

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		Growth				
Site Area	0.045 Ha	Build cost inflation		Growth				
Residual land values:		Tenure		Pk				
Tenure		% 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, Renewable Offset Payments	Base Build Costs, Access Prt 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%	£2,694,850	£2,660,963	£2,697,536	£2,663,872	£2,624,877	£2,595,346
Residual Land values compared to benchmark land values Higher Value Secondary Offices						£97,649,000		
Tenure		% 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, Renewable Offset Payments	Base Build Costs, Access Prt 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%	£1,496,376	£1,755,812	£1,757,170	£1,749,335	£1,789,326	£1,817,895
Residual Land values compared to benchmark land values Medium Value Secondary Offices						£57,186,000		
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM 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 & Embodied Carbon
PL		8%	£321,465	£87,223	£83,965	£80,562	£81,507	£17,684
Residual Land values compared to benchmark land values Medium 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, Renewable Offset Payments	Base Build Costs, Access Prt 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%	£1,075,936	£641,693	£838,135	£834,972	£605,977	£737,446
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution						£20,601,000		
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM 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 & Embodied Carbon
PL		8%	£1,967,790	£1,733,548	£1,729,990	£1,728,627	£1,697,832	£1,626,301



LB Camden  
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone A - Kings Cross Lower	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth Growth PIL	
4 0.045 Ha					
Residual land values:					
	</				



LB Camden  
Local Plan Viability Testing 2025

Residential		Value Area		Zone A - Kings Cross Higher					
Residential		Sales value inflation		Growth					
No Units		Build cost inflation		Growth					
Site Area		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, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£1,286,204	£3,045,702	£3,042,145	£3,036,983	£3,036,988	£2,947,456	£2,936,186	
Residual Land values compared to benchmark land values Higher Value Secondary Offices									
£97,649,000									
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM 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	
PL	0%	£1,108,951	£1,348,803	£1,362,880	£1,355,252	£1,344,217	£1,452,149	£1,458,658	
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, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£712,834	£472,332	£468,775	£465,813	£436,618	£368,096	£362,815	
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, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£1,487,304	£1,226,802	£1,223,245	£1,220,583	£1,191,088	£1,122,356	£1,117,386	
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, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£2,359,159	£2,118,857	£2,115,100	£2,111,858	£2,082,943	£2,014,411	£2,009,140	



LB Camden  
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone A - Lower Central Zone				
No Units	4	Sales value inflation		Growth				
Site Area	0.045 Ha	Build cost inflation		Growth				
Residual land values:		Tenure		PIL				
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£1,077,372	£3,430,813	£3,427,296	£3,428,089	£3,395,099	£3,395,967	£3,521,296
Residual Land values compared to benchmark land values Higher Value Secondary Offices					£37,449,000			
		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	0%	£1,093,318	£593,362	£895,112	£996,106	£1,067,636	£1,022,656	
Residual Land values compared to benchmark land values Medium Value Secondary Offices					£57,184,000			
		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	0%	£1,104,202	£607,443	£853,886	£850,723	£821,729	£753,197	£747,926
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	0%	£1,858,672	£1,611,913	£1,808,350	£1,806,189	£1,676,199	£1,507,687	£1,502,396
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution					£26,681,000			
		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	0%	£2,750,507	£2,503,798	£2,500,211	£2,487,048	£2,468,094	£2,399,522	£2,384,251



LB Camden  
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone A - Medium Central Zone	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth inflation PIL	
4 0.045 Ha					
Residual land values:					



LB Camden  
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone A - Higher Central Zone					
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth Growth PIL					
4 0.045 Ha									
Residual land values:									
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£3,112,391	£4,842,896	£4,638,329	£4,638,168	£4,807,111	£4,788,639	£4,733,368
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 & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£718,386	£448,681	£445,124	£441,961	£412,968	£344,434	£339,163
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 & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£2,539,221	£2,269,516	£2,205,950	£2,262,756	£2,233,801	£2,195,269	£2,159,998
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 & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£3,203,691	£3,023,396	£3,020,426	£3,017,266	£2,988,271	£2,919,739	£2,914,468
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 & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£4,185,546	£3,915,841	£3,912,284	£3,909,121	£3,880,126	£3,811,594	£3,806,323



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		Growth	
Site Area	0.03 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		Pk	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & 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	
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, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 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	
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 & 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	
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 & 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	
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, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 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	



LB Camden  
Local Plan Viability Testing 2025

Res1 2 - 6 Flats		Value Area		Zone A - Kings Cross Lower				
No Units	6	Sales value inflation		Growth				
Site Area	0.03 Ha	Build cost inflation		Growth				
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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
PIL	10%	£2,565,891	£2,331,104	£2,528,631	£2,763,872	£2,311,917	£2,240,861	£2,260,168
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	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£233,656	£258,306	£260,636	£265,587	£217,495	£248,867	£276,916
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	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£680,281	£615,524	£613,051	£608,293	£566,397	£526,023	£485,372
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	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£1,583,261	£1,116,504	£1,116,031	£1,111,273	£1,099,377	£1,028,003	£968,352
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	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£1,977,831	£1,713,074	£1,710,601	£1,706,843	£1,693,947	£1,622,573	£1,562,922



LB Camden  
Local Plan Viability Testing 2025

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



LB Camden  
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone A - Lower Central Zone				
No Units	6	Sales value inflation		Growth				
Site Area	0.03 Ha	Build cost inflation		Growth				
		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%	£3,427,362	£3,149,950	£3,147,425	£3,142,688	£3,130,773	£3,099,389	£3,078,747
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%	£488,452	£220,430	£217,365	£213,198	£201,303	£128,828	£96,277
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%	£1,732,362	£1,434,320	£1,431,845	£1,427,688	£1,415,193	£1,343,819	£1,308,167
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space		£46,428,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£2,235,362	£1,937,300	£1,934,825	£1,930,568	£1,918,173	£1,846,799	£1,807,147
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	10%	£2,809,932	£2,531,870	£2,529,395	£2,524,838	£2,512,743	£2,441,369	£2,401,717



LB Camden  
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone A - Medium Central Zone				
No Units6		Sales value inflation		Growth				
Site Area0.03 Ha		Build cost inflation		Growth				
		Tenure		PIL				
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							
PIL	10%	£4,386,745	£4,105,161	£4,102,086	£4,087,929	£4,086,033	£4,014,880	£3,975,006
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							
PIL	10%	£1,489,275	£1,175,091	£1,173,216	£1,169,459	£1,156,563	£1,085,190	£1,045,538
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, Sustainability & Embodied Carbon
Tenure	% AH							
PIL	10%	£2,683,195	£2,389,581	£2,387,106	£2,382,349	£2,370,453	£2,299,080	£2,259,438
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, Sustainability & Embodied Carbon
Tenure	% AH							
PIL	10%	£3,186,145	£2,892,561	£2,890,086	£2,885,329	£2,873,433	£2,802,060	£2,762,408
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution						£26,801,000		
		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							
PIL	10%	£3,780,715	£3,487,131	£3,484,656	£3,479,899	£3,468,003	£3,396,630	£3,356,978







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		Growth	
Site Area	0.028 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		Pk	
		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	£3,843,362	£3,990,728	£3,987,916	£3,979,897
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
Tenure	% AH	£1,402,717	£1,049,503	£1,045,790	£1,036,652
PKL	14%	£1,402,717	£1,049,503	£1,045,790	£1,036,652
Residual Land values compared to benchmark land values Medium Value Secondary Offices		£67,186,000			
		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
Tenure	% AH	£2,414,292	£2,061,078	£2,057,306	£2,050,227
PKL	14%	£2,414,292	£2,061,078	£2,057,306	£2,050,227
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	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	£2,833,442	£2,480,228	£2,476,515	£2,469,377
PKL	14%	£2,833,442	£2,480,228	£2,476,515	£2,469,377
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	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	£3,328,917	£2,975,703	£2,971,990	£2,964,802
PKL	14%	£3,328,917	£2,975,703	£2,971,990	£2,964,802



LB Camden  
Local Plan Viability Testing 2025

Residential Land Values		Value Area		Zone A - Kings Cross Lower	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth Growth PIL	
Residual land values:					
					</



LB Camden  
Local Plan Viability Testing 2025

Res3 - 9 Flats		Value Area		Zone A - Kings Cross Higher				
No Units	9	Sales value inflation		Growth				
Site Area	0.025 Ha	Build cost inflation		Growth				
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, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£3,488,917	£4,104,863	£4,101,111	£4,083,934	£3,916,131	£3,868,588	
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) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£2,026,792	£1,063,598	£1,659,886	£1,652,749	£1,634,906	£1,527,845	£1,468,368
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
PIL	14%	£3,036,367	£2,075,173	£2,671,461	£2,664,324	£2,646,481	£2,539,420	£2,479,943
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	14%	£3,457,817	£3,094,323	£3,090,611	£3,083,474	£3,065,631	£2,958,570	£2,899,093
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%	£3,952,892	£3,589,798	£3,586,080	£3,578,943	£3,561,106	£3,454,045	£3,394,568



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		Growth Growth PIL					
9 0.028 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%	£3,582,383	£4,718,820	£4,716,208	£4,708,071	£4,680,227	£4,663,167	£4,523,688
Residual Land values compared to benchmark land values Higher Value Secondary Offices						£97,649,000			
Tenure		%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£2,650,808	£2,277,695	£2,273,983	£2,266,846	£2,248,002	£2,141,942	£2,082,453
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
PIL		14%	£3,682,443	£3,289,270	£3,285,558	£3,278,421	£3,260,577	£3,153,517	£3,094,038
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		14%	£4,081,593	£3,708,420	£3,704,708	£3,697,571	£3,679,727	£3,572,667	£3,513,188
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution						£20,861,000			
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
PIL		14%	£4,577,368	£4,203,895	£4,200,183	£4,193,046	£4,175,202	£4,068,142	£4,008,663



LB Camden  
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone A - Medium Central Zone				
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth Growth PIL				
9 0.025 Ha								
Residual land values:								



LB Camden  
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone A - Higher Central Zone	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth Growth PIL	
9 0.028 Ha					
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		Growth			
Site Area	0.02 Ha	Build cost inflation		Growth			
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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & 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%	£3,230,457	£3,811,059	£3,811,059	£3,811,059	£3,811,059	£3,811,059
60% LAR 40% CIR	5%	£3,951,000	£3,977,036	£3,977,036	£3,977,036	£3,977,036	£3,977,036
60% LAR 40% CIR	10%	£3,130,516	£3,141,485	£3,141,485	£3,141,485	£3,141,485	£3,141,485
60% LAR 40% CIR	15%	£3,369,306	£3,045,012	£3,045,012	£3,045,012	£3,045,012	£3,045,012
60% LAR 40% CIR	16%	£3,332,933	£2,991,607	£2,991,607	£2,991,607	£2,991,607	£2,991,607
60% LAR 40% CIR	20%	£3,107,078	£2,771,626	£2,771,626	£2,771,626	£2,771,626	£2,771,626
60% LAR 40% CIR	25%	£2,823,936	£2,509,336	£2,509,336	£2,496,779	£2,475,681	£2,349,009
60% LAR 40% CIR	30%	£2,239,895	£2,240,151	£2,239,895	£2,227,814	£2,206,554	£2,090,195
60% LAR 40% CIR	35%	£2,254,960	£1,970,078	£1,969,974	£1,966,974	£1,962,590	£1,749,390
60% LAR 40% CIR	40%	£1,899,142	£1,899,128	£1,899,029	£1,888,638	£1,865,657	£1,489,839
60% LAR 40% CIR	45%	£1,682,446	£1,427,306	£1,422,747	£1,414,835	£1,398,184	£1,196,550
60% LAR 40% CIR	50%	£1,394,884	£1,154,625	£1,150,536	£1,142,166	£1,121,241	£995,687
Residual Land values compared to benchmark land values Higher Value Secondary Offices		£97,649,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety 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%	£2,456,011	£2,969,223	£2,962,033	£2,952,455	£2,932,007	£1,831,822
60% LAR 40% CIR	5%	£2,175,960	£1,801,600	£1,797,426	£1,798,881	£1,797,514	£1,699,308
60% LAR 40% CIR	10%	£1,855,180	£1,236,040	£1,231,860	£1,232,860	£1,231,860	£1,172,630
60% LAR 40% CIR	15%	£1,813,899	£1,269,575	£1,269,575	£1,269,581	£1,269,575	£1,103,611
60% LAR 40% CIR	16%	£1,887,496	£1,214,171	£1,214,171	£1,214,171	£1,214,171	£984,345
60% LAR 40% CIR	20%	£1,331,630	£1,002,190	£999,957	£999,957	£999,957	£773,897
60% LAR 40% CIR	25%	£1,333,399	£1,333,399	£1,333,399	£1,333,399	£1,333,399	£694,598
60% LAR 40% CIR	30%	£1,454,458	£1,454,458	£1,454,458	£1,454,458	£1,454,458	£594,598
60% LAR 40% CIR	35%	£1,479,524	£1,479,524	£1,479,524	£1,479,524	£1,479,524	£537,467
60% LAR 40% CIR	40%	£1,333,399	£1,333,399	£1,333,399	£1,333,399	£1,333,399	£457,282
60% LAR 40% CIR	45%	£1,333,399	£1,333,399	£1,333,399	£1,333,399	£1,333,399	£397,282
60% LAR 40% CIR	50%	£1,333,399	£1,333,399	£1,333,399	£1,333,399	£1,333,399	£349,611
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 & Embodied Carbon
60% LAR 40% CIR	0%	£2,811,254	£2,537,291	£2,533,119	£2,524,572	£2,503,205	£2,303,773
60% LAR 40% CIR	5%	£2,530,871	£2,271,740	£2,267,581	£2,265,964	£2,263,721	£2,099,033
60% LAR 40% CIR	10%	£2,349,560	£2,050,266	£2,050,266	£2,048,683	£2,046,443	£1,922,633
60% LAR 40% CIR	15%	£2,293,187	£1,951,881	£1,947,719	£1,948,238	£1,947,719	£1,790,637
60% LAR 40% CIR	16%	£2,057,330	£1,731,881	£1,731,881	£1,731,881	£1,731,881	£1,577,355
60% LAR 40% CIR	20%	£1,784,191	£1,468,590	£1,468,590	£1,467,725	£1,465,916	£1,309,263
60% LAR 40% CIR	25%	£1,550,149	£1,268,468	£1,268,468	£1,268,293	£1,266,609	£1,103,699
60% LAR 40% CIR	30%	£1,215,215	£930,333	£926,226	£926,805	£926,805	£770,761
60% LAR 40% CIR	35%	£1,029,396	£859,382	£855,284	£856,892	£855,284	£693,093
60% LAR 40% CIR	40%	£842,701	£687,662	£683,465	£684,986	£683,465	£586,892
60% LAR 40% CIR	45%	£655,139	£514,880	£510,791	£512,421	£510,791	£443,810
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 & Embodied Carbon
60% LAR 40% CIR	0%	£3,495,936	£3,106,750	£3,102,562	£3,093,963	£3,072,834	£2,872,348
60% LAR 40% CIR	5%	£2,216,397	£2,842,127	£2,837,695	£2,829,439	£2,809,247	£2,605,493
60% LAR 40% CIR	10%	£2,836,707	£2,576,576	£2,572,418	£2,563,900	£2,542,807	£2,343,870
60% LAR 40% CIR	15%	£2,554,296	£2,310,103	£2,305,958	£2,297,496	£2,276,242	£2,082,892
60% LAR 40% CIR	16%	£2,598,824	£2,264,498	£2,264,498	£2,264,498	£2,264,498	£2,024,875
60% LAR 40% CIR	20%	£2,372,186	£2,042,717	£2,038,584	£2,030,119	£2,009,954	£1,811,424
60% LAR 40% CIR	25%	£2,089,027	£1,774,427	£1,770,305	£1,761,861	£1,740,792	£1,543,262
60% LAR 40% CIR	30%	£1,804,986	£1,505,242	£1,501,129	£1,492,705	£1,471,645	£1,279,089
60% LAR 40% CIR	35%	£1,550,149	£1,235,199	£1,231,966	£1,222,648	£1,201,541	£1,032,647
60% LAR 40% CIR	40%	£1,234,233	£984,216	£980,120	£971,728	£950,747	£774,529
60% LAR 40% CIR	45%	£1,047,537	£852,399	£848,305	£839,926	£818,975	£643,241
60% LAR 40% CIR	50%	£868,879	£619,716	£615,627	£607,257	£586,352	£491,086
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 & Embodied Carbon
60% LAR 40% CIR	0%	£3,607,095	£3,462,305	£3,462,305	£3,454,329	£3,432,880	£3,304,189
60% LAR 40% CIR	5%	£3,576,436	£3,202,473	£3,198,301	£3,189,754	£3,188,386	£2,998,955
60% LAR 40% CIR	10%	£3,266,921	£2,938,921	£2,935,783	£2,924,245	£2,902,863	£2,715,982
60% LAR 40% CIR	15%	£3,014,742	£2,670,448	£2,666,303	£2,657,813	£2,636,587	£2,459,483
60% LAR 40% CIR	16%	£2,998,969	£2,617,043	£2,612,801	£2,604,417	£2,583,203	£2,392,219
60% LAR 40% CIR	20%	£2,759,511	£2,403,061	£2,398,929	£2,389,464	£2,369,306	£2,171,779
60% LAR 40% CIR	25%	£2,449,372	£2,134,772	£2,130,650	£2,122,207	£2,101,098	£1,894,025
60% LAR 40% CIR	30%	£2,165,331	£1,865,598	£1,861,475	£1,853,090	£1,831,961	£1,635,432
60% LAR 40% CIR	35%	£1,880,397	£1,595,515	£1,591,410	£1,583,003	£1,561,886	£1,380,826
60% LAR 40% CIR	40%	£1,594,578	£1,324,964	£1,320,486	£1,312,054	£1,290,930	£1,099,273
60% LAR 40% CIR	45%	£1,307,863	£1,052,744	£1,048,650	£1,040,271	£1,019,320	£823,787
60% LAR 40% CIR	50%	£1,020,921	£780,061	£775,972	£767,603	£746,677	£594,911



