,721	£122,377,721	£123,883,345	£130,287,861	£133,861,487
0% LAR, 40% CIR	5%	£35,822,141	£124,055,447	£151,313,736	£151,313,736	£152,819,360	£159,223,876	£162,797,502
0% LAR, 40% CIR	10%	£44,508,512	£81,560,552	£88,075,111	£88,501,152	£87,566,256	£93,970,771	£97,544,317
0% LAR, 40% CIR	15%	£52,675,775	£38,513,893	£39,014,057	£39,636,777	£39,636,777	£100,871,379	£104,435,925
0% LAR, 40% CIR	20%	£61,360,045	£59,015,023	£59,015,023	£59,015,023	£59,015,023	£107,888,765	£111,453,311
0% LAR, 40% CIR	25%	£70,044,315	£79,516,153	£79,516,153	£79,516,153	£79,516,153	£114,895,455	£118,460,001
0% LAR, 40% CIR	30%	£78,728,585	£100,017,283	£100,017,283	£100,017,283	£100,017,283	£122,245,205	£125,810,751
0% LAR, 40% CIR	35%	£87,412,855	£120,518,413	£120,518,413	£120,518,413	£120,518,413	£129,644,999	£133,210,545
0% LAR, 40% CIR	40%	£96,107,125	£141,019,543	£141,019,543	£141,019,543	£141,019,543	£137,156,244	£140,721,790
0% LAR, 40% CIR	45%	£104,801,395	£161,520,673	£161,520,673	£161,520,673	£161,520,673	£144,667,414	£148,232,960
0% LAR, 40% CIR	50%	£113,495,665	£182,021,803	£182,021,803	£182,021,803	£182,021,803	£152,178,684	£155,744,230

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR, 40% CIR	0%	£38,257,450	£4,777,984	£6,883,280	£8,196,146	£10,173,880	£18,587,848	£25,146,024
0% LAR, 40% CIR	5%	£29,846,883	£10,550,769	£14,414,096	£14,414,096	£16,862,821	£24,396,256	£31,961,842
0% LAR, 40% CIR	10%	£21,387,884	£17,729,416	£22,209,660	£22,234,151	£23,702,879	£30,115,252	£33,677,689
0% LAR, 40% CIR	15%	£13,897,112	£24,981,337	£29,461,575	£29,485,460	£30,954,188	£37,366,561	£40,928,998
0% LAR, 40% CIR	20%	£6,401,650	£32,233,225	£36,713,463	£36,737,348	£38,206,076	£44,618,450	£47,180,724
0% LAR, 40% CIR	25%	£1,905,945	£39,485,113	£43,965,351	£43,989,236	£45,457,964	£51,869,837	£54,432,111
0% LAR, 40% CIR	30%	£1,401,340	£46,737,001	£51,217,240	£51,241,125	£52,709,853	£59,121,726	£61,684,000
0% LAR, 40% CIR	35%	£1,892,211	£53,988,889	£58,469,127	£58,493,012	£59,961,740	£66,373,613	£68,935,887
0% LAR, 40% CIR	40%	£2,383,082	£61,240,777	£66,719,415	£66,743,300	£68,212,028	£74,623,901	£77,186,175
0% LAR, 40% CIR	45%	£2,873,953	£68,492,665	£73,969,653	£73,993,538	£75,462,266	£81,874,139	£84,436,413
0% LAR, 40% CIR	50%	£3,364,824	£75,744,553	£81,221,791	£81,245,676	£82,714,404	£89,126,277	£91,688,551

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone C - £1,350 psf	
No Units		Sales value inflation		Base	
Site Area		Build cost inflation		Base	
2.88 Ha		Tenure		LAR / CR	
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base	