LB Camden  
Local Plan Viability Testing 2025

Resi 4 - 10 Flats		Value Area		Zone A - Kings Cross Lower				
No Units	10	Sales value inflation		Growth				
Site Area	0.02 Ha	Build cost inflation		Growth				
Residual land values:		Tenure		LAR - CBR				
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & 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	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,269,627	£3,841,690	£3,877,471	£3,838,000	£3,807,440	£3,818,350	£3,607,298
60% LAR - 40% CBR	0%	£3,951,000	£3,977,036	£3,972,864	£3,964,318	£3,942,990	£3,944,745	£3,343,519
60% LAR - 40% CBR	5%	£3,700,000	£3,811,486	£3,807,312	£3,798,800	£3,777,106	£3,778,740	£3,079,738
60% LAR - 40% CBR	10%	£3,380,000	£3,645,012	£3,640,867	£3,632,377	£3,611,151	£3,613,047	£2,813,047
60% LAR - 40% CBR	16%	£3,332,933	£2,991,407	£2,987,484	£2,978,980	£2,967,767	£2,969,491	£2,789,782
60% LAR - 40% CBR	20%	£3,107,075	£2,777,620	£2,773,493	£2,765,058	£2,753,864	£2,755,880	£2,440,333
60% LAR - 40% CBR	25%	£2,803,936	£2,509,330	£2,505,214	£2,496,770	£2,475,661	£2,480,009	£2,278,647
60% LAR - 40% CBR	30%	£2,538,895	£2,240,151	£2,236,038	£2,227,614	£2,206,554	£2,210,955	£2,008,995
60% LAR - 40% CBR	35%	£2,254,980	£1,970,078	£1,965,974	£1,957,567	£1,936,550	£1,940,448	£1,740,390
60% LAR - 40% CBR	40%	£1,980,142	£1,699,128	£1,695,029	£1,686,638	£1,665,657	£1,669,773	£1,469,838
60% LAR - 40% CBR	45%	£1,692,446	£1,427,368	£1,423,214	£1,414,835	£1,393,864	£1,398,184	£1,198,350
60% LAR - 40% CBR	50%	£1,394,884	£1,154,625	£1,150,538	£1,142,168	£1,121,241	£1,125,687	£926,935
Residual Land values compared to benchmark land values		£97,645,000						
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
		£2,455,011	£2,068,223	£2,062,035	£2,053,455	£2,052,007	£1,963,316	£1,831,822
60% LAR - 40% CBR	0%	£2,755,560	£1,801,800	£1,797,428	£1,788,885	£1,767,214	£1,769,308	£1,568,082
60% LAR - 40% CBR	5%	£1,865,180	£1,536,048	£1,531,980	£1,523,370	£1,502,080	£1,504,340	£1,303,340
60% LAR - 40% CBR	10%	£1,613,889	£1,269,575	£1,265,430	£1,256,941	£1,235,715	£1,238,362	£1,037,811
60% LAR - 40% CBR	16%	£1,467,486	£1,116,171	£1,112,028	£1,103,544	£1,082,318	£1,084,944	£884,344
60% LAR - 40% CBR	20%	£1,331,639	£1,002,190	£998,057	£989,571	£968,427	£971,067	£770,867
60% LAR - 40% CBR	25%	£1,153,888	£878,177	£874,044	£865,558	£844,414	£847,054	£646,254
60% LAR - 40% CBR	30%	£961,458	£684,715	£680,602	£672,117	£650,977	£653,617	£452,557
60% LAR - 40% CBR	35%	£743,524	£484,642	£480,528	£472,043	£450,903	£453,543	£252,503
60% LAR - 40% CBR	40%	£565,705	£310,569	£306,455	£300,000	£278,860	£281,500	£81,500
60% LAR - 40% CBR	45%	£397,886	£148,125	£144,011	£137,556	£116,416	£119,056	£-27,000
60% LAR - 40% CBR	50%	£248,558	£-60,811	£-64,800	£-68,875	£-89,936	£-92,768	£-288,811
Residual Land values compared to benchmark land values		£57,186,000						
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
		£3,180,715	£2,803,936	£2,800,000	£2,791,615	£2,783,230	£2,694,540	£2,563,000
60% LAR - 40% CBR	0%	£2,911,254	£2,537,291	£2,533,110	£2,524,572	£2,503,205	£2,504,999	£2,303,773
60% LAR - 40% CBR	5%	£2,632,871	£2,271,740	£2,267,581	£2,259,084	£2,237,771	£2,239,011	£2,038,033
60% LAR - 40% CBR	10%	£2,354,560	£2,005,098	£2,001,121	£1,992,650	£1,971,283	£1,972,523	£1,771,545
60% LAR - 40% CBR	16%	£2,285,187	£1,951,861	£1,947,719	£1,939,238	£1,918,022	£1,919,746	£1,728,637
60% LAR - 40% CBR	20%	£2,067,330	£1,737,851	£1,733,747	£1,725,262	£1,704,116	£1,705,135	£1,514,026
60% LAR - 40% CBR	25%	£1,784,191	£1,469,580	£1,465,468	£1,457,025	£1,435,918	£1,436,263	£1,245,154
60% LAR - 40% CBR	30%	£1,501,051	£1,250,469	£1,246,357	£1,237,863	£1,216,756	£1,217,001	£1,026,001
60% LAR - 40% CBR	35%	£1,215,215	£930,333	£926,228	£917,821	£896,805	£897,051	£706,044
60% LAR - 40% CBR	40%	£928,986	£659,382	£655,284	£646,892	£625,911	£626,156	£435,053
60% LAR - 40% CBR	45%	£643,751	£387,562	£383,469	£375,088	£354,109	£354,354	£153,055
60% LAR - 40% CBR	50%	£355,139	£114,880	£110,791	£102,421	£81,495	£81,740	£-113,819
Residual Land values compared to benchmark land values		£49,429,000						
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
		£3,495,538	£3,108,790	£3,102,862	£3,090,983	£3,072,534	£2,943,844	£2,872,349
60% LAR - 40% CBR	0%	£3,496,091	£2,942,197	£2,937,955	£2,929,409	£2,888,041	£2,879,835	£2,688,610
60% LAR - 40% CBR	5%	£2,935,707	£2,576,576	£2,572,418	£2,563,900	£2,542,607	£2,544,847	£2,343,879
60% LAR - 40% CBR	10%	£2,654,394	£2,310,103	£2,305,958	£2,297,489	£2,276,242	£2,278,080	£2,076,138
60% LAR - 40% CBR	16%	£2,498,094	£2,156,498	£2,152,355	£2,143,845	£2,122,648	£2,124,071	£1,922,473
60% LAR - 40% CBR	20%	£2,372,166	£2,042,717	£2,038,584	£2,030,119	£2,008,954	£2,010,371	£1,811,424
60% LAR - 40% CBR	25%	£2,089,027	£1,774,627	£1,770,505	£1,762,030	£1,740,762	£1,742,100	£1,543,127
60% LAR - 40% CBR	30%	£1,804,986	£1,505,242	£1,501,120	£1,492,755	£1,471,645	£1,473,286	£1,273,586
60% LAR - 40% CBR	35%	£1,520,951	£1,236,189	£1,232,067	£1,223,602	£1,202,447	£1,203,827	£1,004,481
60% LAR - 40% CBR	40%	£1,234,233	£964,219	£960,100	£951,725	£930,747	£932,004	£734,525
60% LAR - 40% CBR	45%	£947,537	£689,399	£685,285	£676,925	£655,975	£657,275	£460,441
60% LAR - 40% CBR	50%	£659,975	£419,716	£415,627	£407,257	£386,332	£387,777	£191,025
Residual Land values compared to benchmark land values		£20,601,000						
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
		£3,850,880	£3,467,005	£3,462,907	£3,454,130	£3,432,680	£3,304,136	£3,232,091
60% LAR - 40% CBR	0%	£3,576,436	£3,202,473	£3,198,301	£3,189,754	£3,168,386	£3,040,181	£2,968,955
60% LAR - 40% CBR	5%	£3,298,053	£2,924,507	£2,920,335	£2,911,788	£2,890,420	£2,762,215	£2,731,015
60% LAR - 40% CBR	10%	£3,014,742	£2,650,448	£2,646,276	£2,637,729	£2,616,361	£2,488,156	£2,456,956
60% LAR - 40% CBR	16%	£2,868,389	£2,507,043	£2,502,871	£2,494,324	£2,472,956	£2,344,751	£2,388,219
60% LAR - 40% CBR	20%	£2,715,511	£2,353,063	£2,348,891	£2,340,344	£2,318,976	£2,190,771	£2,177,775
60% LAR - 40% CBR	25%	£2,445,372	£2,134,772	£2,130,600	£2,122,053	£2,100,685	£1,972,480	£1,960,085
60% LAR - 40% CBR	30%	£2,165,331	£1,865,588	£1,861,416	£1,852,869	£1,831,501	£1,703,296	£1,690,901
60% LAR - 40% CBR	35%	£1,885,397	£1,595,515	£1,591,343	£1,582,796	£1,561,428	£1,433,223	£1,385,828
60% LAR - 40% CBR	40%	£1,604,938	£1,324,464	£1,320,292	£1,311,745	£1,290,377	£1,162,172	£1,150,000
60% LAR - 40% CBR	45%	£1,320,883	£1,053,744	£1,049,572	£1,041,025	£1,019,657	£891,452	£882,761
60% LAR - 40% CBR	50%	£1,040,321	£780,081	£775,912	£767,365	£746,007	£621,123	£611,372



LB Camden  
Local Plan Viability Testing 2025

Resi 4 - 10 Flats		Value Area		Zone A - Kings Cross Higher	
No Units	10	Sales value inflation			Growth
Site Area	0.02 Ha	Build cost inflation			Growth
Residual land values:		Tenure		LAR - GSR	
Tenure	% 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 & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability
		£3,923,394	£4,519,800	£4,481,252	£4,489,732
60% LAR - 40% CR	0%	£4,609,746	£4,221,077	£4,212,530	£4,191,162
60% LAR - 40% CR	10%	£4,244,891	£3,521,243	£3,517,473	£3,493,863
60% LAR - 40% CR	15%	£3,976,710	£3,620,847	£3,612,307	£3,591,131
60% LAR - 40% CR	16%	£3,915,493	£3,660,621	£3,652,136	£3,636,924
60% LAR - 40% CR	20%	£3,681,809	£3,419,358	£3,410,051	£3,399,227
60% LAR - 40% CR	25%	£3,343,988	£3,021,083	£3,008,517	£2,987,409
60% LAR - 40% CR	30%	£3,025,287	£2,717,781	£2,713,668	£2,705,245
60% LAR - 40% CR	35%	£2,705,681	£2,413,583	£2,409,487	£2,401,081
60% LAR - 40% CR	40%	£2,385,191	£2,108,525	£2,104,427	£2,096,035
60% LAR - 40% CR	45%	£2,063,636	£1,802,569	£1,798,485	£1,790,116
60% LAR - 40% CR	50%	£1,741,630	£1,496,790	£1,491,701	£1,483,331

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

Tenable		%A	Base Build Costs, Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs & BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs & BREEAM Excellent, Biodiversity & Renewable Offsets Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs & BREEAM Excellent, Biodiversity, Renewable Offsets Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs & BREEAM Excellent, Biodiversity, Renewable Offsets Payments, Sustainability & Embodied Carbon	
		0%	E3,148,428	E2,744,362	E2,744,362	E2,744,362	E2,744,362	E2,744,362	E2,744,362	E2,744,362	E2,744,362	E2,744,362	E2,744,362	E2,744,362	E2,744,362	E2,744,362
60% LAR, 40% CIR		0%	E2,824,310	E2,420,810	E2,420,810	E2,420,810	E2,420,810	E2,420,810	E2,420,810	E2,420,810	E2,420,810	E2,420,810	E2,420,810	E2,420,810	E2,420,810	E2,420,810
60% LAR, 40% CIR		10%	E2,819,264	E2,415,764	E2,415,764	E2,415,764	E2,415,764	E2,415,764	E2,415,764	E2,415,764	E2,415,764	E2,415,764	E2,415,764	E2,415,764	E2,415,764	E2,415,764
60% LAR, 40% CIR		20%	E2,203,273	E1,849,555	E1,849,555	E1,849,555	E1,849,555	E1,849,555	E1,849,555	E1,849,555	E1,849,555	E1,849,555	E1,849,555	E1,849,555	E1,849,555	E1,849,555
60% LAR, 40% CIR		30%	E2,138,867	E1,785,149	E1,785,149	E1,785,149	E1,785,149	E1,785,149	E1,785,149	E1,785,149	E1,785,149	E1,785,149	E1,785,149	E1,785,149	E1,785,149	E1,785,149
60% LAR, 40% CIR		40%	E1,888,172	E1,548,055	E1,548,055	E1,548,055	E1,548,055	E1,548,055	E1,548,055	E1,548,055	E1,548,055	E1,548,055	E1,548,055	E1,548,055	E1,548,055	E1,548,055
60% LAR, 40% CIR		50%	E1,749,562	E1,402,345	E1,402,345	E1,402,345	E1,402,345	E1,402,345	E1,402,345	E1,402,345	E1,402,345	E1,402,345	E1,402,345	E1,402,345	E1,402,345	E1,402,345
60% LAR, 40% CIR		60%	E1,390,345	E1,038,136	E1,038,136	E1,038,136	E1,038,136	E1,038,136	E1,038,136	E1,038,136	E1,038,136	E1,038,136	E1,038,136	E1,038,136	E1,038,136	E1,038,136
60% LAR, 40% CIR		70%	E1,268,389	E933,089	E933,089	E933,089	E933,089	E933,089	E933,089	E933,089	E933,089	E933,089	E933,089	E933,089	E933,089	E933,089
60% LAR, 40% CIR		80%	E268,389	E237,152	E237,152	E237,152	E237,152	E237,152	E237,152	E237,152	E237,152	E237,152	E237,152	E237,152	E237,152	E237,152
60% LAR, 40% CIR		90%														
60% LAR, 40% CIR		95%														
60% LAR, 40% CIR		100%														



LB Camden  
Local Plan Viability Testing 2025

Resi 4 - 10 Flats		Value Area		Zone A - Lower Central Zone				
No Units	10	Sales value inflation		Growth				
Site Area	0.02 Ha	Build cost inflation		Growth				
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%	£3,017,281	£3,268,316	£3,436,130	£3,578,193	£3,578,193	£3,578,193	£3,578,193
60% LAR - 40% CIR	5%	£3,269,492	£4,873,463	£4,869,290	£4,890,743	£4,890,743	£4,890,743	£4,890,743
60% LAR - 40% CIR	10%	£4,178,767	£3,509,917	£4,552,032	£4,552,032	£4,552,032	£4,552,032	£4,552,032
60% LAR - 40% CIR	15%	£4,588,114	£4,054,072	£4,400,659	£4,400,659	£4,400,659	£4,400,659	£4,400,659
60% LAR - 40% CIR	16%	£4,497,873	£4,137,921	£4,133,778	£4,133,778	£4,133,778	£4,133,778	£4,133,778
60% LAR - 40% CIR	20%	£4,715,543	£3,880,353	£3,885,419	£3,885,419	£3,885,419	£3,885,419	£3,885,419
60% LAR - 40% CIR	25%	£3,884,062	£3,532,830	£3,532,708	£3,532,708	£3,532,708	£3,532,708	£3,532,708
60% LAR - 40% CIR	30%	£3,810,678	£3,196,411	£3,191,298	£3,191,298	£3,191,298	£3,191,298	£3,191,298
60% LAR - 40% CIR	35%	£3,156,403	£2,857,107	£2,853,002	£2,853,002	£2,853,002	£2,853,002	£2,853,002
60% LAR - 40% CIR	40%	£2,801,242	£2,517,823	£2,513,825	£2,513,825	£2,513,825	£2,513,825	£2,513,825
60% LAR - 40% CIR	45%	£2,445,205	£2,177,870	£2,173,775	£2,173,775	£2,173,775	£2,173,775	£2,173,775
60% LAR - 40% CIR	50%	£2,088,302	£1,836,954	£1,832,866	£1,832,866	£1,832,866	£1,832,866	£1,832,866
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% LAR - 40% CIR	0%	£3,841,844	£3,430,881	£3,426,893	£3,418,115	£3,396,865	£3,267,975	£3,196,486
60% LAR - 40% CIR	5%	£3,493,056	£3,086,026	£3,083,853	£3,085,307	£3,063,989	£2,855,734	£2,884,208
60% LAR - 40% CIR	10%	£3,143,330	£2,734,241	£2,730,083	£2,731,262	£2,709,266	£2,491,272	£2,455,533
60% LAR - 40% CIR	15%	£2,792,678	£2,425,535	£2,425,390	£2,416,900	£2,395,674	£2,268,322	£2,197,571
60% LAR - 40% CIR	20%	£2,724,427	£2,362,484	£2,368,342	£2,349,840	£2,328,480	£2,191,368	£2,124,146
60% LAR - 40% CIR	25%	£2,441,106	£2,093,917	£2,089,783	£2,091,318	£2,069,154	£1,933,170	£1,862,524
60% LAR - 40% CIR	30%	£2,268,426	£1,717,379	£1,713,366	£1,715,272	£1,693,110	£1,557,467	£1,486,315
60% LAR - 40% CIR	35%	£1,735,242	£1,415,860	£1,410,438	£1,407,438	£1,386,379	£1,250,019	£1,189,820
60% LAR - 40% CIR	40%	£1,390,966	£1,081,671	£1,077,565	£1,080,158	£1,048,141	£922,039	£861,961
60% LAR - 40% CIR	45%	£1,054,866	£744,487	£738,386	£738,386	£706,016	£588,132	£551,191
60% LAR - 40% CIR	50%	£969,769	£402,433	£398,340	£399,960	£369,010	£243,130	£243,130
60% LAR - 40% CIR	52%	£312,886	£81,518	£87,430	£89,059	£28,133	£-6,426	£-6,426
Residual Land values compared to benchmark land values Medium Value Secondary Offices		£57,186,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(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%	£4,228,747	£3,833,717	£3,829,544	£3,820,998	£3,799,630	£3,671,445	£3,606,198
60% LAR - 40% CIR	5%	£3,870,021	£3,489,592	£3,485,773	£3,487,257	£3,465,963	£3,338,204	£3,267,225
60% LAR - 40% CIR	10%	£3,519,300	£3,135,226	£3,131,081	£3,132,565	£3,110,369	£2,982,613	£2,911,366
60% LAR - 40% CIR	15%	£3,168,579	£2,780,911	£2,776,766	£2,778,250	£2,756,054	£2,628,300	£2,557,053
60% LAR - 40% CIR	20%	£2,817,858	£2,426,596	£2,422,451	£2,423,935	£2,401,739	£2,274,000	£2,202,753
60% LAR - 40% CIR	25%	£2,467,137	£2,072,275	£2,068,130	£2,069,614	£2,047,418	£1,919,679	£1,848,432
60% LAR - 40% CIR	30%	£2,116,416	£1,717,954	£1,713,362	£1,715,293	£1,693,097	£1,565,358	£1,494,111
60% LAR - 40% CIR	35%	£1,765,695	£1,417,478	£1,414,078	£1,415,687	£1,392,478	£1,264,887	£1,193,640
60% LAR - 40% CIR	40%	£1,414,974	£1,069,311	£1,065,166	£1,066,650	£1,044,454	£916,701	£845,454
60% LAR - 40% CIR	50%	£1,064,253	£797,209	£793,121	£794,750	£763,824	£638,271	£566,519
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
0% LAR - 40% CIR	0%	£4,228,747	£3,833,717	£3,829,544	£3,820,998	£3,799,630	£3,671,445	£3,606,198
60% LAR - 40% CIR	5%	£3,870,021	£3,489,592	£3,485,773	£3,487,257	£3,465,963	£3,338,204	£3,267,225
60% LAR - 40% CIR	10%	£3,519,300	£3,135,226	£3,131,081	£3,132,565	£3,110,369	£2,982,613	£2,911,366
60% LAR - 40% CIR	15%	£3,168,579	£2,780,911	£2,776,766	£2,778,250	£2,756,054	£2,628,300	£2,557,053
60% LAR - 40% CIR	20%	£2,817,858	£2,426,596	£2,422,451	£2,423,935	£2,401,739	£2,274,000	£2,202,753
60% LAR - 40% CIR	25%	£2,467,137	£2,072,275	£2,068,130	£2,069,614	£2,047,418	£1,919,679	£1,848,432
60% LAR - 40% CIR	30%	£2,116,416	£1,717,954	£1,713,362	£1,715,293	£1,693,097	£1,565,358	£1,494,111
60% LAR - 40% CIR	35%	£1,765,695	£1,417,478	£1,414,078	£1,415,687	£1,392,478	£1,264,887	£1,193,640
60% LAR - 40% CIR	40%	£1,414,974	£1,069,311	£1,065,166	£1,066,650	£1,044,454	£916,701	£845,454
60% LAR - 40% CIR	50%	£1,064,253	£797,209	£793,121	£794,750	£763,824	£638,271	£566,519
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution		£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
0% LAR - 40% CIR	0%	£4,892,372	£4,471,221	£4,467,221	£4,458,840	£4,437,192	£4,308,502	£4,237,007
60% LAR - 40% CIR	5%	£4,533,863	£4,138,254	£4,134,261	£4,125,880	£4,104,466	£3,975,261	£3,903,036
60% LAR - 40% CIR	10%	£4,183,857	£3,804,768	£3,800,610	£3,792,005	£3,770,799	£3,641,040	£3,572,062
60% LAR - 40% CIR	15%	£3,833,252	£3,470,063	£3,465,917	£3,457,427	£3,436,202	£3,306,849	£3,238,098
60% LAR - 40% CIR	16%	£3,762,964	£3,400,441	£3,396,489	£3,390,364	£3,389,172	£3,241,896	£3,171,187
60% LAR - 40% CIR	20%	£3,481,634	£3,133,911	£3,130,310	£3,131,825	£3,110,681	£2,973,068	£2,903,131
60% LAR - 40% CIR	25%	£3,132,039	£2,767,657	£2,763,511	£2,765,093	£2,743,868	£2,614,615	£2,543,364
60% LAR - 40% CIR	30%	£2,781,434	£2,417,262	£2,413,116	£2,414,698	£2,393,473	£2,264,220	£2,193,969
60% LAR - 40% CIR	35%	£2,430,829	£2,067,655	£2,063,509	£2,065,091	£2,043,866	£1,914,613	£1,843,362
60% LAR - 40% CIR	40%	£2,080,224	£1,717,062	£1,712,916	£1,714,498	£1,693,273	£1,563,920	£1,492,673
60% LAR - 40% CIR	45%	£1,729,618	£1,362,451	£1,358,305	£1,359,887	£1,338,662	£1,209,409	£1,138,158
60% LAR - 40% CIR	50%	£1,378,913	£1,012,844	£1,008,698	£1,010,280	£989,055	£859,702	£788,451
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
0% LAR - 40% CIR	0%	£2,942,717	£4,811,754	£4,827,586	£4,810,580	£4,797,537	£4,668,386	£4,597,765
60% LAR - 40% CIR	5%	£4,893,509	£4,488,889	£4,484,726	£4,486,179	£4,464,812	£4,336,606	£4,265,380
60% LAR - 40% CIR	10%	£4,544,203	£4,139,114	£4,135,000	£4,136,453	£4,115,086	£3,986,880	£3,915,654
60% LAR - 40% CIR	15%	£4,193,506	£3,830,408	£3,826,263	£3,827,716	£3,806,349	£3,678,143	£3,606,917
60% LAR - 40% CIR	20%	£3,842,809	£3,521,063	£3,516,918	£3,518,371	£3,497,004	£3,368,798	£3,297,572
60% LAR - 40% CIR	25%	£3,492,104	£3,170,317	£3,166,172	£3,167,625	£3,146,258	£3,018,052	£2,946,826
60% LAR - 40% CIR	30%	£3,141,400	£2,819,571	£2,815,426	£2,816,879	£2,795		







LB Camden  
Local Plan Viability Testing 2025

Resi 4-10 Flats		Value Area		Zone A - Higher Central Zone					
No Units	10	Sales value inflation		Growth					
Site Area	0.02 Ha	Build cost inflation		Growth					
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 & 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%	£1,089,115	£1,108,191	£1,044,082	£1,099,400	£1,781,319	£1,745,386		
50% LAR: 40% CIR	5%	£7,583,895	£7,250,242	£7,240,670	£7,237,552	£7,216,135	£7,087,949		
50% LAR: 40% CIR	10%	£7,517,643	£6,981,944	£6,489,125	£6,474,698	£6,472,196	£6,344,010		
50% LAR: 40% CIR	15%	£6,729,284	£6,331,563	£6,327,419	£6,318,929	£6,297,704	£6,170,351		
50% LAR: 40% CIR	16%	£6,633,998	£6,239,494	£6,235,352	£6,228,887	£6,205,654	£6,078,378		
50% LAR: 40% CIR	20%	£5,920,565	£5,470,852	£5,469,719	£5,459,255	£5,437,699	£5,310,108		
50% LAR: 40% CIR	25%	£5,770,858	£5,409,235	£5,405,113	£5,396,670	£5,375,581	£5,248,308		
50% LAR: 40% CIR	30%	£5,700,640	£4,946,723	£4,942,610	£4,934,198	£4,913,127	£4,786,107		
50% LAR: 40% CIR	35%	£4,809,046	£4,483,524	£4,479,220	£4,470,812	£4,449,796	£4,323,682		
50% LAR: 40% CIR	40%	£4,326,780	£4,019,547	£4,014,949	£4,006,367	£3,985,576	£3,859,683		
50% LAR: 40% CIR	45%	£3,843,596	£3,553,500	£3,549,807	£3,541,427	£3,520,477	£3,394,776		
50% LAR: 40% CIR	50%	£3,359,566	£3,087,891	£3,083,803	£3,075,432	£3,054,507	£2,928,953		
Residual Land values compared to benchmark land values Higher Value Secondary Offices		£97,645,000		£97,645,000		£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 & 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%	£5,384,374	£5,932,755	£5,928,596	£5,918,987	£5,898,536	£5,769,949	£5,698,334	
50% LAR: 40% CIR	5%	£5,308,459	£5,474,865	£5,470,633	£5,460,086	£5,440,718	£5,312,513	£5,241,288	
50% LAR: 40% CIR	10%	£5,117,669	£5,015,927	£5,011,789	£5,001,250	£4,981,969	£4,854,159	£4,782,934	
50% LAR: 40% CIR	15%	£4,593,628	£4,556,127	£4,551,983	£4,543,492	£4,522,287	£4,394,915	£4,324,163	
50% LAR: 40% CIR	16%	£4,498,162	£4,464,688	£4,459,815	£4,451,439	£4,430,218	£4,302,842	£4,232,090	
50% LAR: 40% CIR	20%	£4,175,130	£4,095,416	£4,091,282	£4,082,817	£4,061,653	£3,934,689	£3,864,123	
50% LAR: 40% CIR	25%	£3,785,122	£3,705,399	£3,701,267	£3,692,802	£3,671,638	£3,544,674	£3,474,108	
50% LAR: 40% CIR	30%	£3,315,013	£3,197,287	£3,193,154	£3,184,790	£3,163,626	£3,036,662	£2,966,096	
50% LAR: 40% CIR	35%	£2,933,610	£2,707,688	£2,703,783	£2,695,376	£2,674,369	£2,547,405	£2,476,139	
50% LAR: 40% CIR	40%	£2,511,953	£2,443,811	£2,439,678	£2,431,126	£2,410,140	£2,283,176	£2,212,410	
50% LAR: 40% CIR	45%	£2,098,190	£1,778,464	£1,774,307	£1,765,981	£1,745,040	£1,618,340	£1,548,597	
50% LAR: 40% CIR	50%	£1,584,129	£1,412,455	£1,408,366	£1,399,896	£1,379,010	£1,253,417	£1,183,756	
Residual Land values compared to benchmark land values Medium Value Secondary Offices		£57,196,000		£57,196,000		£57,196,000		£57,196,000	
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 & 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%	£1,089,115	£1,089,115	£1,089,115	£1,089,115	£1,089,115	£1,089,115	£1,089,115	
50% LAR: 40% CIR	5%	£8,644,149	£8,210,499	£8,206,324	£8,197,777	£8,178,409	£8,049,204	£7,978,979	
50% LAR: 40% CIR	10%	£8,167,297	£5,751,618	£5,747,490	£5,738,943	£5,717,649	£5,589,880	£5,519,972	
50% LAR: 40% CIR	15%	£7,201,819	£5,291,818	£5,287,674	£5,279,127	£5,257,859	£5,130,008	£5,060,000	
50% LAR: 40% CIR	16%	£5,893,882	£5,199,749	£5,195,696	£5,187,121	£5,165,999	£5,038,633	£4,967,824	
50% LAR: 40% CIR	20%	£4,731,213	£4,331,108	£4,326,973	£4,318,508	£4,297,344	£4,170,380	£4,100,380	
50% LAR: 40% CIR	25%	£4,173,213	£4,369,490	£4,365,368	£4,356,924	£4,335,815	£4,209,162	£4,138,800	
50% LAR: 40% CIR	30%	£3,789,300	£3,433,579	£3,430,474	£3,421,067	£3,410,050	£3,283,547	£3,213,890	
50% LAR: 40% CIR	35%	£3,287,014	£2,979,302	£2,975,204	£2,966,811	£2,945,831	£2,819,948	£2,750,072	
50% LAR: 40% CIR	40%	£2,803,881	£2,514,135	£2,510,081	£2,501,682	£2,480,721	£2,355,030	£2,285,188	
50% LAR: 40% CIR	50%	£2,319,650	£2,048,145	£2,044,057	£2,035,686	£2,014,761	£1,889,208	£1,819,456	
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space		£46,429,000		£46,429,000		£46,429,000		£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 & 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%	£7,424,901	£8,973,282	£8,969,093	£8,960,514	£8,949,066	£8,910,376	£8,738,881	
50% LAR: 40% CIR	5%	£8,948,886	£8,515,333	£8,511,161	£8,502,613	£8,481,246	£8,353,440	£8,281,875	
50% LAR: 40% CIR	10%	£8,472,133	£8,059,455	£8,052,296	£8,043,780	£8,022,496	£7,894,726	£7,823,748	
50% LAR: 40% CIR	15%	£7,894,365	£5,089,054	£5,092,510	£5,084,039	£5,066,794	£4,939,442	£4,868,469	
50% LAR: 40% CIR	16%	£6,989,689	£4,864,686	£4,869,443	£4,861,957	£4,847,745	£4,720,449	£4,647,749	
50% LAR: 40% CIR	20%	£5,515,657	£5,135,943	£5,131,809	£5,123,344	£5,102,180	£4,975,197	£4,904,650	
50% LAR: 40% CIR	25%	£5,090,069	£4,674,326	£4,670,204	£4,661,701	£4,640,062	£4,513,986	£4,443,616	
50% LAR: 40% CIR	30%	£4,505,540	£4,211,814	£4,207,701	£4,199,277	£4,178,218	£4,051,868	£3,981,859	
50% LAR: 40% CIR	35%	£4,014,137	£3,746,215	£3,742,101	£3,733,603	£3,714,907	£3,588,363	£3,518,726	
50% LAR: 40% CIR	40%	£3,591,850	£3,284,138	£3,280,040	£3,271,647	£3,250,667	£3,124,784	£3,054,848	
50% LAR: 40% CIR	45%	£3,108,687	£2,818,991	£2,814,898	£2,806,518	£2,785,568	£2,659,807	£2,590,034	
50% LAR: 40% CIR	50%	£2,624,657	£2,362,982	£2,358,984	£2,350,523	£2,319,587	£2,194,044	£2,124,292	
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution		£20,661,000		£20,661,000		£20,661,000		£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 & 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%	£7,760,327	£7,333,838	£7,320,436	£7,310,951	£7,299,411	£7,170,222	£7,092,927	
50% LAR: 40% CIR	5%	£7,399,331	£8,875,678	£8,861,506	£8,851,506	£8,841,591	£8,713,385	£8,642,161	
50% LAR: 40% CIR	10%	£6,816,679	£8,416,800	£8,412,642	£8,404,125	£8,392,811	£8,265,072	£8,194,084	
50% LAR: 40% CIR	15%	£6,354,701	£5,957,000	£5,952,856	£5,944,365	£5,923,140	£5,795,788	£5,725,036	
50% LAR: 40% CIR	16%	£6,259,804	£5,864,330	£5,860,788	£5,852,363	£5,831,091	£5,703,615	£5,633,106	
50% LAR: 40% CIR	20%	£5,810,052	£5,499,088	£5,492,125	£5,483,695	£5,462,569	£5,335,642	£5,265,665	
50% LAR: 40% CIR	25%	£5,396,395	£5,034,672	£5,027,100	£5,018,623	£5,000,997	£4,874,344	£4,803,982	
50% LAR: 40% CIR	30%	£4,915,886	£4,672,190	£4,664,046	£4,655,623	£4,636,963	£4,510,204	£4,439,004	
50% LAR: 40% CIR	35%	£4,434,482	£4,108,760	£4,100,659	£4,092,469	£4,073,232	£3,946,128	£3,875,072	
50% LAR: 40% CIR	40%	£3,952,186	£3,644,484	£3,636,385	£3,628,195	£3,609,013	£3,482,159	£3,411,184	
50% LAR: 40% CIR	45%	£3,469,033	£3,179,337	£3,171,243	£3,163,064	£3,143,913	£3,016,212	£2,945,379	
50% LAR: 40% CIR	50%	£2,985,002	£2,713,327	£2,705,239	£2,700,895	£2,679,943	£2,552,360	£2,481,637	



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		Growth			
Site Area	0.03 Ha	Build cost inflation		Growth			
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, Building Regs 2022 & 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%	£3,225,176	£4,738,168	£3,735,117	£4,132,861	£3,502,595	£4,092,455
60% LAR - 40% CIR	5%	£4,863,145	£4,389,295	£4,352,859	£4,341,377	£4,163,599	£4,064,833
60% LAR - 40% CIR	10%	£4,439,418	£4,045,117	£4,039,710	£4,027,866	£3,852,472	£3,729,129
60% LAR - 40% CIR	15%	£4,135,208	£3,700,672	£3,695,242	£3,683,509	£3,654,077	£3,573,517
60% LAR - 40% CIR	20%	£3,769,319	£3,354,961	£3,349,587	£3,337,849	£3,308,501	£3,234,593
60% LAR - 40% CIR	25%	£3,422,418	£3,014,324	£3,010,968	£3,000,232	£2,969,916	£2,896,303
60% LAR - 40% CIR	30%	£3,402,171	£3,007,988	£3,002,638	£2,990,930	£2,961,859	£2,786,034
60% LAR - 40% CIR	35%	£3,333,773	£2,859,793	£2,854,445	£2,842,384	£2,813,361	£2,438,343
60% LAR - 40% CIR	40%	£2,864,137	£2,310,358	£2,305,022	£2,293,363	£2,264,219	£1,902,211
60% LAR - 40% CIR	45%	£2,293,275	£1,859,706	£1,854,377	£1,842,740	£1,813,647	£1,739,085
60% LAR - 40% CIR	50%	£1,851,188	£1,407,847	£1,402,526	£1,390,869	£1,361,854	£1,290,714
60% LAR - 40% CIR	50%	£1,547,919	£1,254,794	£1,249,477	£1,237,871	£1,208,854	£938,030
Residual Land values compared to benchmark land values Higher Value Secondary Offices		£97,649,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & 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%	£2,698,300	£2,191,290	£2,185,843	£2,173,947	£2,144,205	£1,869,815
60% LAR - 40% CIR	5%	£2,324,271	£1,869,411	£1,864,985	£1,852,330	£1,824,725	£1,545,969
60% LAR - 40% CIR	10%	£1,950,844	£1,546,241	£1,540,836	£1,489,025	£1,459,498	£1,262,338
60% LAR - 40% CIR	15%	£1,596,332	£1,181,789	£1,178,408	£1,144,835	£1,115,203	£940,498
60% LAR - 40% CIR	20%	£1,230,446	£918,017	£910,713	£878,627	£849,544	£695,719
60% LAR - 40% CIR	25%	£1,083,736	£877,451	£869,384	£831,042	£803,429	£637,429
60% LAR - 40% CIR	30%	£863,124	£689,124	£686,162	£646,162	£627,109	£499,467
60% LAR - 40% CIR	35%	£684,869	£510,918	£503,850	£474,607	£456,541	£379,875
60% LAR - 40% CIR	40%	£458,263	£328,518	£323,857	£294,511	£274,895	£219,963
60% LAR - 40% CIR	45%	£269,469	£189,369	£186,469	£169,469	£159,469	£129,469
60% LAR - 40% CIR	50%	£131,577	£93,344	£92,344	£84,344	£79,344	£64,344
60% LAR - 40% CIR	50%	£90,465	£64,886	£64,886	£59,386	£54,386	£44,886
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
60% LAR - 40% CIR	0%	£3,376,309	£2,901,449	£2,896,023	£2,884,171	£2,854,541	£2,577,997
60% LAR - 40% CIR	5%	£3,012,962	£2,558,281	£2,552,874	£2,541,063	£2,511,538	£2,235,964
60% LAR - 40% CIR	10%	£2,548,370	£2,113,836	£2,108,446	£2,096,673	£2,067,241	£1,791,645
60% LAR - 40% CIR	15%	£2,292,483	£1,868,125	£1,862,751	£1,851,013	£1,821,665	£1,547,757
60% LAR - 40% CIR	20%	£2,138,774	£1,728,498	£1,724,122	£1,712,386	£1,683,080	£1,409,487
60% LAR - 40% CIR	25%	£1,915,335	£1,561,162	£1,557,802	£1,545,084	£1,516,188	£1,201,629
60% LAR - 40% CIR	30%	£1,548,637	£1,172,657	£1,168,657	£1,155,626	£1,126,226	£851,544
60% LAR - 40% CIR	35%	£1,177,301	£825,522	£818,186	£806,527	£777,383	£505,375
60% LAR - 40% CIR	40%	£808,439	£472,870	£467,541	£455,004	£426,811	£252,253
60% LAR - 40% CIR	45%	£434,362	£123,011	£113,050	£104,000	£75,018	£49,442
60% LAR - 40% CIR	50%	£81,083	£22,042	£22,042	£24,042	£22,042	£24,042
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
60% LAR - 40% CIR	0%	£4,174,254	£3,679,244	£3,673,797	£3,661,901	£3,632,159	£3,354,569
60% LAR - 40% CIR	5%	£3,812,225	£3,337,265	£3,331,639	£3,320,087	£3,290,457	£3,013,913
60% LAR - 40% CIR	10%	£3,448,698	£2,994,197	£2,988,730	£2,976,979	£2,947,452	£2,671,870
60% LAR - 40% CIR	15%	£3,084,285	£2,649,752	£2,644,302	£2,632,289	£2,603,187	£2,328,492
60% LAR - 40% CIR	20%	£2,718,199	£2,304,041	£2,298,667	£2,286,699	£2,257,481	£1,981,408
60% LAR - 40% CIR	25%	£2,471,490	£2,168,495	£2,163,032	£2,148,312	£2,118,996	£1,843,343
60% LAR - 40% CIR	30%	£2,301,071	£1,991,071	£1,985,010	£1,970,738	£1,941,238	£1,672,114
60% LAR - 40% CIR	35%	£1,982,853	£1,668,873	£1,663,526	£1,649,844	£1,620,841	£1,350,079
60% LAR - 40% CIR	40%	£1,593,217	£1,259,438	£1,254,102	£1,240,443	£1,211,599	£941,847
60% LAR - 40% CIR	45%	£1,242,335	£908,786	£903,457	£889,727	£860,521	£591,191
60% LAR - 40% CIR	50%	£870,278	£536,927	£531,606	£518,088	£490,834	£259,784
60% LAR - 40% CIR	50%	£468,869	£203,874	£198,857	£188,851	£167,834	£124,849
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution		£20,691,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR - 40% CIR	0%	£4,089,548	£4,045,535	£4,039,000	£4,032,465	£4,025,930	£3,989,853
60% LAR - 40% CIR	5%	£4,327,519	£3,852,659	£3,847,233	£3,839,381	£3,830,751	£3,792,907
60% LAR - 40% CIR	10%	£3,964,161	£3,500,691	£3,494,084	£3,486,232	£3,477,602	£3,439,746
60% LAR - 40% CIR	15%	£3,599,580	£3,148,640	£3,142,883	£3,134,853	£3,126,823	£3,088,877
60% LAR - 40% CIR	20%	£3,233,693	£2,796,589	£2,790,832	£2,782,802	£2,774,772	£2,736,826
60% LAR - 40% CIR	25%	£2,868,884	£2,444,638	£2,438,881	£2,430,851	£2,422,821	£2,384,875
60% LAR - 40% CIR	30%	£2,503,971	£2,092,687	£2,086,930	£2,078,900	£2,070,870	£2,032,924
60% LAR - 40% CIR	35%	£2,139,058	£1,740,736	£1,734,979	£1,726,949	£1,718,919	£1,680,973
60% LAR - 40% CIR	40%	£1,774,145	£1,388,785	£1,383,028	£1,375,000	£1,366,970	£1,328,024
60% LAR - 40% CIR	45%	£1,409,232	£1,036,834	£1,031,077	£1,023,049	£1,015,019	£976,073
60% LAR - 40% CIR	50%	£1,044,319	£684,883	£679,126	£671,098	£663,068	£624,122
60% LAR - 40% CIR	50%	£719,168	£413,861	£408,104	£400,076	£392,046	£353,000