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone C - £1,500 pcf	
No Units	575	Sales value inflation		Base	
Site Area	2.88 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR: CR	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	
Tenure	% AH	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
60% LAR, 40% CR	0%	£176,185,605		£177,441,188	
60% LAR, 40% CR	5%	£163,870,199		£159,565,287	
60% LAR, 40% CR	10%	£151,507,027		£139,933,061	
60% LAR, 40% CR	15%	£139,099,335		£124,443,685	
60% LAR, 40% CR	20%	£126,644,852		£106,204,969	
60% LAR, 40% CR	25%	£114,144,932		£84,741,815	
60% LAR, 40% CR	30%	£101,584,115		£63,089,291	
60% LAR, 40% CR	35%	£89,034,096		£42,439,315	
60% LAR, 40% CR	40%	£76,255,615		£20,577,747	
60% LAR, 40% CR	45%	£63,533,124		£10,615,255	
60% LAR, 40% CR	50%	£50,749,391		£5,307,628	

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

		£97,649,000					
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR, 40% CR	0%	£118,875,568	£157,438,788	£151,438,788	£151,438,788	£151,438,788	£151,438,788
60% LAR, 40% CR	5%	£106,000,010	£145,563,229	£139,563,229	£139,563,229	£139,563,229	£139,563,229
60% LAR, 40% CR	10%	£93,125,451	£133,687,670	£127,687,670	£127,687,670	£127,687,670	£127,687,670
60% LAR, 40% CR	15%	£80,250,892	£121,812,111	£115,812,111	£115,812,111	£115,812,111	£115,812,111
60% LAR, 40% CR	20%	£67,376,333	£109,936,552	£103,936,552	£103,936,552	£103,936,552	£103,936,552
60% LAR, 40% CR	25%	£54,501,774	£98,060,993	£92,060,993	£92,060,993	£92,060,993	£92,060,993
60% LAR, 40% CR	30%	£41,627,215	£86,185,434	£80,185,434	£80,185,434	£80,185,434	£80,185,434
60% LAR, 40% CR	35%	£28,752,656	£74,309,875	£68,309,875	£68,309,875	£68,309,875	£68,309,875
60% LAR, 40% CR	40%	£15,878,097	£62,434,316	£56,434,316	£56,434,316	£56,434,316	£56,434,316
60% LAR, 40% CR	45%	£3,003,538	£50,558,757	£44,558,757	£44,558,757	£44,558,757	£44,558,757
60% LAR, 40% CR	50%	£1,128,979	£38,683,198	£32,683,198	£32,683,198	£32,683,198	£32,683,198

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

		£57,186,000					
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR, 40% CR	0%	£111,775,856	£231,088,023	£225,088,023	£225,088,023	£225,088,023	£225,088,023
60% LAR, 40% CR	5%	£99,000,000	£219,212,464	£213,212,464	£213,212,464	£213,212,464	£213,212,464
60% LAR, 40% CR	10%	£86,225,441	£207,336,905	£201,336,905	£201,336,905	£201,336,905	£201,336,905
60% LAR, 40% CR	15%	£73,450,882	£195,461,346	£189,461,346	£189,461,346	£189,461,346	£189,461,346
60% LAR, 40% CR	20%	£60,676,323	£183,585,787	£177,585,787	£177,585,787	£177,585,787	£177,585,787
60% LAR, 40% CR	25%	£47,901,764	£171,710,228	£165,710,228	£165,710,228	£165,710,228	£165,710,228
60% LAR, 40% CR	30%	£35,127,205	£159,834,669	£153,834,669	£153,834,669	£153,834,669	£153,834,669
60% LAR, 40% CR	35%	£22,352,646	£147,959,110	£141,959,110	£141,959,110	£141,959,110	£141,959,110
60% LAR, 40% CR	40%	£9,578,087	£136,083,551	£130,083,551	£130,083,551	£130,083,551	£130,083,551
60% LAR, 40% CR	45%	£1,703,528	£124,207,992	£118,207,992	£118,207,992	£118,207,992	£118,207,992
60% LAR, 40% CR	50%	£1,175,856	£112,332,433	£106,332,433	£106,332,433	£106,332,433	£106,332,433