LB Camden  
Local Plan Viability Testing 2025

Resi S- 13 Flats		Value Area		Zone A - Kings Cross Lower	
No Units Site Area		Sales value inflation Build cost inflation		Growth Growth	
13 0.03 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	
Tenure %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 & Renewable Offset Biodiversity	
60% LAR - 40% CIR		5%	£4,883,145	£4,381,285	£4,382,850
60% LAR - 40% CIR		10%	£4,499,118	£4,045,117	£4,039,710
60% LAR - 40% CIR		15%	£4,135,206	£3,700,872	£3,695,282
60% LAR - 40% CIR		20%	£3,789,319	£3,354,961	£3,349,587
60% LAR - 40% CIR		22%	£3,622,910	£3,216,320	£3,210,948
60% LAR - 40% CIR		25%	£3,462,171	£3,007,968	£2,990,530
60% LAR - 40% CIR		30%	£3,033,773	£2,699,703	£2,682,706
60% LAR - 40% CIR		35%	£2,684,137	£2,310,368	£2,293,022
60% LAR - 40% CIR		40%	£2,280,275	£1,869,706	£1,854,377
60% LAR - 40% CIR		45%	£1,951,198	£1,607,847	£1,602,526
60% LAR - 40% CIR		50%	£1,547,919	£1,249,474	£1,237,871
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, 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 & Biodiversity	
60% LAR - 40% CIR		0%	£2,686,300	£2,191,290	£2,185,843
60% LAR - 40% CIR		5%	£2,324,271	£1,849,411	£1,843,985
60% LAR - 40% CIR		10%	£1,963,644	£1,509,423	£1,492,038
60% LAR - 40% CIR		15%	£1,596,332	£1,161,798	£1,156,408
60% LAR - 40% CIR		20%	£1,230,445	£918,087	£910,713
60% LAR - 40% CIR		22%	£1,083,736	£877,484	£872,084
60% LAR - 40% CIR		25%	£1,040,134	£840,134	£834,764
60% LAR - 40% CIR		30%	£1,041,809	£102,919	£115,571
60% LAR - 40% CIR		35%	£1,123,263	£258,516	£233,862
60% LAR - 40% CIR		40%	£1,101,149	£215,149	£204,449
60% LAR - 40% CIR		45%	£1,017,678	£117,027	£93,348
60% LAR - 40% CIR		50%	£596,806	£1,484,080	£1,266,367
Residual Land values compared to benchmark land values Medium Value Secondary Offices		£37,186,000			
		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	
Tenure %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	
60% LAR - 40% CIR		0%	£3,378,309	£2,901,449	£2,896,023
60% LAR - 40% CIR		5%	£3,012,982	£2,586,281	£2,582,874
60% LAR - 40% CIR		10%	£2,651,130	£2,213,836	£2,208,446
60% LAR - 40% CIR		15%	£2,292,483	£1,868,125	£1,862,751
60% LAR - 40% CIR		20%	£1,938,774	£1,528,488	£1,524,122
60% LAR - 40% CIR		22%	£1,915,335	£1,521,162	£1,515,802
60% LAR - 40% CIR		25%	£1,548,657	£1,172,557	£1,167,059
60% LAR - 40% CIR		30%	£1,177,301	£823,522	£818,186
60% LAR - 40% CIR		35%	£800,439	£472,870	£467,541
60% LAR - 40% CIR		40%	£434,362	£121,011	£115,680
60% LAR - 40% CIR		50%	£51,083	£236,044	£247,358
Residual Land values compared to benchmark land values 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	
Tenure %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	
60% LAR - 40% CIR		0%	£4,174,264	£3,679,244	£3,673,797
60% LAR - 40% CIR		5%	£3,812,225	£3,337,365	£3,331,939
60% LAR - 40% CIR		10%	£3,448,896	£2,994,197	£2,988,790
60% LAR - 40% CIR		15%	£3,084,286	£2,649,752	£2,644,362
60% LAR - 40% CIR		20%	£2,719,369	£2,304,641	£2,299,607
60% LAR - 40% CIR		22%	£2,671,690	£2,165,495	£2,160,338
60% LAR - 40% CIR		25%	£2,301,251	£1,801,678	£1,801,718
60% LAR - 40% CIR		30%	£1,982,853	£1,608,873	£1,603,525
60% LAR - 40% CIR		35%	£1,613,217	£1,259,438	£1,254,102
60% LAR - 40% CIR		40%	£1,242,355	£908,786	£903,457
60% LAR - 40% CIR		45%	£870,278	£556,927	£551,608
60% LAR - 40% CIR		50%	£486,999	£203,814	£198,587
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution		£20,661,000			
		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	
Tenure %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	
60% LAR - 40% CIR		0%	£4,689,546	£4,184,539	£4,180,091
60% LAR - 40% CIR		5%	£4,327,519	£3,852,659	£3,847,233
60% LAR - 40% CIR		10%	£3,964,162	£3,509,491	£3,504,084
60% LAR - 40% CIR		15%	£3,599,580	£3,165,048	£3,159,656
60% LAR - 40% CIR		20%	£3,233,680	£2,819,335	£2,813,981
60% LAR - 40% CIR		22%	£3,086,984	£2,680,699	£2,675,332
60% LAR - 40% CIR		25%	£2,886,545	£2,472,372	£2,467,012
60% LAR - 40% CIR		30%	£2,498,147	£2,124,167	£2,118,819
60% LAR - 40% CIR		35%	£2,128,511	£1,774,732	£1,769,386
60% LAR - 40% CIR		40%	£1,757,649	£1,424,480	£1,419,751
60% LAR - 40% CIR		45%	£1,385,572	£1,072,221	£1,066,900
60% LAR - 40% CIR		50%	£1,012,293	£719,188	£713,851



LB Camden  
Local Plan Viability Testing 2025

Resi S-13 Flats		Value Area		Zone A - Kings Cross Higher	
No Units Site Area		Sales value inflation Build cost inflation		Growth Growth	
13 0.03 Ha		Tenure		LAR - CR	
Residual land values:					
Tenure		% AH		Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	
60% LAR - 40% CR		5%		£3,285,917	
60% LAR - 40% CR		10%		£3,111,118	
60% LAR - 40% CR		15%		£4,891,431	
60% LAR - 40% CR		20%		£4,490,473	
60% LAR - 40% CR		22%		£4,353,736	
60% LAR - 40% CR		25%		£4,078,252	
60% LAR - 40% CR		30%		£3,694,782	
60% LAR - 40% CR		35%		£3,250,074	
60% LAR - 40% CR		40%		£2,834,139	
60% LAR - 40% CR		45%		£2,416,981	
60% LAR - 40% CR		50%		£1,998,640	
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	
60% LAR - 40% CR		5%		£3,617,191	
60% LAR - 40% CR		10%		£3,119,614	
60% LAR - 40% CR		15%		£4,843,442	
60% LAR - 40% CR		20%		£4,449,255	
60% LAR - 40% CR		22%		£4,064,563	
60% LAR - 40% CR		25%		£3,787,252	
60% LAR - 40% CR		30%		£3,280,113	
60% LAR - 40% CR		35%		£2,886,527	
60% LAR - 40% CR		40%		£2,481,562	
60% LAR - 40% CR		45%		£2,065,112	
60% LAR - 40% CR		50%		£1,698,308	
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	
60% LAR - 40% CR		5%		£3,811,745	
60% LAR - 40% CR		10%		£3,255,536	
60% LAR - 40% CR		15%		£4,638,035	
60% LAR - 40% CR		20%		£4,249,256	
60% LAR - 40% CR		22%		£3,859,210	
60% LAR - 40% CR		25%		£3,567,809	
60% LAR - 40% CR		30%		£3,275,365	
60% LAR - 40% CR		35%		£2,881,589	
60% LAR - 40% CR		40%		£2,474,957	
60% LAR - 40% CR		45%		£2,060,381	
60% LAR - 40% CR		50%		£1,692,992	
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		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	
60% LAR - 40% CR		5%		£3,811,745	
60% LAR - 40% CR		10%		£3,255,536	
60% LAR - 40% CR		15%		£4,638,035	
60% LAR - 40% CR		20%		£4,249,256	
60% LAR - 40% CR		22%		£3,859,210	
60% LAR - 40% CR		25%		£3,567,809	
60% LAR - 40% CR		30%		£3,275,365	
60% LAR - 40% CR		35%		£2,881,589	
60% LAR - 40% CR		40%		£2,474,957	
60% LAR - 40% CR		45%		£2,060,381	
60% LAR - 40% CR		50%		£1,692,992	
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		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	
60% LAR - 40% CR		5%		£3,811,745	
60% LAR - 40% CR		10%		£3,255,536	
60% LAR - 40% CR		15%		£4,638,035	
60% LAR - 40% CR		20%		£4,249,256	
60% LAR - 40% CR		22%		£3,859,210	
60% LAR - 40% CR		25%		£3,567,809	
60% LAR - 40% CR		30%		£3,275,365	
60% LAR - 40% CR		35%		£2,881,589	
60% LAR - 40% CR		40%		£2,474,957	
60% LAR - 40% CR		45%		£2,060,381	
60% LAR - 40% CR		50%		£1,692,992	
Residual Land values compared to benchmark land values Higher Value Secondary Offices					
£97,645,000					
Tenure		% AH		Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	
60% LAR - 40% CR		5%		£3,587,743	
60% LAR - 40% CR		10%		£3,186,840	
60% LAR - 40% CR		15%		£4,891,431	
60% LAR - 40% CR		20%		£4,490,473	
60% LAR - 40% CR		22%		£4,353,736	
60% LAR - 40% CR		25%		£4,078,252	
60% LAR - 40% CR		30%		£3,694,782	
60% LAR - 40% CR		35%		£3,250,074	
60% LAR - 40% CR		40%		£2,834,139	
60% LAR - 40% CR		45%		£2,416,981	
60% LAR - 40% CR		50%		£1,998,640	
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	
60% LAR - 40% CR		5%		£3,587,743	
60% LAR - 40% CR		10%		£3,186,840	
60% LAR - 40% CR		15%		£4,891,431	
60% LAR - 40% CR		20%		£4,490,473	
60% LAR - 40% CR		22%		£4,353,736	
60% LAR - 40% CR		25%		£4,078,252	
60% LAR - 40% CR		30%		£3,694,782	
60% LAR - 40% CR		35%		£3,250,074	
60% LAR - 40% CR		40%		£2,834,139	
60% LAR - 40% CR		45%		£2,416,981	
60% LAR - 40% CR		50%		£1,998,640	
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	
60% LAR - 40% CR		5%		£3,587,743	
60% LAR - 40% CR		10%		£3,186,840	
60% LAR - 40% CR		15%		£4,891,431	
60% LAR - 40% CR		20%		£4,490,473	
60% LAR - 40% CR		22%		£4,353,736	
60% LAR - 40% CR		25%		£4,078,252	
60% LAR - 40% CR		30%		£3,694,782	
60% LAR - 40% CR		35%		£3,250,074	
60% LAR - 40% CR		40%		£2,834,139	
60% LAR - 40% CR		45%		£2,416,981	
60% LAR - 40% CR		50%		£1,998,640	
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		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	
60% LAR - 40% CR		5%		£3,587,743	
60% LAR - 40% CR		10%		£3,186,840	
60% LAR - 40% CR		15%		£4,891,431	
60% LAR - 40% CR		20%		£4,490,473	
60% LAR - 40% CR		22%		£4,353,736	
60% LAR - 40% CR		25%		£4,078,252	
60% LAR - 40% CR		30%		£3,694,782	
60% LAR - 40% CR		35%		£3,250,074	
60% LAR - 40% CR		40%		£2,834,139	
60% LAR - 40% CR		45%		£2,416,981	
60% LAR - 40% CR		50%		£1,998,640	
Residual Land values compared to benchmark land values Medium Value Secondary Offices					
£37,186,000					
Tenure		% AH		Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	
60% LAR - 40% CR		5%		£4,232,878	
60% LAR - 40% CR		10%		£3,698,066	
60% LAR - 40% CR		15%		£5,414,599	
60% LAR - 40% CR		20%		£5,003,637	
60% LAR - 40% CR		22%		£4,808,899	
60% LAR - 40% CR		25%		£4,521,416	
60% LAR - 40% CR		30%		£4,157,588	
60% LAR - 40% CR		35%		£3,763,238	
60% LAR - 40% CR		40%		£3,347,303	
60% LAR - 40% CR		45%		£2,930,155	
60% LAR - 40% CR		50%		£2,511,804	
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	
60% LAR - 40% CR		5%		£4,232,878	
60% LAR - 40% CR		10%		£3,698,066	
60% LAR - 40% CR		15%		£5,414,599	
60% LAR - 40% CR		20%		£5,003,637	
60% LAR - 40% CR		22%		£4,808,899	
60% LAR - 40% CR		25%		£4,521,416	
60% LAR - 40% CR		30%		£4,157,588	
60% LAR - 40% CR		35%		£3,763,238	
60% LAR - 40% CR		40%		£3,347,303	
60% LAR - 40% CR		45%		£2,930,155	
60% LAR - 40% CR		50%		£2,511,804	
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	
60% LAR - 40% CR		5%		£4,232,878	
60% LAR - 40% CR		10%		£3,698,066	
60% LAR - 40% CR		15%		£5,414,599	
60% LAR - 40% CR		20%		£5,003,637	
60% LAR - 40% CR		22%		£4,808,899	
60% LAR - 40% CR		25%		£4,521,416	
60% LAR - 40% CR		30%		£4,157,588	
60% LAR - 40% CR		35%		£3,763,238	
60% LAR - 40% CR		40%		£3,347,303	
60% LAR - 40% CR		45%		£2,930,155	
60% LAR - 40% CR		50%		£2,511,804	
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		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	
60% LAR - 40% CR		5%		£4,232,878	
60% LAR - 40% CR		10%		£3,698,066	
60% LAR - 40% CR		15%		£5,414,599	
60% LAR - 40% CR		20%		£5,003,637	
60% LAR - 40% CR		22%		£4,808,899	
60% LAR - 40% CR		25%		£4,521,416	
60% LAR - 40% CR		30%		£4,157,588	
60% LAR - 40% CR		35%		£3,763,238	
60% LAR - 40% CR		40%		£3,347,303	
60% LAR - 40% CR		45%		£2,930,155	
60% LAR - 40% CR		50%		£2,511,804	
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space					
£49,429,000					
Tenure		% AH		Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	
60% LAR - 40% CR		5%		£3,075,897	
60% LAR - 40% CR		10%		£4,668,594	
60% LAR - 40% CR		15%		£4,365,806	
60% LAR - 40% CR		20%		£3,956,867	
60% LAR - 40% CR		22%		£3,796,199	
60% LAR - 40% CR		25%		£3,542,626	
60% LAR - 40% CR		30%		£3,129,156	
60% LAR - 40% CR		35%		£2,714,448	
60% LAR - 40% CR		40%		£2,300,513	
60% LAR - 40% CR		45%		£1,881,365	
60% LAR - 40% CR		50%		£1,463,014	
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	
60% LAR - 40% CR		5%		£3,075,897	
60% LAR - 40% CR		10%		£4,668,594	
60% LAR - 40% CR		15%		£4,365,806	
60% LAR - 40% CR		20%		£3,956,867	
60% LAR - 40% CR		22%		£3,796,199	
60% LAR - 40% CR		25%		£3,542,626	
60% LAR - 40% CR		30%		£3,129,156	
60% LAR - 40% CR		35%		£2,714,448	
60% LAR - 40% CR		40%		£2,300,513	
60% LAR - 40% CR		45%		£1,881,365	
60% LAR - 40% CR		50%		£1,463,014	
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	
60% LAR - 40% CR		5%		£3,075,897	
60% LAR - 40% CR		10%		£4,668,594	
60% LAR - 40% CR		15%		£4,365,806	
60% LAR - 40% CR		20%		£3,956,867	
60% LAR - 40% CR		22%		£3,796,199	
60% LAR - 40% CR		25%		£3,542,626	
60% LAR - 40% CR		30%		£3,129,156	
60% LAR - 40% CR		35%		£2,714,448	
60% LAR - 40% CR		40%		£2,300,513	
60% LAR - 40% CR		45%		£1,881,365	
60% LAR - 40% CR		50%		£1,463,014	
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		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	
60% LAR - 40% CR		5%		£3,075,897	
60% LAR - 40% CR		10%		£4,668,594	
60% LAR - 40% CR		15%		£4,365,806	
60% LAR - 40% CR		20%		£3,956,867	
60% LAR - 40% CR		22%		£3,796,199	
60% LAR - 40% CR		25%		£3,542,626	
60% LAR - 40% CR					