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

		£49,420,000					
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR, 40% CR	0%	£139,376,106	£171,114,222	£165,114,222	£165,114,222	£165,114,222	£165,114,222
60% LAR, 40% CR	5%	£127,600,547	£159,238,663	£153,238,663	£153,238,663	£153,238,663	£153,238,663
60% LAR, 40% CR	10%	£115,824,988	£147,363,104	£141,363,104	£141,363,104	£141,363,104	£141,363,104
60% LAR, 40% CR	15%	£104,049,429	£135,487,545	£129,487,545	£129,487,545	£129,487,545	£129,487,545
60% LAR, 40% CR	20%	£92,273,870	£123,611,986	£117,611,986	£117,611,986	£117,611,986	£117,611,986
60% LAR, 40% CR	25%	£80,500,311	£111,736,427	£105,736,427	£105,736,427	£105,736,427	£105,736,427
60% LAR, 40% CR	30%	£68,725,752	£99,860,868	£93,860,868	£93,860,868	£93,860,868	£93,860,868
60% LAR, 40% CR	35%	£56,951,193	£87,985,309	£81,985,309	£81,985,309	£81,985,309	£81,985,309
60% LAR, 40% CR	40%	£45,176,634	£76,109,750	£70,109,750	£70,109,750	£70,109,750	£70,109,750
60% LAR, 40% CR	45%	£33,402,075	£64,234,191	£58,234,191	£58,234,191	£58,234,191	£58,234,191
60% LAR, 40% CR	50%	£21,627,516	£52,358,632	£46,358,632	£46,358,632	£46,358,632	£46,358,632

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

		£20,601,000					
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR, 40% CR	0%	£118,957,731	£174,063,852	£168,063,852	£168,063,852	£168,063,852	£168,063,852
60% LAR, 40% CR	5%	£107,182,172	£162,188,293	£156,188,293	£156,188,293	£156,188,293	£156,188,293
60% LAR, 40% CR	10%	£95,406,613	£150,312,734	£144,312,734	£144,312,734	£144,312,734	£144,312,734
60% LAR, 40% CR	15%	£83,631,054	£138,437,175	£132,437,175	£132,437,175	£132,437,175	£132,437,175
60% LAR, 40% CR	20%	£71,855,495	£126,561,616	£120,561,616	£120,561,616	£120,561,616	£120,561,616
60% LAR, 40% CR	25%	£60,080,936	£114,686,057	£108,686,057	£108,686,057	£108,686,057	£108,686,057
60% LAR, 40% CR	30%	£48,305,377	£102,810,498	£96,810,498	£96,810,498	£96,810,498	£96,810,498
60% LAR, 40% CR	35%	£36,529,818	£90,934,939	£84,934,939	£84,934,939	£84,934,939	£84,934,939
60% LAR, 40% CR	40%	£24,754,259	£79,059,380	£73,059,380	£73,059,380	£73,059,380	£73,059,380
60% LAR, 40% CR	45%	£12,978,700	£67,183,821	£61,183,821	£61,183,821	£61,183,821	£61,183,821
60% LAR, 40% CR	50%	£1,203,141	£55,308,262	£49,308,262	£49,308,262	£49,308,262	£49,308,262

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone C - £1,900 psf	
No Units	575	Sales value inflation		Base	
Site Area	2.88 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR - CIR	
Tenure	%AH	Base Build Costs and Access Prt M4(2) and Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£285,841,291	£221,977,797	£217,597,304	£217,183,665
60% LAR - 40% CIR	5%	£289,670,978	£206,994,395	£202,633,339	£202,219,595
60% LAR - 40% CIR	10%	£292,354,454	£191,863,266	£187,599,217	£187,185,209
60% LAR - 40% CIR	15%	£215,380,471	£176,666,108	£172,494,261	£172,081,650
60% LAR - 40% CIR	20%	£188,438,862	£161,699,098	£157,346,763	£156,934,433
60% LAR - 40% CIR	25%	£181,451,816	£146,485,335	£142,139,207	£141,726,034
60% LAR - 40% CIR	30%	£184,119,730	£131,225,289	£126,980,075	£126,568,095
60% LAR - 40% CIR	35%	£147,343,242	£115,919,427	£111,559,850	£111,146,629
60% LAR - 40% CIR	40%	£130,222,625	£100,568,222	£96,251,016	£95,843,591
60% LAR - 40% CIR	45%	£113,558,398	£85,172,142	£80,836,454	£80,423,668
60% LAR - 40% CIR	50%	£95,851,017	£69,671,770	£65,324,802	£64,914,584