LB Camden  
Local Plan Viability Testing 2025

Resi S- 13 Flats		Value Area		Zone A - Lower Central Zone	
No Units	13	Sales value Inflation		Growth	
Site Area	0.03 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		LAR - GCR	

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

Tenable			% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				£3,489,184	£3,965,345	£3,959,800	£3,948,003								
60% LAR, 40% CIR			20%	£4,037,017	£3,534,767	£3,524,336	£3,517,487								
60% LAR, 40% CIR			20%	£3,583,539	£3,102,893	£3,097,486	£3,090,675								
60% LAR, 40% CIR			15%	£3,128,783	£2,669,745	£2,664,358	£2,657,585								
60% LAR, 40% CIR			10%	£2,672,263	£2,220,352	£2,220,958	£2,213,958								
60% LAR, 40% CIR			22%	£2,489,886	£2,061,215	£2,055,484	£2,048,121								
60% LAR, 40% CIR			20%	£2,168,968	£1,744,968	£1,744,968	£1,737,968								
60% LAR, 40% CIR			20%	£1,756,918	£1,337,411	£1,337,411	£1,330,729								
60% LAR, 40% CIR			20%	£1,297,137	£934,621	£934,263	£927,626								
60% LAR, 40% CIR			20%	£836,131	£485,266	£479,936	£476,266								
60% LAR, 40% CIR			20%	£373,910	£44,704	£39,582	£27,762								



LB Camden  
Local Plan Viability Testing 2025

Resi 5- 13 Flats		Value Area		Zone A - Medium Central Zone											
No Units		13		Growth											
Site Area		0.03 Ha		Growth											
				LAR - CR											
Residual land values:															
Tenure		% AH		Base Build Costs, Access Pmt M4(2) & Building Safety Levy		Base Build Costs and Access Pmt M4(2) & Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & 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	
				£1,311,424		£1,313,561		£1,369,205		£1,359,000		£1,389,186		£1,389,177	
60% LAR - 40% CR		0%		£8,574,081		£8,039,483		£8,034,457		£8,022,606		£7,992,976		£7,915,197	
60% LAR - 40% CR		10%		£8,515,569		£7,984,530		£7,979,119		£7,967,182		£7,937,552		£7,860,622	
60% LAR - 40% CR		15%		£7,455,517		£6,967,891		£6,962,502		£6,950,729		£6,921,297		£6,844,700	
60% LAR - 40% CR		20%		£6,894,318		£6,429,992		£6,424,618		£6,412,879		£6,383,532		£6,307,448	
60% LAR - 40% CR		22%		£6,849,485		£6,314,480		£6,309,113		£6,297,366		£6,268,019		£6,192,177	
60% LAR - 40% CR		25%		£6,331,858		£5,890,839		£5,885,479		£5,873,771		£5,844,499		£5,768,875	
60% LAR - 40% CR		30%		£5,788,167		£5,350,444		£5,345,096		£5,332,478		£5,303,412		£5,228,695	
60% LAR - 40% CR		35%		£5,203,198		£4,808,821		£4,803,483		£4,791,826		£4,762,682		£4,687,619	
60% LAR - 40% CR		40%		£4,657,023		£4,265,978		£4,260,650		£4,248,072		£4,219,020		£4,145,361	
60% LAR - 40% CR		45%		£4,069,695		£3,721,930		£3,716,609		£3,704,088		£3,675,536		£3,601,633	
60% LAR - 40% CR		50%		£3,501,043		£3,176,688		£3,171,371		£3,158,765		£3,130,748		£3,056,647	

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

Higher Value Secondary Offices										\$37,645,000			
		Base Build Costs, 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, 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 & Renewable Offsets		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 Offsets & Embodied Carbon	
Tenure	%A							Biodiversity		Payments			
	0%	\$8,592,550		\$8,036,077		\$8,029,831		\$8,017,734		\$5,987,993		\$5,809,542	
60% LAR, 40% GR	0%	\$10,636,207		\$10,501,700		\$10,486,583		\$10,480,736		\$10,484,102		\$10,271,558	
60% LAR, 40% GR	10%	\$12,671,800		\$12,466,426		\$12,458,265		\$12,451,817		\$12,458,243		\$12,171,568	
60% LAR, 40% GR	15%	\$14,916,843		\$14,429,017		\$14,423,629		\$14,411,855		\$14,382,423		\$14,017,719	
60% LAR, 40% GR	20%	\$17,355,444		\$16,455,118		\$16,445,885		\$16,441,855		\$16,378,000		\$15,858,668	
60% LAR, 40% GR	22%	\$17,430,611		\$16,475,606		\$16,470,239		\$16,468,191		\$16,433,196		\$15,398,583	
60% LAR, 40% GR	25%	\$19,465,000		\$18,460,995		\$18,456,000		\$18,452,000		\$18,400,000		\$17,302,667	
60% LAR, 40% GR	30%	\$23,279,273		\$22,611,570		\$22,608,222		\$22,716,542		\$22,600,121		\$22,450,777	
60% LAR, 40% GR	35%	\$26,064,264		\$25,269,347		\$25,264,609		\$25,262,957		\$25,223,808		\$24,048,445	
60% LAR, 40% GR	40%	\$28,198,104		\$27,122,721		\$27,121,730		\$27,119,138		\$27,101,046		\$24,905,476	
60% LAR, 40% GR	45%	\$30,780,761		\$29,183,595		\$29,177,735		\$29,176,114		\$29,173,004		\$26,794,798	
60% LAR, 40% GR	50%	\$33,607,814		\$31,387,414		\$31,382,497		\$31,381,814		\$31,379,814		\$29,001,814	



LB Camden  
Local Plan Viability Testing 2025

Resi S-13 Flats		Value Area		Zone A - Higher Central Zone	
No Units	13	Sales value inflation		Growth	
Site Area	0.03 Ha	Build cost inflation		Growth	
Residual land values:		Temure		PII	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs, 2022 & 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, Wchair Prt M4(3) & BREEAM 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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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 202	



LB Camden  
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone A - Zone 1 and Eastern Central Zone											
No Units Site Area		Sales value inflation Build cost inflation Temps		Growth Growth LAM - CIR											
18 0.04 Ha															
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		0%		£5,921,170		£5,969,126		£5,965,884		£5,443,387		£5,499,712		£4,933,385	
60% LAR - 40% CIR		5%		£5,850,444		£4,069,126		£5,052,864		£5,049,189		£5,015,002		£4,809,872	
60% LAR - 40% CIR		10%		£5,784,230		£4,017,163		£4,896,252		£4,851,396		£4,816,227		£4,644,811	
60% LAR - 40% CIR		15%		£4,763,513		£4,271,726		£4,208,507		£4,253,623		£4,211,962		£4,018,198	
60% LAR - 40% CIR		20%		£4,341,337		£3,876,830		£3,870,629		£3,857,084		£3,823,222		£3,620,047	
60% LAR - 40% CIR		25%		£3,917,705		£3,474,488		£3,470,302		£3,456,793		£3,423,019		£3,220,374	
60% LAR - 40% CIR		26%		£3,832,895		£3,396,246		£3,390,064		£3,376,961		£3,342,863		£3,148,288	
60% LAR - 40% CIR		30%		£3,452,630		£3,074,713		£3,068,541		£3,055,063		£3,021,387		£2,818,193	
60% LAR - 40% CIR		35%		£3,066,127		£2,671,518		£2,665,360		£2,651,909		£2,618,282		£2,404,457	
60% LAR - 40% CIR		40%		£2,638,239		£2,266,919		£2,260,770		£2,247,343		£2,213,774		£2,012,380	
60% LAR - 40% CIR		45%		£2,088,869		£1,860,928		£1,854,788		£1,841,379		£1,807,860		£1,606,739	
60% LAR - 40% CIR		50%		£1,778,182		£1,453,559		£1,447,425		£1,434,033		£1,400,562		£1,199,666	
Residual Land values compared to benchmark land values Higher Value Secondary Offices							£97,649,000								
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%		2,859,932,344		£1,801,763		£1,796,475		£1,781,752		£1,747,436		£1,541,530	
60% LAR - 40% CIR		5%		£1,941,606		£1,407,286		£1,401,027		£1,387,352		£1,353,164		£1,148,035	
60% LAR - 40% CIR		10%		£1,522,363		£1,011,325		£1,005,066		£991,458		£957,389		£752,973	
60% LAR - 40% CIR		15%		£1,101,676		£613,888		£607,601		£594,085		£560,125		£361,661	
60% LAR - 40% CIR		20%		£679,803		£214,962		£214,962		£208,792		£193,385		£141,841	
60% LAR - 40% CIR		25%		£255,867		£119,359		£119,359		£115,594		£108,819		£53,243	
60% LAR - 40% CIR		26%		£179,967		£71,174		£71,174		£68,424		£64,448		£24,243	
60% LAR - 40% CIR		30%		£136,307		£50,131		£50,131		£48,015		£45,470		£12,241	
60% LAR - 40% CIR		35%		£90,711		£29,676		£29,676		£28,335		£26,813		£5,211	
60% LAR - 40% CIR		40%		£42,028		£14,414		£14,414		£14,040		£13,444		£2,000	
60% LAR - 40% CIR		45%		£1,431,443		£1,800,939		£1,807,290		£1,820,548		£1,833,471		£2,188,831	
60% LAR - 40% CIR		50%		£1,480,426		£2,008,278		£2,014,412		£2,027,865		£2,041,281		£2,473,076	
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 & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety 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%		£2,878,108		£2,844,284		£2,818,108		£2,792,884		£2,768,895		£2,745,000	
60% LAR - 40% CIR		5%		£2,858,969		£2,824,651		£2,818,389		£2,804,714		£2,780,527		£2,756,341	
60% LAR - 40% CIR		10%		£2,839,745		£2,805,689		£2,802,448		£2,788,821		£2,764,752		£2,740,686	
60% LAR - 40% CIR		15%		£2,820,521		£2,786,727		£2,783,486		£2,769,859		£2,745,790		£2,721,724	
60% LAR - 40% CIR		20%		£2,196,862		£1,732,355		£1,728,154		£1,712,609		£1,678,747		£1,362,099	
60% LAR - 40% CIR		25%		£1,773,230		£1,332,013		£1,328,827		£1,312,318		£1,278,544		£1,075,895	
60% LAR - 40% CIR		26%		£1,688,336		£1,251,771		£1,245,589		£1,232,086		£1,198,328		£983,238	
60% LAR - 40% CIR		30%		£1,348,150		£850,236		£845,065		£830,862		£805,865		£654,718	
60% LAR - 40% CIR		35%		£951,652		£527,043		£520,885		£507,434		£473,807		£272,042	
60% LAR - 40% CIR		40%		£493,734		£122,444		£116,265		£102,888		£86,209		£135,115	
60% LAR - 40% CIR		45%		£34,414		£24,414		£24,414		£24,414		£24,414		£24,414	
60% LAR - 40% CIR		50%		£4,988,281		£8,000,818		£8,007,659		£8,014,442		£8,021,225		£8,028,008	
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 & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety 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%		£4,955,420		£3,947,851		£3,941,567		£3,927,889		£3,893,522		£3,879,226	
60% LAR - 40% CIR		5%		£4,987,894		£3,953,378		£3,947,114		£3,933,439		£3,899,252		£3,885,466	
60% LAR - 40% CIR		10%		£3,668,470		£3,157,413		£3,151,174		£3,137,546		£3,103,477		£3,089,081	
60% LAR - 40% CIR		15%		£3,247,763		£2,739,976		£2,733,737		£2,720,173		£2,686,212		£2,672,446	
60% LAR - 40% CIR		20%		£2,825,567		£2,321,080		£2,314,841		£2,301,277		£2,267,412		£2,253,646	
60% LAR - 40% CIR		25%		£2,401,935		£1,902,739		£1,896,502		£1,882,943		£1,849,278		£1,835,722	
60% LAR - 40% CIR		26%		£2,317,095		£1,880,496		£1,874,314		£1,868,811		£1,827,985		£1,811,983	
60% LAR - 40% CIR		30%		£1,876,880		£1,558,961		£1,550,791		£1,539,313		£1,505,817		£1,491,173	
60% LAR - 40% CIR		35%		£1,516,277		£1,255,768		£1,248,610		£1,232,847		£1,208,267		£1,193,161	
60% LAR - 40% CIR		40%		£1,122,459		£751,169		£745,120		£731,593		£698,024		£684,714	
60% LAR - 40% CIR		45%		£363,139		£245,178		£242,033		£228,553		£205,073		£191,597	
60% LAR - 40% CIR		50%		£262,432		£162,191		£160,265		£147,337		£124,409		£112,483	
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution							£20,691,000								
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety 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%		£5,288,032		£4,087,057		£4,084,775		£4,071,252		£4,057,729		£4,044,206	
60% LAR - 40% CIR		5%		£4,830,906		£4,296,588		£4,290,327		£4,276,852		£4,242,484		£4,228,016	
60% LAR - 40% CIR		10%		£4,411,663		£3,904,625		£3,898,366		£3,884,891		£3,850,523		£3,836,055	
60% LAR - 40% CIR		15%		£3,990,876		£3,503,189		£3,496,930		£3,483,385		£3,449,017		£3,434,549	
60% LAR - 40% CIR		20%		£3,569,807		£3,104,262		£3,098,002		£3,084,246		£3,050,088		£3,035,832	
60% LAR - 40% CIR		25%		£3,148,167		£2,703,850		£2,697,591		£2,683,835		£2,649,677		£2,635,421	
60% LAR - 40% CIR		26%		£3,060,267		£2,623,769		£2,617,822		£2,604,024		£2,570,226		£2,556,428	
60% LAR - 40% CIR		30%		£2,720,093		£2,302,175		£2,296,004		£2,282,825		£2,248,626		£2,234,427	
60% LAR - 40% CIR		35%		£2,253,589		£1,898,981		£1,892,822		£1,879,371		£1,845,744		£1,831,887	
60% LAR - 40% CIR		40%		£1,866,672		£1,494,362		£1,488,233		£1,474,868		£1,441,437		£1,427,006	
60% LAR - 40% CIR		45%		£1,436,352		£1,088,391		£1,082,502		£1,068,842		£1,035,322		£1,020,802	
60% LAR - 40% CIR		50%		£1,005,645		£681,022		£674,888		£668,015		£634,729		£620,845	



LB Camden  
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone A - Kings Cross Lower	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth Growth LAR - CBR	
16 0.04 Ha					
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	
		60% LAR - 40% CBR		5%	
		60% LAR - 40% CBR		10%	
		60% LAR - 40% CBR		15%	
		60% LAR - 40% CBR		20%	
		60% LAR - 40% CBR		25%	
		60% LAR - 40% CBR		26%	
		60% LAR - 40% CBR		30%	
		60% LAR - 40% CBR		35%	
		60% LAR - 40% CBR		40%	
		60% LAR - 40% CBR		45%	
		60% LAR - 40% CBR		50%	
Residual Land values compared to benchmark land values Higher Value Secondary Offices					
				£97,645,000	
		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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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% CBR		0%	
		60% LAR - 40% CBR		5%	
		60% LAR - 40% CBR		10%	
		60% LAR - 40% CBR		15%	
		60% LAR - 40% CBR		20%	
		60% LAR - 40% CBR		25%	
		60% LAR - 40% CBR		26%	
		60% LAR - 40% CBR		30%	
		60% LAR - 40% CBR		35%	
		60% LAR - 40% CBR		40%	
		60% LAR - 40% CBR		45%	
		60% LAR - 40% CBR		50%	
Residual Land values compared to benchmark land values Medium Value Secondary Offices					
				£37,186,000	
		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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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% CBR		0%	
		60% LAR - 40% CBR		5%	
		60% LAR - 40% CBR		10%	
		60% LAR - 40% CBR		15%	
		60% LAR - 40% CBR		20%	
		60% LAR - 40% CBR		25%	
		60% LAR - 40% CBR		26%	
		60% LAR - 40% CBR		30%	
		60% LAR - 40% CBR		35%	
		60% LAR - 40% CBR		40%	
		60% LAR - 40% CBR		45%	
		60% LAR - 40% CBR		50%	
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space					
				£49,429,000	
		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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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% CBR		0%	
		60% LAR - 40% CBR		5%	
		60% LAR - 40% CBR		10%	
		60% LAR - 40% CBR		15%	
		60% LAR - 40% CBR		20%	
		60% LAR - 40% CBR		25%	
		60% LAR - 40% CBR		26%	
		60% LAR - 40% CBR		30%	
		60% LAR - 40% CBR		35%	
		60% LAR - 40% CBR		40%	
		60% LAR - 40% CBR		45%	
		60% LAR - 40% CBR		50%	
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution					
				£20,661,000	
		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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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% CBR		0%	
		60% LAR - 40% CBR		5%	
		60% LAR - 40% CBR		10%	
		60% LAR - 40% CBR		15%	
		60% LAR - 40% CBR		20%	
		60% LAR - 40% CBR		25%	
		60% LAR - 40% CBR		26%	
		60% LAR - 40% CBR		30%	
		60% LAR - 40% CBR		35%	
		60% LAR - 40% CBR		40%	
		60% LAR - 40% CBR		45%	
		60% LAR - 40% CBR		50%	







LB Camden  
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone A - Lower Central Zone											
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth LAR - GCR											
16 0.04 Ha															
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	
0% LAR - 40% CR		0%		£1,017,421		£7,013,590		£7,013,590		£7,013,590		£7,013,590		£7,013,590	
5% LAR - 40% CR		5%		£7,739,682		£7,013,763		£7,007,503		£8,993,828		£8,999,639		£8,840,550	
10% LAR - 40% CR		10%		£7,794,468		£8,013,451		£8,209,412		£8,495,548		£8,471,516		£8,143,586	
15% LAR - 40% CR		15%		£6,531,727		£8,015,865		£8,009,447		£7,995,863		£7,981,901		£7,454,935	
20% LAR - 40% CR		20%		£8,095,538		£5,014,419		£5,508,219		£5,494,874		£5,460,812		£5,257,638	
25% LAR - 40% CR		25%		£5,477,863		£5,011,128		£5,005,543		£4,958,240		£4,934,033		£4,755,615	
30% LAR - 40% CR		30%		£5,372,181		£4,911,817		£4,904,835		£4,891,333		£4,887,575		£4,685,629	
35% LAR - 40% CR		35%		£4,848,896		£4,907,804		£4,901,432		£4,887,595		£4,884,238		£4,578,784	
40% LAR - 40% CR		40%		£4,418,390		£4,002,060		£3,995,902		£3,982,451		£3,948,823		£3,747,058	
45% LAR - 40% CR		45%		£3,886,260		£3,486,112		£3,480,963		£3,475,535		£3,441,968		£3,240,553	
50% LAR - 40% CR		50%		£3,353,027		£2,969,172		£2,960,631		£2,955,703		£2,922,226		£2,659,848	
55% LAR - 40% CR		55%		£2,818,308		£2,477,054		£2,470,919		£2,457,538		£2,424,045		£2,223,190	
Residual Land values compared to benchmark land values							£97,645,000								
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	
0% LAR - 40% CR		0%		£4,439,583		£3,848,751		£3,842,487		£3,828,740		£3,794,422		£3,588,518	
5% LAR - 40% CR		5%		£3,917,865		£3,351,566		£3,345,665		£3,331,999		£3,297,862		£2,978,712	
10% LAR - 40% CR		10%		£3,394,669		£2,853,314		£2,847,375		£2,833,741		£2,799,619		£2,454,659	
15% LAR - 40% CR		15%		£2,869,889		£2,353,528		£2,347,609		£2,334,025		£2,300,084		£1,989,058	
20% LAR - 40% CR		20%		£2,343,701		£1,852,862		£1,846,362		£1,832,836		£1,798,814		£1,449,826	
25% LAR - 40% CR		25%		£1,818,055		£1,349,890		£1,343,706		£1,330,196		£1,296,422		£981,158	
30% LAR - 40% CR		30%		£1,292,068		£845,758		£839,595		£826,117		£792,421		£477,027	
35% LAR - 40% CR		35%		£758,452		£340,223		£334,064		£320,613		£286,985		£28,835	
40% LAR - 40% CR		40%		£234,318		£2,865,129		£2,858,422		£2,844,558		£2,810,246		£2,498,560	
45% LAR - 40% CR		45%		£398,816		£1,015,964		£1,011,207		£1,004,815		£978,138		£1,040,280	
50% LAR - 40% CR		50%		£484,526		£1,148,196		£1,140,619		£1,132,914		£1,107,767		£1,150,281	
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	
0% LAR - 40% CR		0%		£5,989,625		£4,869,288		£4,863,028		£4,849,363		£4,815,184		£4,496,075	
5% LAR - 40% CR		5%		£4,435,207		£4,369,288		£4,363,737		£4,350,109		£4,317,080		£3,998,061	
10% LAR - 40% CR		10%		£3,911,971		£4,370,976		£4,364,727		£4,351,359		£4,318,082		£3,999,051	
15% LAR - 40% CR		15%		£3,387,252		£3,871,190		£3,864,972		£3,851,585		£3,817,429		£3,454,659	
20% LAR - 40% CR		20%		£2,861,063		£3,369,944		£3,363,744		£3,350,199		£3,316,337		£2,952,288	
25% LAR - 40% CR		25%		£2,334,418		£2,867,253		£2,861,098		£2,847,598		£2,813,785		£2,451,440	
30% LAR - 40% CR		30%		£1,807,716		£2,364,542		£2,358,387		£2,344,888		£2,310,914		£1,948,828	
35% LAR - 40% CR		35%		£1,281,011		£1,861,835		£1,855,680		£1,842,182		£1,808,215		£1,446,560	
40% LAR - 40% CR		40%		£755,815		£1,357,585		£1,351,427		£1,337,976		£1,304,348		£1,490,452	
45% LAR - 40% CR		45%		£234,318		£1,350,637		£1,344,488		£1,331,030		£1,297,491		£1,086,078	
50% LAR - 40% CR		50%		£1,308,582		£842,287		£836,156		£822,748		£789,228		£586,107	
55% LAR - 40% CR		55%		£673,833		£332,579		£326,444		£313,051		£279,570		£49,818	
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 and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, 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%		£8,585,871		£5,994,839		£5,988,555		£5,974,827		£5,940,510		£5,620,214	
5% LAR - 40% CR		5%		£8,585,871		£5,988,013		£5,981,753		£5,968,013		£5,934,605		£5,610,214	
10% LAR - 40% CR		10%		£5,540,896		£4,999,701		£4,993,462		£4,979,834		£4,945,785		£4,627,788	
15% LAR - 40% CR		15%		£5,015,977		£4,499,915		£4,493,697		£4,480,113		£4,446,181		£4,128,185	
20% LAR - 40% CR		20%		£4,491,786		£3,999,669		£3,993,490		£3,979,906		£3,945,562		£3,627,566	
25% LAR - 40% CR		25%		£3,965,143		£3,495,978		£3,489,739		£3,476,253		£3,442,510		£3,124,514	
30% LAR - 40% CR		30%		£3,439,056		£2,991,854		£2,985,682		£2,972,205		£2,938,508		£2,620,512	
35% LAR - 40% CR		35%		£2,912,969		£2,488,110		£2,481,926		£2,468,450		£2,434,753		£2,116,757	
40% LAR - 40% CR		40%		£2,370,810		£1,979,362		£1,973,213		£1,959,736		£1,926,216		£1,608,220	
45% LAR - 40% CR		45%		£1,837,277		£1,471,022		£1,464,881		£1,451,473		£1,417,853		£1,100,008	
50% LAR - 40% CR		50%		£1,303,568		£961,184		£955,189		£941,778		£908,295		£590,410	
Residual Land values compared to benchmark land values							£26,861,000								
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	
0% LAR - 40% CR		0%		£7,303,593		£5,738,051		£5,731,787		£5,718,045		£5,683,722		£5,363,427	
5% LAR - 40% CR		5%		£8,887,145		£5,241,226		£5,234,965		£5,221,250		£5,187,102		£4,866,812	
10% LAR - 40% CR		10%		£8,203,609		£4,742,814		£4,736,675		£4,723,047		£4,688,878		£4,370,988	
15% LAR - 40% CR		15%		£5,789,189		£4,243,128		£4,236,909		£4,223,325		£4,189,384		£3,871,388	
20% LAR - 40% CR		20%		£5,253,001		£4,741,862		£4,735,682		£4,722,136		£4,688,274		£4,370,228	
25% LAR - 40% CR		25%		£4,716,355		£4,238,199		£4,231,936		£4,218,486		£4,184,722		£3,871,468	
30% LAR - 40% CR		30%		£4,189,654		£4,138,479		£4,132,297		£4,118,779		£4,085,037		£3,789,987	
35% LAR - 40% CR		35%		£3,652,752		£3,635,752		£3,629,553		£3,616,013		£3,582,482		£3,286,540	
40% LAR - 40% CR		40%		£3,115,622		£3,102,622		£3,096,423		£3,082,883		£3,049,352		£2,753,410	
45% LAR - 40% CR		45%		£2,580,490		£2,567,490		£2,561,291		£2,547,751		£2,514,220		£2,219,278	
50% LAR - 40% CR		50%		£2,045,771		£2,032,771		£2,026,572		£2,013,032		£1,979,501		£1,684,559	
Residual Land values compared to benchmark land values							£1,450,000								



LB Camden  
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone A - Medium Central Zone	
No Units	15	Sales value inflation		Growth	
Site Area	0.04 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		LAR - CBR	
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, 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(4)(3), BREEAM Excellent & Biodiversity
0% LAR - 40% CBR	0%	£10,528,381	£9,892,457	£9,878,725	£9,844,412
0% LAR - 40% CBR	5%	£9,885,294	£9,282,567	£9,262,572	£9,229,384
0% LAR - 40% CBR	10%	£9,340,710	£8,658,449	£8,644,852	£8,611,852
0% LAR - 40% CBR	20%	£8,594,643	£8,045,594	£8,025,791	£7,988,507
0% LAR - 40% CBR	25%	£7,947,106	£7,424,941	£7,405,196	£7,368,298
0% LAR - 40% CBR	30%	£7,298,113	£6,802,842	£6,783,143	£6,748,373
0% LAR - 40% CBR	35%	£7,188,141	£6,678,250	£6,658,568	£6,624,887
0% LAR - 40% CBR	40%	£6,647,677	£6,179,810	£6,159,691	£6,126,985
0% LAR - 40% CBR	45%	£5,956,814	£5,554,369	£5,534,749	£5,501,122
0% LAR - 40% CBR	50%	£5,342,236	£4,921,895	£4,908,426	£4,874,458
0% LAR - 40% CBR	55%	£4,697,896	£4,294,114	£4,280,707	£4,247,186
0% LAR - 40% CBR	60%	£4,031,788	£3,671,129	£3,664,955	£3,618,122

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

						£97,645,000										
		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, 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(4)(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(4), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		
Tenure	%AH															
0% LAR - 40% CBR	0%		£8,886,543		£5,236,903		£5,230,619		£5,216,892		£5,182,574		£5,176,676		£5,182,275	
0% LAR - 40% CBR	5%		£5,223,456		£5,650,670		£5,614,410		£5,600,735		£5,566,546		£5,561,418		£5,567,458	
0% LAR - 40% CBR	10%		£4,519,812		£4,902,850		£4,866,711		£4,853,040		£4,818,264		£4,813,014		£4,818,035	
0% LAR - 40% CBR	15%		£4,632,805		£4,383,757		£4,377,538		£4,363,954		£4,329,993		£4,325,229		£4,331,027	
0% LAR - 40% CBR	20%		£4,295,298		£3,763,104		£3,756,904		£3,743,358		£3,709,455		£3,704,358		£3,709,448	
0% LAR - 40% CBR	25%		£3,636,276		£3,141,004		£3,134,820		£3,121,310		£3,087,536		£3,082,892		£3,087,312	
0% LAR - 40% CBR	26%		£3,614,431		£3,614,431		£3,614,431		£3,614,431		£3,614,431		£3,614,431		£3,614,431	
0% LAR - 40% CBR	30%		£2,585,850		£2,517,213		£2,511,301		£2,497,404		£2,464,127		£2,461,953		£2,468,633	
0% LAR - 40% CBR	35%		£2,333,076		£1,892,242		£1,886,363		£1,872,972		£1,839,285		£1,837,520		£1,843,428	
0% LAR - 40% CBR	40%		£1,860,687		£1,296,196		£1,290,017		£1,276,589		£1,243,167		£1,241,667		£1,247,715	
0% LAR - 40% CBR	45%		£1,026,018		£638,417		£632,277		£618,600		£585,349		£584,228		£590,245	
0% LAR - 40% CBR	50%		£369,850		£3,292		£3,158		£4,718		£4,718		£4,718		£4,718	

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

Base Build Costs, 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, 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(4)(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	
Tenure	%AH	0%	£8,383,309	£7,754,265	£7,747,882	£7,738,264	£7,699,937	£7,684,032	£7,684,032	£7,684,032	£7,684,032	£7,684,032	£7,684,032
0% LAR - 40% CBR	0%		£7,740,819	£7,138,032	£7,131,722	£7,118,007	£7,083,909	£7,078,780	£7,078,780	£7,078,780	£7,078,780	£7,078,780	£7,078,780
0% LAR - 40% CBR	5%		£7,096,235	£6,520,313	£6,514,074	£6,500,447	£6,466,377	£6,461,262	£6,461,262	£6,461,262	£6,461,262	£6,461,262	£6,461,262
0% LAR - 40% CBR	10%		£6,451,189	£5,901,119	£5,894,901	£5,881,316	£5,847,256	£5,842,092	£5,842,092	£5,842,092	£5,842,092	£5,842,092	£5,842,092
0% LAR - 40% CBR	15%		£5,802,631	£5,280,489	£5,274,269	£5,260,721	£5,226,858	£5,222,684	£5,222,684	£5,222,684	£5,222,684	£5,222,684	£5,222,684
0% LAR - 40% CBR	20%		£5,153,638	£4,658,367	£4,652,047	£4,638,672	£4,604,898	£4,600,255	£4,600,255	£4,600,255	£4,600,255	£4,600,255	£4,600,255
0% LAR - 40% CBR	25%		£4,504,645	£4,033,775	£4,029,555	£4,016,009	£3,982,045	£3,977,911	£3,977,911	£3,977,911	£3,977,911	£3,977,911	£3,977,911
0% LAR - 40% CBR	30%		£3,855,339	£3,409,584	£3,403,364	£3,389,754	£3,355,647	£3,351,533	£3,351,533	£3,351,533	£3,351,533	£3,351,533	£3,351,533
0% LAR - 40% CBR	35%		£3,206,346	£2,783,528	£2,777,380	£2,763,951	£2,729,383	£2,725,269	£2,725,269	£2,725,269	£2,725,269	£2,725,269	£2,725,269
0% LAR - 40% CBR	40%		£2,557,353	£2,155,780	£2,149,639	£2,136,232	£2,102,711	£2,098,589	£2,098,589	£2,098,589	£2,098,589	£2,098,589	£2,098,589
0% LAR - 40% CBR	45%		£1,908,360	£1,526,654	£1,520,520	£1,507,128	£1,473,647	£1,470,761	£1,470,761	£1,470,761	£1,470,761	£1,470,761	£1,470,761
0% LAR - 40% CBR	50%		£1,259,367	£1,000,654	£994,520	£981,128	£947,647	£944,761	£944,761	£944,761	£944,761	£944,761	£944,761

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

Base Build Costs, 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, 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(4)(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
Tenure	%AH				Biodiversity	Payments		
0% LAR - 40% CBR	0%	£9,012,631	£8,382,960	£8,376,707	£8,362,879	£8,328,662	£8,322,757	£8,328,366
0% LAR - 40% CBR	5%	£8,386,644	£7,766,757	£7,760,497	£7,746,822	£7,712,634	£7,707,255	£7,712,845
0% LAR - 40% CBR	10%	£7,724,960	£7,149,038	£7,142,799	£7,128,172	£7,093,102	£7,087,713	£7,093,322
0% LAR - 40% CBR	15%	£7,078,893	£6,520,844	£6,523,626	£6,510,047	£6,476,081	£6,472,217	£6,477,124
0% LAR - 40% CBR	20%	£6,411,196	£5,900,711	£5,902,991	£5,890,448	£5,856,593	£5,852,409	£5,857,316
0% LAR - 40% CBR	25%	£5,742,363	£5,287,052	£5,280,698	£5,267,397	£5,233,623	£5,229,440	£5,234,347
0% LAR - 40% CBR	26%	£4,602,391	£4,162,890	£4,156,318	£4,142,816	£4,108,077	£4,103,358	£4,108,967
0% LAR - 40% CBR	30%	£3,131,927	£2,683,260	£2,677,389	£2,663,911	£2,629,215	£2,624,740	£2,630,265
0% LAR - 40% CBR	35%	£4,602,391	£4,162,890	£4,156,318	£4,142,816	£4,108,077	£4,103,358	£4,108,967
0% LAR - 40% CBR	40%	£3,826,785	£3,412,253	£3,406,105	£3,392,676	£3,358,108	£3,353,640	£3,359,165
0% LAR - 40% CBR	45%	£3,172,106	£2,784,505	£2,778,384	£2,764,957	£2,730,315	£2,725,850	£2,731,382
0% LAR - 40% CBR	50%	£2,530,038	£2,155,979	£2,149,245	£2,136,653	£2,102,712	£2,098,498	£2,104,857

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

						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(4)(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	
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, 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(4)(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(4)(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	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	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		
0% LAR - 40% CBR	0%	£9,750,483	£9,126,203	£9,119,918	£9,106,150	£9,071,874	£9,066,376	£9,071,975	£9,066,376	£9,071,975	£9,066,376		
0% LAR - 40% CBR	5%	£8,488,122	£7,892,250	£8,503,710	£8,489,035	£8,454,846	£8,450,718	£8,454,945	£8,450,718	£8,454,945	£8,450,718		
0% LAR - 40% CBR	10%	£7,174,586	£6,652,404	£7,886,011	£7,871,384	£7,836,314	£7,831,889	£7,836,502	£7,831,889	£7,836,502	£7,831,889		
0% LAR - 40% CBR	15%	£6,525,576	£6,030,364	£7,266,838	£7,252,254	£7,217,293	£7,212,529	£7,217,598	£7,212,529	£7,217,598	£7,212,529		
0% LAR - 40% CBR	20%	£5,875,140	£5,409,773	£6,646,204	£6,632,059	£6,596,785	£6,592,622	£6,597,251	£6,592,622	£6,597,251	£6,592,622		
0% LAR - 40% CBR	25%	£5,223,276	£4,781,822	£6,024,129	£6,010,015	£5,974,636	£5,970,251	£5,974,142	£5,970,251	£5,974,142	£5,970,251		
0% LAR - 40% CBR	26%	£4,156,446	£3,746,117	£5,899,531	£5,886,027	£5,850,270	£5,846,724	£5,849,724	£5,846,724	£5,849,724	£5,846,724		
0% LAR - 40% CBR	30%	£3,915,518	£3,527,717	£5,400,601	£5,389,124	£5,353,427	£5,349,753	£5,352,823	£5,349,753	£5,352,823	£5,349,753		
0% LAR - 40% CBR	35%	£3,258,250	£2,898,582	£4,775,663	£4,762,212	£4,726,585	£4,722,620	£4,726,585	£4,722,620	£4,726,585	£4,722,620		
0% LAR - 40% CBR	40%	£2,898,582	£2,558,496	£4,148,317	£4,135,889	£4,100,281	£4,096,807	£4,100,281	£4,096,807	£4,100,281	£4,096,807		
0% LAR - 40% CBR	45%	£2,558,496	£2,237,717	£3,521,577	£3,508,169	£3,472,649	£3,468,738	£3,472,649	£3,468,738	£3,472,649	£3,468,738		
0% LAR - 40% CBR	50%	£2,237,717	£1,938,582	£2,892,458	£2,879,085	£2,843,584	£2,840,099	£2,843,584	£2,840,099	£2,843,584	£2,840,099		