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

Tenure		% AH	Base Build Costs and Access Prt M(4)(2) & Building Safety Levy	Base Build Costs, Access Prt M(4)(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, & BREEAM Excellent	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, & BREEAM Excellent, & Biodiversity	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, & BREEAM Excellent, & Biodiversity & Renewable Off-Set Payments	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, & BREEAM Excellent, & Biodiversity, Renewable Off-Set Payments & Sustainability	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, & BREEAM Excellent, & Biodiversity, Renewable Off-Set Payments, & Embodied Carbon
60% LAR, 40% CIR	0%	£14,909,894	£28,790,078	£95,115,481	£52,599,570	£99,599,481	£49,797,491	£99,599,481	£274,274,341
60% LAR, 40% CIR	10%	£14,909,894	£28,790,078	£95,115,481	£52,599,570	£99,599,481	£49,797,491	£99,599,481	£274,274,341
60% LAR, 40% CIR	20%	£14,909,894	£28,790,078	£95,115,481	£52,599,570	£99,599,481	£49,797,491	£99,599,481	£274,274,341
60% LAR, 40% CIR	30%	£14,909,894	£28,790,078	£95,115,481	£52,599,570	£99,599,481	£49,797,491	£99,599,481	£274,274,341
60% LAR, 40% CIR	40%	£14,909,894	£28,790,078	£95,115,481	£52,599,570	£99,599,481	£49,797,491	£99,599,481	£274,274,341
60% LAR, 40% CIR	50%	£14,909,894	£28,790,078	£95,115,481	£52,599,570	£99,599,481	£49,797,491	£99,599,481	£274,274,341
60% LAR, 40% CIR	60%	£14,909,894	£28,790,078	£95,115,481	£52,599,570	£99,599,481	£49,797,491	£99,599,481	£274,274,341
60% LAR, 40% CIR	70%	£14,909,894	£28,790,078	£95,115,481	£52,599,570	£99,599,481	£49,797,491	£99,599,481	£274,274,341
60% LAR, 40% CIR	80%	£14,909,894	£28,790,078	£95,115,481	£52,599,570	£99,599,481	£49,797,491	£99,599,481	£274,274,341
60% LAR, 40% CIR	90%	£14,909,894	£28,790,078	£95,115,481	£52,599,570	£99,599,481	£49,797,491	£99,599,481	£274,274,341
60% LAR, 40% CIR	100%	£14,909,894	£28,790,078	£95,115,481	£52,599,570	£99,599,481	£49,797,491	£99,599,481	£274,274,341

LB Camden
Local Plan Viability Testing 2025

Resi 16 - 575 Flats	
---------------------	--

No Units	575
Site Area	2.88 Ha

Residual land values:

Value Area	Zone C - £2,000 psf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£288,200,829	£244,054,876	£239,674,274	£239,260,844	£238,227,270	£232,025,825	£228,560,578
60% LAR - 40% CIR	5%	£270,312,539	£227,987,430	£223,604,374	£223,192,584	£222,163,112	£215,898,277	£212,454,371
60% LAR - 40% CIR	10%	£252,377,830	£211,432,456	£207,486,415	£207,075,141	£206,046,657	£199,805,322	£196,460,874
60% LAR - 40% CIR	15%	£234,397,152	£195,650,221	£191,371,875	£190,960,993	£189,888,787	£183,722,508	£180,284,088
60% LAR - 40% CIR	20%	£216,370,569	£179,421,190	£175,036,802	£174,626,471	£173,553,145	£167,483,189	£164,055,436
60% LAR - 40% CIR	25%	£198,278,537	£163,127,871	£158,781,743	£158,371,570	£157,348,138	£151,193,542	£147,775,432
60% LAR - 40% CIR	30%	£180,152,170	£146,758,323	£142,424,109	£142,013,922	£140,991,129	£134,854,072	£131,444,595
60% LAR - 40% CIR	35%	£161,926,400	£130,342,959	£126,017,382	£125,606,160	£124,588,607	£118,465,283	£115,063,438
60% LAR - 40% CIR	40%	£143,584,002	£113,862,252	£109,566,045	£109,155,260	£108,139,058	£102,027,684	£98,632,477
60% LAR - 40% CIR	45%	£125,397,984	£97,376,989	£93,060,580	£92,650,833	£91,642,988	£85,550,196	£82,161,835
60% LAR - 40% CIR	50%	£107,068,831	£80,826,680	£76,495,851	£76,085,633	£75,080,086	£69,006,806	£65,488,316