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		Growth		
Site Area	0.04 Ha	Build cost inflation		Growth		
Residual land values:		Temps		LAM : 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, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt 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%	£7,549,896	£8,913,854	£8,908,331	£8,891,427	£8,817,303
60% LAR - 40% CIR	5%	£7,048,227	£8,438,932	£8,431,339	£8,415,790	£8,343,098
60% LAR - 40% CIR	10%	£6,544,854	£8,962,118	£8,954,953	£8,939,458	£8,868,111
60% LAR - 40% CIR	15%	£6,039,795	£9,484,430	£9,476,888	£9,461,443	£9,391,181
60% LAR - 40% CIR	20%	£5,533,085	£9,904,082	£9,897,181	£9,881,781	£9,812,261
60% LAR - 40% CIR	25%	£5,024,979	£4,521,269	£4,515,787	£4,500,427	£4,421,430
60% LAR - 40% CIR	30%	£4,514,684	£4,040,267	£4,032,782	£4,017,489	£3,948,283
60% LAR - 40% CIR	35%	£4,003,003	£3,555,630	£3,548,180	£3,532,887	£3,455,237
60% LAR - 40% CIR	40%	£3,489,744	£3,069,397	£3,061,939	£3,046,673	£2,978,507
60% LAR - 40% CIR	45%	£2,974,891	£2,581,979	£2,574,132	£2,558,888	£2,490,751
60% LAR - 40% CIR	50%	£2,458,498	£2,092,197	£2,084,758	£2,069,529	£2,031,454
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 & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety 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%	£3,349,512	£3,213,270	£3,205,446	£3,190,041	£3,170,024
60% LAR - 40% CIR	5%	£3,247,843	£2,738,549	£2,738,549	£2,723,056	£2,707,407
60% LAR - 40% CIR	10%	£2,844,471	£2,262,135	£2,254,599	£2,239,075	£2,223,448
60% LAR - 40% CIR	15%	£2,339,412	£1,784,041	£1,776,505	£1,761,989	£1,747,464
60% LAR - 40% CIR	20%	£1,834,353	£1,304,259	£1,296,777	£1,282,261	£1,267,736
60% LAR - 40% CIR	25%	£1,329,294	£822,098	£815,404	£800,044	£784,684
60% LAR - 40% CIR	30%	£814,271	£332,999	£332,999	£317,874	£302,754
60% LAR - 40% CIR	35%	£303,003	£11,000	£11,000	£11,000	£11,000
60% LAR - 40% CIR	40%	£1,329,294	£822,098	£815,404	£808,008	£792,648
60% LAR - 40% CIR	45%	£1,329,294	£822,098	£815,404	£808,008	£792,648
60% LAR - 40% CIR	50%	£1,329,294	£822,098	£815,404	£808,008	£792,648
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 & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety 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%	£5,382,447	£4,746,605	£4,738,985	£4,721,378	£4,694,396
60% LAR - 40% CIR	5%	£4,881,178	£4,271,884	£4,264,262	£4,246,655	£4,219,673
60% LAR - 40% CIR	10%	£4,377,806	£3,768,592	£3,761,904	£3,743,674	£3,716,692
60% LAR - 40% CIR	15%	£3,874,434	£3,265,200	£3,258,842	£3,240,612	£3,213,630
60% LAR - 40% CIR	20%	£3,371,062	£2,761,808	£2,755,450	£2,737,220	£2,710,238
60% LAR - 40% CIR	25%	£2,867,690	£2,258,416	£2,252,058	£2,233,828	£2,206,846
60% LAR - 40% CIR	30%	£2,364,318	£1,755,024	£1,748,666	£1,730,436	£1,703,454
60% LAR - 40% CIR	35%	£1,860,946	£1,251,632	£1,245,274	£1,227,044	£1,200,062
60% LAR - 40% CIR	40%	£1,357,574	£748,240	£741,882	£723,652	£696,670
60% LAR - 40% CIR	45%	£854,202	£244,848	£238,490	£220,260	£203,278
60% LAR - 40% CIR	50%	£350,830	£74,456	£68,098	£49,868	£32,886
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 & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety 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%	£8,018,190	£5,381,948	£5,374,326	£5,358,719	£5,319,702
60% LAR - 40% CIR	5%	£7,510,521	£4,907,227	£4,899,634	£4,884,085	£4,845,215
60% LAR - 40% CIR	10%	£6,002,852	£4,432,506	£4,424,913	£4,409,374	£4,369,504
60% LAR - 40% CIR	15%	£4,495,183	£3,957,785	£3,949,193	£3,933,739	£3,893,869
60% LAR - 40% CIR	20%	£2,987,514	£3,483,064	£3,474,472	£3,458,923	£3,419,053
60% LAR - 40% CIR	25%	£1,479,845	£2,998,343	£2,989,751	£2,974,202	£2,934,332
60% LAR - 40% CIR	30%	£972,176	£2,506,961	£2,500,077	£2,484,782	£2,445,442
60% LAR - 40% CIR	35%	£471,577	£2,014,579	£2,007,695	£2,001,182	£1,961,842
60% LAR - 40% CIR	40%	£1,960,205	£1,522,197	£1,515,313	£1,508,800	£1,469,460
60% LAR - 40% CIR	45%	£1,448,833	£1,029,815	£1,022,931	£1,016,418	£977,078
60% LAR - 40% CIR	50%	£937,461	£537,433	£530,549	£524,036	£484,696
Residual Land values compared to benchmark land values		£20,801,000				
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 & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety 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%	£8,789,226	£8,132,884	£8,125,362	£8,109,735	£8,070,738
60% LAR - 40% CIR	5%	£8,290,455	£7,634,113	£7,626,591	£7,611,064	£7,572,067
60% LAR - 40% CIR	10%	£7,791,684	£7,135,342	£7,127,820	£7,112,293	£7,073,296
60% LAR - 40% CIR	15%	£7,292,913	£6,636,571	£6,629,049	£6,613,522	£6,574,525
60% LAR - 40% CIR	20%	£6,794,142	£6,137,800	£6,130,278	£6,114,751	£6,075,754
60% LAR - 40% CIR	25%	£6,295,371	£5,639,029	£5,631,507	£5,615,980	£5,576,983
60% LAR - 40% CIR	30%	£5,796,600	£5,140,258	£5,132,736	£5,117,209	£5,078,212
60% LAR - 40% CIR	35%	£5,297,829	£4,641,487	£4,633,965	£4,618,438	£4,579,441
60% LAR - 40% CIR	40%	£4,799,058	£4,142,716	£4,135,194	£4,119,667	£4,080,670
60% LAR - 40% CIR	45%	£4,299,287	£3,643,945	£3,636,423	£3,620,896	£3,581,900
60% LAR - 40% CIR	50%	£3,799,516	£3,145,174	£3,137,652	£3,122,125	£3,083,128
Residual Land values compared to benchmark land values		£20,801,000				



LB Camden  
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area		Zone A - Kings Cross Lower				
No Units	18	Sales value inflation		Growth				
Site Area	0.04 Ha	Build cost inflation		Growth				
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 - 60% CIR	0%	£7,549,896	£8,013,654	£8,905,031	£8,890,428	£8,851,407	£8,817,301	£8,487,246
60% LAR - 40% CIR	5%	£7,048,277	£8,438,932	£8,431,330	£8,415,750	£8,376,550	£8,341,750	£8,014,136
60% LAR - 20% CIR	10%	£6,544,844	£8,962,218	£8,954,935	£8,939,428	£8,900,723	£8,866,111	£8,537,146
60% LAR - 0% CIR	15%	£6,039,795	£9,484,430	£9,476,888	£9,461,443	£9,422,831	£9,388,161	£9,059,199
60% LAR - 60% CIR	20%	£5,533,065	£10,004,082	£10,007,161	£10,001,761	£10,004,761	£10,009,261	£9,680,299
60% LAR - 40% CIR	25%	£5,024,619	£10,523,289	£10,515,747	£10,509,312	£10,512,312	£10,516,812	£10,187,850
60% LAR - 20% CIR	30%	£4,514,684	£11,040,287	£11,032,745	£11,026,310	£11,029,310	£11,033,810	£10,704,848
60% LAR - 0% CIR	35%	£4,000,000	£11,555,830	£11,548,160	£11,541,725	£11,544,725	£11,548,225	£11,219,263
60% LAR - 60% CIR	40%	£3,486,744	£12,076,967	£12,069,425	£12,062,990	£12,065,990	£12,069,490	£11,740,528
60% LAR - 40% CIR	45%	£2,974,891	£12,597,519	£12,590,000	£12,583,565	£12,586,565	£12,590,065	£12,261,103
60% LAR - 20% CIR	50%	£2,468,469	£13,118,197	£13,110,678	£13,104,243	£13,107,243	£13,110,743	£12,781,781
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 & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 60% CIR	0%	£3,349,512	£3,213,270	£3,205,446	£3,196,941	£3,181,024	£3,166,500	£2,786,863
60% LAR - 40% CIR	5%	£3,367,863	£2,738,549	£2,730,956	£2,721,955	£2,712,954	£2,703,953	£2,324,317
60% LAR - 20% CIR	10%	£2,844,471	£2,262,135	£2,254,569	£2,246,075	£2,237,574	£2,229,073	£1,848,811
60% LAR - 0% CIR	15%	£2,324,412	£1,784,847	£1,777,505	£1,769,005	£1,760,504	£1,752,003	£1,371,747
60% LAR - 60% CIR	20%	£1,802,662	£1,304,299	£1,296,727	£1,288,227	£1,279,726	£1,271,225	£891,590
60% LAR - 40% CIR	25%	£1,324,296	£824,296	£816,804	£808,304	£799,803	£791,302	£410,748
60% LAR - 20% CIR	30%	£814,271	£339,883	£332,391	£323,891	£315,390	£306,890	£180,299
60% LAR - 0% CIR	35%	£304,710	£144,710	£137,218	£128,718	£120,217	£111,716	£60,800
60% LAR - 60% CIR	40%	£215,839	£45,000	£37,508	£29,008	£20,507	£12,006	£7,005
60% LAR - 40% CIR	45%	£126,968	£1,118,854	£1,111,362	£1,103,862	£1,096,361	£1,088,860	£1,081,359
60% LAR - 20% CIR	50%	£27,435,493	£1,108,197	£1,101,605	£1,094,105	£1,086,604	£1,079,103	£1,071,602
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
60% LAR - 60% CIR	0%	£3,362,347	£2,748,053	£2,740,460	£2,724,911	£2,686,041	£2,647,205	£2,323,198
60% LAR - 40% CIR	5%	£2,861,178	£2,271,884	£2,264,291	£2,248,742	£2,209,872	£2,171,036	£1,847,029
60% LAR - 20% CIR	10%	£2,359,747	£1,795,736	£1,788,143	£1,772,594	£1,733,724	£1,694,888	£1,370,922
60% LAR - 0% CIR	15%	£1,858,317	£1,319,588	£1,311,995	£1,296,446	£1,257,576	£1,218,740	£894,785
60% LAR - 60% CIR	20%	£1,356,886	£843,440	£835,847	£820,298	£781,428	£742,592	£418,643
60% LAR - 40% CIR	25%	£847,695	£354,291	£346,698	£331,149	£292,279	£253,443	£124,898
60% LAR - 20% CIR	30%	£339,883	£118,854	£111,262	£95,713	£79,164	£62,615	£34,150
60% LAR - 0% CIR	35%	£187,842	£44,531	£37,040	£29,540	£22,049	£14,549	£7,049
60% LAR - 60% CIR	40%	£126,968	£1,118,854	£1,111,362	£1,103,862	£1,096,361	£1,088,860	£1,081,359
60% LAR - 40% CIR	45%	£27,435,493	£1,108,197	£1,101,605	£1,094,105	£1,086,604	£1,079,103	£1,071,602
60% LAR - 20% CIR	50%	£2,468,469	£13,118,197	£13,110,678	£13,104,243	£13,107,243	£13,110,743	£12,781,781
Residual Land values compared to benchmark land values		£57,186,000						
Medium 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 - 60% CIR	0%	£3,362,347	£2,748,053	£2,740,460	£2,724,911	£2,686,041	£2,647,205	£2,323,198
60% LAR - 40% CIR	5%	£2,861,178	£2,271,884	£2,264,291	£2,248,742	£2,209,872	£2,171,036	£1,847,029
60% LAR - 20% CIR	10%	£2,359,747	£1,795,736	£1,788,143	£1,772,594	£1,733,724	£1,694,888	£1,370,922
60% LAR - 0% CIR	15%	£1,858,317	£1,319,588	£1,311,995	£1,296,446	£1,257,576	£1,218,740	£894,785
60% LAR - 60% CIR	20%	£1,356,886	£843,440	£835,847	£820,298	£781,428	£742,592	£418,643
60% LAR - 40% CIR	25%	£847,695	£354,291	£346,698	£331,149	£292,279	£253,443	£124,898
60% LAR - 20% CIR	30%	£339,883	£118,854	£111,262	£95,713	£79,164	£62,615	£34,150
60% LAR - 0% CIR	35%	£187,842	£44,531	£37,040	£29,540	£22,049	£14,549	£7,049
60% LAR - 60% CIR	40%	£126,968	£1,118,854	£1,111,362	£1,103,862	£1,096,361	£1,088,860	£1,081,359
60% LAR - 40% CIR	45%	£27,435,493	£1,108,197	£1,101,605	£1,094,105	£1,086,604	£1,079,103	£1,071,602
60% LAR - 20% CIR	50%	£2,468,469	£13,118,197	£13,110,678	£13,104,243	£13,107,243	£13,110,743	£12,781,781
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
60% LAR - 60% CIR	0%	£3,362,347	£2,748,053	£2,740,460	£2,724,911	£2,686,041	£2,647,205	£2,323,198
60% LAR - 40% CIR	5%	£2,861,178	£2,271,884	£2,264,291	£2,248,742	£2,209,872	£2,171,036	£1,847,029
60% LAR - 20% CIR	10%	£2,359,747	£1,795,736	£1,788,143	£1,772,594	£1,733,724	£1,694,888	£1,370,922
60% LAR - 0% CIR	15%	£1,858,317	£1,319,588	£1,311,995	£1,296,446	£1,257,576	£1,218,740	£894,785
60% LAR - 60% CIR	20%	£1,356,886	£843,440	£835,847	£820,298	£781,428	£742,592	£418,643
60% LAR - 40% CIR	25%	£847,695	£354,291	£346,698	£331,149	£292,279	£253,443	£124,898
60% LAR - 20% CIR	30%	£339,883	£118,854	£111,262	£95,713	£79,164	£62,615	£34,150
60% LAR - 0% CIR	35%	£187,842	£44,531	£37,040	£29,540	£22,049	£14,549	£7,049
60% LAR - 60% CIR	40%	£126,968	£1,118,854	£1,111,362	£1,103,862	£1,096,361	£1,088,860	£1,081,359
60% LAR - 40% CIR	45%	£27,435,493	£1,108,197	£1,101,605	£1,094,105	£1,086,604	£1,079,103	£1,071,602
60% LAR - 20% CIR	50%	£2,468,469	£13,118,197	£13,110,678	£13,104,243	£13,107,243	£13,110,743	£12,781,781
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) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 60% CIR	0%	£3,362,347	£2,748,053	£2,740,460	£2,724,911	£2,686,041	£2,647,205	£2,323,198
60% LAR - 40% CIR	5%	£2,861,178	£2,271,884	£2,264,291	£2,248,742	£2,209,872	£2,171,036	£1,847,029
60% LAR - 20% CIR	10%	£2,359,747	£1,795,736	£1,788,143	£1,772,594	£1,733,724	£1,694,888	£1,370,922
60% LAR - 0% CIR	15%	£1,858,317	£1,319,588	£1,311,995	£1,296,446	£1,257,576	£1,218,740	£894,785
60% LAR - 60% CIR	20%	£1,356,886	£843,440	£835,847	£820,298	£781,428	£742,592	£418,643
60% LAR - 40% CIR	25%	£847,695	£354,291	£346,698	£331,149	£292,279	£253,443	£124,898
60% LAR - 20% CIR	30%	£339,883	£118,854	£111,262	£95,713	£79,164	£62,615	£34,150
60% LAR - 0% CIR	35%	£187,842	£44,531	£37,040	£29,540	£22,049	£14,549	£7,049
60% LAR - 60% CIR	40%	£126,968	£1,118,854	£1,111,362	£1,103,862	£1,096,361	£1,088,860	£1,081,359
60% LAR - 40% CIR	45%	£27,435,493	£1,108,197	£1,101,605	£1,094,105	£1,086,604	£1,079,103	£1,071,602
60% LAR - 20% CIR	50%	£2,468,469	£13,118,197	£13,110,678	£13,104,243	£13,107,243	£13,110,743	£12,781,781
Residual Land values compared to benchmark land values		£26,681,000						