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£7,239,534	£3,979,235	£43,988,801	£43,988,801	£43,988,801	£43,988,801	£43,988,801
60% LAR - 40% CIR	5%	£6,958,534	£3,799,235	£42,798,801	£42,798,801	£42,798,801	£42,798,801	£42,798,801
60% LAR - 40% CIR	10%	£6,678,534	£3,619,235	£41,608,801	£41,608,801	£41,608,801	£41,608,801	£41,608,801
60% LAR - 40% CIR	15%	£6,398,534	£3,439,235	£40,418,801	£40,418,801	£40,418,801	£40,418,801	£40,418,801
60% LAR - 40% CIR	20%	£6,118,534	£3,259,235	£39,228,801	£39,228,801	£39,228,801	£39,228,801	£39,228,801
60% LAR - 40% CIR	25%	£5,838,534	£3,079,235	£38,038,801	£38,038,801	£38,038,801	£38,038,801	£38,038,801
60% LAR - 40% CIR	30%	£5,558,534	£2,899,235	£36,848,801	£36,848,801	£36,848,801	£36,848,801	£36,848,801
60% LAR - 40% CIR	35%	£5,278,534	£2,719,235	£35,658,801	£35,658,801	£35,658,801	£35,658,801	£35,658,801
60% LAR - 40% CIR	40%	£4,998,534	£2,539,235	£34,468,801	£34,468,801	£34,468,801	£34,468,801	£34,468,801
60% LAR - 40% CIR	45%	£4,718,534	£2,359,235	£33,278,801	£33,278,801	£33,278,801	£33,278,801	£33,278,801
60% LAR - 40% CIR	50%	£4,438,534	£2,179,235	£32,088,801	£32,088,801	£32,088,801	£32,088,801	£32,088,801

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£123,791,079	£79,644,926	£75,264,524	£74,851,094	£73,817,520	£67,616,075	£64,170,829
60% LAR - 40% CIR	5%	£105,960,786	£68,557,889	£64,194,624	£63,782,634	£62,750,060	£56,548,615	£53,103,369
60% LAR - 40% CIR	10%	£88,130,493	£57,470,852	£50,125,720	£49,713,730	£48,681,156	£42,479,711	£39,034,465
60% LAR - 40% CIR	15%	£70,300,200	£46,383,815	£39,050,808	£38,638,818	£37,606,244	£31,404,799	£27,959,553
60% LAR - 40% CIR	20%	£52,470,907	£35,296,778	£27,981,892	£27,569,902	£26,537,328	£20,335,883	£16,890,637
60% LAR - 40% CIR	25%	£34,640,614	£24,209,741	£16,912,976	£16,500,986	£15,468,412	£9,266,967	£5,821,721
60% LAR - 40% CIR	30%	£16,810,321	£13,122,704	£5,844,060	£5,432,070	£4,399,496	£-2,802,059	£-6,247,313
60% LAR - 40% CIR	35%	£-1,019,972	£2,035,667	£-11,753,839	£-11,341,849	£-10,309,275	£-16,511,831	£-19,956,585
60% LAR - 40% CIR	40%	£-11,849,781	£9,048,631	£-22,824,208	£-22,412,218	£-20,979,644	£-27,182,199	£-30,627,453
60% LAR - 40% CIR	45%	£-22,679,590	£7,961,594	£-33,654,021	£-33,242,031	£-31,800,457	£-38,006,012	£-41,451,766
60% LAR - 40% CIR	50%	£-33,509,399	£6,874,557	£-44,483,834	£-44,071,844	£-42,629,283	£-48,831,667	£-52,282,020

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£171,993,120	£127,847,176	£123,486,735	£123,053,345	£122,019,770	£115,818,325	£112,373,077
60% LAR - 40% CIR	5%	£154,159,039	£111,759,030	£107,399,874	£106,966,484	£105,933,010	£99,731,565	£96,286,317
60% LAR - 40% CIR	10%	£136,324,958	£95,670,889	£91,271,812	£90,838,422	£89,804,948	£83,603,503	£80,158,255
60% LAR - 40% CIR	15%	£118,490,877	£79,582,742	£75,473,746	£75,040,356	£74,006,882	£67,805,437	£64,360,189
60% LAR - 40% CIR	20%	£100,656,796	£63,494,595	£59,385,302	£58,951,912	£57,918,438	£51,716,993	£48,271,745
60% LAR - 40% CIR	25%	£82,822,715	£47,406,448	£43,306,856	£42,873,466	£41,839,992	£35,638,547	£32,193,299
60% LAR - 40% CIR	30%	£64,988,634	£31,318,301	£27,217,260	£26,783,870	£25,750,396	£19,548,951	£16,103,703
60% LAR - 40% CIR	35%	£47,154,553	£15,230,154	£11,128,109	£10,694,719	£9,661,245	£3,459,799	£0,014,451
60% LAR - 40% CIR	40%	£29,320,472	£-9,158,003	£-16,962,444	£-16,529,054	£-15,495,580	£-21,697,135	£-25,151,887
60% LAR - 40% CIR	45%	£11,486,391	£-23,070,156	£-32,874,649	£-32,441,259	£-31,407,785	£-37,609,340	£-41,064,092
60% LAR - 40% CIR	50%	£-6,359,790	£-34,182,309	£-43,786,860	£-43,353,470	£-42,319,996	£-48,521,551	£-51,976,303

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£258,272,954	£184,636,801	£180,446,399	£180,032,969	£178,999,395	£172,787,850	£169,352,703
60% LAR - 40% CIR	5%	£211,244,664	£158,739,555	£154,549,153	£154,135,723	£153,102,149	£146,890,604	£143,455,457
60% LAR - 40% CIR	10%	£163,216,374	£132,842,309	£128,651,907	£128,238,477	£127,204,903	£121,003,358	£117,568,211
60% LAR - 40% CIR	15%	£115,188,082	£96,955,063	£92,764,661	£92,351,231	£91,317,657	£85,116,112	£81,680,965
60% LAR - 40% CIR	20%	£97,159,790	£80,962,817	£76,772,415	£76,358,985	£75,325,411	£69,123,866	£65,688,719
60% LAR - 40% CIR	25%	£79,131,498	£64,970,571	£60,780,013	£60,366,583	£59,333,009	£53,131,464	£49,696,317
60% LAR - 40% CIR	30%	£61,103,206	£48,978,325	£44,787,867	£44,374,437	£43,340,863	£37,139,318	£33,704,171
60% LAR - 40% CIR	35%	£43,074,914	£32,986,079	£28,795,609	£28,382,179	£27,348,605	£21,147,060	£17,711,913
60% LAR - 40% CIR	40%	£25,046,622	£16,993,833	£12,803,251	£12,389,821	£11,356,247	£5,154,702	£1,719,555
60% LAR - 40% CIR	45%	£7,018,330	£2,001,587	£-2,198,231	£-2,198,231	£-2,198,231	£-7,800,686	£-11,255,139
60% LAR - 40% CIR	50%	£-11,010,038	£-16,009,541	£-26,207,835	£-26,207,835	£-26,207,835	£-31,810,290	£-35,265,443

LB Camden
Local Plan Viability Testing 2025

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

LB Camden
Local Plan Viability Testing 2025

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