LB Camden  
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area		Zone A - Kings Cross Higher				
No Units	18	Sales value inflation		Growth				
Site Area	0.04 Hs	Build cost inflation		Growth				
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	
		£3,286,546	£3,141,847	£3,134,018	£3,079,600	£3,017,586	£3,017,586	
60% LAR - 40% CIR	0%	£3,233,589	£3,055,715	£3,068,122	£2,953,703	£2,951,681	£2,951,681	
60% LAR - 40% CIR	10%	£3,188,180	£3,007,762	£3,020,225	£2,905,297	£2,903,275	£2,903,275	
60% LAR - 40% CIR	15%	£3,150,273	£2,978,384	£2,990,852	£2,869,795	£2,867,773	£2,867,773	
60% LAR - 40% CIR	20%	£3,031,586	£3,067,236	£3,079,715	£3,025,815	£3,023,793	£3,023,793	
60% LAR - 40% CIR	35%	£2,814,301	£3,444,433	£3,436,301	£3,431,572	£3,383,112	£3,381,090	
60% LAR - 40% CIR	30%	£3,389,389	£4,900,001	£4,892,516	£4,877,182	£4,839,882	£4,837,860	
60% LAR - 40% CIR	40%	£4,814,301	£4,903,955	£4,846,485	£4,831,192	£4,792,980	£4,790,958	
60% LAR - 40% CIR	45%	£4,238,633	£3,806,312	£3,788,854	£3,745,421	£3,703,587	£3,699,274	
60% LAR - 40% CIR	45%	£3,661,173	£3,257,086	£3,249,832	£3,234,380	£3,195,283	£3,193,261	
60% LAR - 40% CIR	50%	£3,062,582	£2,708,292	£2,698,852	£2,685,628	£2,645,558	£2,642,162	
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, 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
		£3,597,867	£4,441,463	£4,433,841	£4,418,234	£4,379,216	£4,345,113	£4,315,055
60% LAR - 40% CIR	0%	£4,533,586	£3,905,332	£3,897,739	£3,882,190	£3,843,320	£3,841,298	£3,840,880
60% LAR - 40% CIR	10%	£3,967,807	£3,367,569	£3,359,942	£3,344,448	£3,305,713	£3,303,691	£3,302,344
60% LAR - 40% CIR	15%	£3,400,340	£2,829,010	£2,820,488	£2,804,941	£2,766,412	£2,764,390	£2,763,043
60% LAR - 40% CIR	20%	£2,831,203	£2,286,852	£2,279,332	£2,263,931	£2,225,431	£2,223,409	£2,222,062
60% LAR - 40% CIR	35%	£2,144,050	£1,744,050	£1,736,548	£1,721,189	£1,682,786	£1,680,764	£1,679,417
60% LAR - 40% CIR	30%	£1,687,976	£1,192,133	£1,176,889	£1,171,889	£1,133,499	£1,131,477	£1,130,130
60% LAR - 40% CIR	40%	£1,111,018	£653,512	£648,102	£642,692	£604,282	£602,260	£600,913
60% LAR - 40% CIR	45%	£538,350	£105,959	£98,471	£93,204	£458,008	£456,008	£454,661
60% LAR - 40% CIR	45%	£219,010	£143,267	£140,721	£138,176	£100,100	£98,100	£96,753
60% LAR - 40% CIR	50%	£81,744	£84,061	£1,001,331	£1,034,204	£1,064,604	£1,062,582	£1,060,235
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,036,306	£3,074,736	£3,067,176	£3,067,176	£3,067,176	£3,067,176	£3,067,176
60% LAR - 40% CIR	0%	£3,099,921	£3,438,967	£3,431,073	£3,415,525	£3,376,654	£3,374,632	£3,373,285
60% LAR - 40% CIR	10%	£2,532,444	£2,871,501	£2,863,607	£2,848,059	£2,809,188	£2,807,166	£2,805,819
60% LAR - 40% CIR	15%	£4,933,675	£4,361,345	£4,353,803	£4,338,355	£4,299,747	£4,297,725	£4,296,378
60% LAR - 40% CIR	20%	£4,364,528	£3,790,187	£3,782,687	£3,767,239	£3,728,786	£3,726,764	£3,725,417
60% LAR - 40% CIR	35%	£3,795,744	£3,217,585	£3,209,883	£3,194,435	£3,155,982	£3,153,960	£3,152,613
60% LAR - 40% CIR	30%	£3,221,311	£2,732,362	£2,724,488	£2,709,143	£2,670,834	£2,668,812	£2,667,465
60% LAR - 40% CIR	40%	£2,652,252	£2,186,807	£2,178,437	£2,163,141	£2,124,832	£2,122,810	£2,121,463
60% LAR - 40% CIR	45%	£2,071,585	£1,639,263	£1,631,805	£1,616,538	£1,578,373	£1,576,351	£1,575,004
60% LAR - 40% CIR	45%	£1,494,258	£1,056,589	£1,049,131	£1,033,864	£995,698	£993,676	£992,329
60% LAR - 40% CIR	50%	£915,487	£508,244	£501,804	£495,357	£478,511	£476,489	£475,142
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,286,311	£6,810,141	£6,802,612	£6,802,612	£6,802,612	£6,802,612	£6,802,612
60% LAR - 40% CIR	0%	£5,702,254	£5,074,010	£5,066,417	£5,050,868	£5,011,998	£5,009,976	£5,008,629
60% LAR - 40% CIR	10%	£5,138,484	£4,510,260	£4,502,712	£4,487,163	£4,448,293	£4,446,271	£4,444,924
60% LAR - 40% CIR	15%	£5,569,018	£4,998,088	£4,989,146	£4,973,702	£4,934,832	£4,932,810	£4,931,463
60% LAR - 40% CIR	20%	£4,999,881	£4,485,330	£4,476,388	£4,460,944	£4,422,074	£4,420,052	£4,418,705
60% LAR - 40% CIR	25%	£4,429,087	£3,912,728	£3,903,226	£3,887,882	£3,849,012	£3,846,990	£3,845,643
60% LAR - 40% CIR	30%	£3,854,654	£3,348,266	£3,338,811	£3,323,467	£3,284,597	£3,282,575	£3,281,228
60% LAR - 40% CIR	35%	£3,279,226	£2,772,838	£2,763,383	£2,748,039	£2,709,169	£2,707,147	£2,705,800
60% LAR - 40% CIR	40%	£2,706,508	£2,274,006	£2,267,149	£2,251,805	£2,212,935	£2,210,913	£2,209,566
60% LAR - 40% CIR	45%	£2,129,686	£1,725,381	£1,717,933	£1,702,689	£1,663,819	£1,661,797	£1,660,450
60% LAR - 40% CIR	50%	£1,550,830	£1,174,387	£1,167,147	£1,151,901	£1,113,031	£1,111,009	£1,109,662
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, 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
		£8,017,377	£7,361,177	£7,353,555	£7,337,948	£7,298,930	£7,296,908	£7,295,761
60% LAR - 40% CIR	0%	£7,493,496	£6,825,546	£6,817,924	£6,802,317	£6,763,299	£6,761,277	£6,759,930
60% LAR - 40% CIR	10%	£6,887,530	£6,207,623	£6,200,001	£6,184,394	£6,145,376	£6,143,354	£6,142,007
60% LAR - 40% CIR	15%	£6,320,054	£5,747,724	£5,740,182	£5,724,575	£5,685,557	£5,683,535	£5,682,188
60% LAR - 40% CIR	20%	£5,752,578	£5,187,824	£5,180,282	£5,164,675	£5,125,657	£5,123,635	£5,122,288
60% LAR - 40% CIR	25%	£5,185,103	£4,627,924	£4,620,382	£4,604,775	£4,565,757	£4,563,735	£4,562,388
60% LAR - 40% CIR	30%	£4,617,628	£4,068,024	£4,060,482	£4,044,875	£4,005,857	£4,003,835	£4,002,488
60% LAR - 40% CIR	35%	£4,050,153	£3,508,124	£3,500,582	£3,484,975	£3,445,957	£3,443,935	£3,442,588
60% LAR - 40% CIR	40%	£3,482,678	£2,948,224	£2,940,682	£2,925,075	£2,886,057	£2,884,035	£2,882,688
60% LAR - 40% CIR	45%	£2,915,203	£2,388,324	£2,380,782	£2,365,175	£2,326,157	£2,324,135	£2,322,788
60% LAR - 40% CIR	50%	£2,347,728	£1,828,424	£1,820,882	£1,805,275	£1,766,257	£1,764,235	£1,762,888
Residual Land values compared to benchmark land values		£20,601,000						
Secondary Industrial/Storage/Distribution								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,017,377	£7,361,177	£7,353,555	£7,337,948	£7,298,930	£7,296,908	£7,295,761
60% LAR - 40% CIR	0%	£7,493,496	£6,825,546	£6,817,924	£6,802,317	£6,763,299	£6,761,277	£6,759,930
60% LAR - 40% CIR	10%	£6,887,530	£6,207,623	£6,200,001	£6,184,394	£6,145,376	£6,143,354	£6,142,007
60% LAR - 40% CIR	15%	£6,320,054	£5,747,724	£5,740,182	£5,724,575	£5,685,557	£5,683,535	£5,682,188
60% LAR - 40% CIR	20%	£5,752,578	£5,187,824	£5,180,282	£5,164,675	£5,125,657	£5,123,635	£5,122,288
60% LAR - 40% CIR	25%	£5,185,103	£4,627,924	£4,620,382	£4,604,775	£4,565,757	£4,563,735	£4,562,388
60% LAR - 40% CIR	30%	£4,617,628	£4,068,024	£4,060,482	£4,044,875	£4,005,857	£4,003,835	£4,002,488
60% LAR - 40% CIR	35%	£4,050,153	£3,508,124	£3,500,582	£3,484,975	£3,445,957	£3,443,935	£3,442,588
60% LAR - 40% CIR	40%	£3,482,678	£2,948,224	£2,940,682	£2,925,075	£2,886,057	£2,884,035	£2,882,688
60% LAR - 40% CIR	45%	£2,915,203	£2,388,324	£2,380,782	£2,365,175	£2,326,157	£2,324,135	£2,322,788
60% LAR - 40% CIR	50%	£2,347,728	£1,828,424	£1,820,882	£1,805,275	£1,766,257	£1,764,235	£1,762,888
Residual Land values compared to benchmark land values		£20,601,000						



LB Camden  
Local Plan Viability Testing 2025

Res 7 - 18 Flats		Value Area		Zone A - Lower Central Zone	
No Units Site Area 0.04 Ha		Sales value inflation Build cost inflation Tenure		Growth Growth LAR - CIR	
Residual land values:					
				</	



LB Camden  
Local Plan Viability Testing 2025

Res17 - 18 Flats		Value Area		Zone A - Medium Central Zone				
No Units		Sales value inflation		Growth				
Site Area		Build cost inflation		Growth				
0.04 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) & 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	
		£12,958,548	£12,235,822	£12,228,199	£12,212,592	£12,173,575	£11,869,413	
60% LAR - 40% CIR	0%	£12,186,446	£11,484,991	£11,487,398	£11,471,856	£11,432,979	£11,199,757	
60% LAR - 40% CIR	10%	£11,472,842	£10,752,402	£10,754,809	£10,739,267	£10,699,390	£10,466,168	
60% LAR - 40% CIR	15%	£10,637,151	£10,008,273	£10,000,750	£9,985,208	£9,946,331	£9,713,109	
60% LAR - 40% CIR	20%	£9,859,988	£9,262,415	£9,254,895	£9,239,353	£9,200,476	£8,967,254	
60% LAR - 40% CIR	25%	£9,081,189	£8,514,814	£8,507,412	£8,491,870	£8,453,000	£8,219,778	
60% LAR - 40% CIR	30%	£8,300,711	£7,765,784	£7,758,299	£7,742,978	£7,704,084	£7,470,862	
60% LAR - 40% CIR	35%	£7,518,828	£7,015,039	£7,007,599	£6,992,278	£6,953,384	£6,720,162	
60% LAR - 40% CIR	40%	£6,734,535	£6,262,687	£6,255,239	£6,239,973	£6,201,007	£5,967,785	
60% LAR - 40% CIR	45%	£5,950,648	£5,508,772	£5,501,325	£5,486,080	£5,447,199	£5,213,977	
60% LAR - 40% CIR	50%	£5,167,786	£4,733,080	£4,725,840	£4,710,610	£4,671,647	£4,438,425	
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, 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
		£8,258,125	£8,335,439	£8,527,816	£8,512,259	£8,475,182	£8,239,088	£8,109,030
60% LAR - 40% CIR	0%	£8,486,063	£7,794,608	£7,787,615	£7,771,466	£7,732,596	£7,499,374	£7,369,806
60% LAR - 40% CIR	10%	£7,712,259	£7,052,086	£7,044,520	£7,028,026	£6,989,291	£6,756,069	£6,626,501
60% LAR - 40% CIR	15%	£6,928,767	£6,307,890	£6,300,347	£6,283,853	£6,245,118	£6,011,896	£5,882,328
60% LAR - 40% CIR	20%	£6,156,605	£5,562,032	£5,554,512	£5,538,112	£5,500,612	£5,267,390	£5,137,822
60% LAR - 40% CIR	25%	£5,380,786	£4,814,531	£4,807,028	£4,790,628	£4,752,128	£4,518,906	£4,389,338
60% LAR - 40% CIR	30%	£4,609,338	£4,065,491	£4,057,918	£4,041,518	£4,003,018	£3,770,796	£3,641,228
60% LAR - 40% CIR	35%	£3,830,784	£3,341,656	£3,334,156	£3,317,756	£3,279,256	£3,047,034	£2,917,466
60% LAR - 40% CIR	40%	£3,054,552	£2,562,514	£2,554,850	£2,538,550	£2,500,050	£2,267,828	£2,138,260
60% LAR - 40% CIR	45%	£2,245,296	£1,808,368	£1,800,841	£1,784,607	£1,746,106	£1,513,884	£1,384,316
60% LAR - 40% CIR	50%	£1,465,453	£1,062,897	£1,055,457	£1,039,223	£1,000,722	£768,500	£638,932
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,793,598	£10,008,772	£10,067,151	£10,067,151	£10,068,586	£9,792,423	£9,642,366
60% LAR - 40% CIR	0%	£10,019,598	£9,267,943	£9,320,350	£9,304,807	£9,265,931	£9,032,709	£8,903,141
60% LAR - 40% CIR	10%	£9,245,598	£8,500,244	£8,552,651	£8,537,108	£8,498,232	£8,265,010	£8,135,442
60% LAR - 40% CIR	15%	£8,470,102	£7,841,225	£7,833,682	£7,818,237	£7,779,361	£7,546,139	£7,416,571
60% LAR - 40% CIR	20%	£7,695,259	£7,065,367	£7,057,846	£7,042,401	£7,003,525	£6,770,303	£6,640,735
60% LAR - 40% CIR	25%	£6,920,364	£6,344,120	£6,347,868	£6,340,364	£6,298,605	£6,064,373	£5,934,805
60% LAR - 40% CIR	30%	£6,151,662	£5,698,735	£5,691,281	£5,675,928	£5,637,052	£5,403,830	£5,274,262
60% LAR - 40% CIR	35%	£5,380,786	£4,941,673	£4,940,521	£4,925,168	£4,886,292	£4,653,070	£4,523,502
60% LAR - 40% CIR	40%	£4,567,887	£4,095,649	£4,088,191	£4,072,838	£4,033,962	£3,800,740	£3,671,172
60% LAR - 40% CIR	45%	£3,760,901	£3,344,222	£3,340,736	£3,325,383	£3,286,507	£3,053,285	£2,923,717
60% LAR - 40% CIR	50%	£2,956,738	£2,588,251	£2,578,791	£2,563,336	£2,524,460	£2,291,238	£2,161,670
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,793,598	£10,704,117	£10,696,494	£10,696,494	£10,696,494	£10,696,494	£10,696,494
60% LAR - 40% CIR	0%	£10,654,741	£9,963,286	£9,955,693	£9,940,144	£9,901,274	£9,668,052	£9,538,484
60% LAR - 40% CIR	10%	£9,869,957	£9,220,794	£9,213,198	£9,200,754	£9,161,884	£8,928,662	£8,799,094
60% LAR - 40% CIR	15%	£9,106,445	£8,476,568	£8,469,025	£8,456,581	£8,417,711	£8,184,489	£8,054,921
60% LAR - 40% CIR	20%	£8,338,263	£7,720,710	£7,723,189	£7,710,745	£7,671,875	£7,438,653	£7,309,085
60% LAR - 40% CIR	25%	£7,569,493	£6,983,209	£6,975,707	£6,963,263	£6,924,393	£6,691,171	£6,561,603
60% LAR - 40% CIR	30%	£6,788,065	£6,234,079	£6,226,894	£6,214,450	£6,175,580	£5,942,358	£5,812,790
60% LAR - 40% CIR	35%	£5,996,522	£5,453,134	£5,445,864	£5,433,420	£5,394,550	£5,161,328	£5,031,760
60% LAR - 40% CIR	40%	£5,203,230	£4,730,092	£4,723,534	£4,710,990	£4,671,120	£4,437,898	£4,308,330
60% LAR - 40% CIR	45%	£4,411,944	£3,977,699	£3,969,619	£3,957,175	£3,917,305	£3,684,083	£3,554,515
60% LAR - 40% CIR	50%	£3,631,081	£3,221,574	£3,214,130	£3,198,908	£3,159,038	£2,925,816	£2,796,248
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) & 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
		£11,426,843	£10,704,117	£10,696,494	£10,688,886	£10,641,869	£10,407,786	£10,277,708
60% LAR - 40% CIR	0%	£11,256,853	£10,544,741	£10,536,983	£10,521,439	£10,482,563	£10,249,341	£10,119,283
60% LAR - 40% CIR	10%	£10,471,973	£9,760,264	£9,752,670	£9,745,062	£9,706,186	£9,472,964	£9,342,906
60% LAR - 40% CIR	15%	£9,687,081	£8,978,356	£8,970,762	£8,963,154	£8,924,278	£8,691,056	£8,561,488
60% LAR - 40% CIR	20%	£8,902,189	£8,213,649	£8,206,055	£8,198,447	£8,159,571	£7,926,349	£7,796,781
60% LAR - 40% CIR	25%	£8,117,297	£7,428,759	£7,421,165	£7,413,557	£7,374,681	£7,141,459	£7,011,891
60% LAR - 40% CIR	30%	£7,332,405	£6,638,869	£6,631,275	£6,623,667	£6,584,791	£6,351,569	£6,222,001
60% LAR - 40% CIR	35%	£6,547,513	£5,853,977	£5,846,383	£5,838,775	£5,799,900	£5,566,678	£5,437,110
60% LAR - 40% CIR	40%	£5,762,621	£5,079,081	£5,071,487	£5,063,879	£5,025,003	£4,791,781	£4,662,213
60% LAR - 40% CIR	45%	£4,977,729	£4,303,189	£4,295,595	£4,287,987	£4,249,111	£4,015,889	£3,886,321
60% LAR - 40% CIR	50%	£4,192,837	£3,518,297	£3,510,703	£3,503,095	£3,464,219	£3,230,997	£3,101,429
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, 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
		£12,177,879	£11,458,152	£11,447,530	£11,431,922	£11,392,995	£11,159,802	£11,029,744
60% LAR - 40% CIR	0%	£11,466,977	£10,744,302	£10,736,729	£10,721,186	£10,682,310	£10,449,117	£10,319,059
60% LAR - 40% CIR	10%	£10,631,973	£9,917,800	£9,910,230	£9,894,740	£9,855,813	£9,622,620	£9,492,562
60% LAR - 40% CIR	15%	£9,856,481	£9,227,004	£9,220,081	£9,204,616	£9,165,690	£8,932,500	£8,802,442
60% LAR - 40% CIR	20%	£9,079,318	£8,481,746	£8,474,225	£8,458,760	£8,420,320	£8,187,130	£8,057,072
60% LAR - 40% CIR	25%	£8,300,499	£7,734,245	£7,726,743	£7,711,283	£7,672,843	£7,439,653	£7,309,595
60% LAR - 40% CIR	30%	£7,520,841	£6,985,114	£6,977,639	£6,962,179	£6,923,739	£6,690,549	£6,560,491
60% LAR - 40% CIR	35%	£6,737,598	£6,234,370	£6,226,800	£6,211,340	£6,172,900	£5,939,710	£5,809,652
60% LAR - 40% CIR	40%	£5,954,296	£5,462,027	£5,454,570	£5,439,110	£5,400,670	£5,167,480	£5,037,422
60% LAR - 40% CIR	45%	£5,168,880	£4,728,102	£4,720,655	£4,705,195	£4,666,755	£4,433,565	£4,303,507
60% LAR - 40% CIR	50%	£4,382,117	£3,972,010	£3,965,170	£3,949,944	£3,911,877	£3,678,687	£3,548,629







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		Growth	
Site Area	0.1 Ha	Build cost inflation		Growth	
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 & Renewable Offset Payments
	0%	£1,018,211	£1,356,392	£1,341,853	£1,352,489
60% LAR - 60% CIR	5%	£7,523,484	£9,834,804	£8,626,367	£9,809,077
60% LAR - 60% CIR	10%	£8,968,652	£9,769,333	£8,305,120	£9,263,120
60% LAR - 60% CIR	15%	£8,497,892	£5,713,933	£5,773,553	£5,745,384
60% LAR - 60% CIR	20%	£5,847,236	£5,262,618	£5,244,261	£5,227,148
60% LAR - 60% CIR	25%	£5,244,671	£4,721,407	£4,713,071	£4,698,205
60% LAR - 60% CIR	30%	£4,720,217	£4,188,319	£4,180,030	£4,162,580
60% LAR - 60% CIR	35%	£4,133,882	£3,653,377	£3,645,076	£3,628,091
60% LAR - 60% CIR	40%	£3,585,717	£3,116,595	£3,108,309	£3,091,356
60% LAR - 60% CIR	45%	£3,015,711	£2,577,598	£2,569,720	£2,552,796
60% LAR - 60% CIR	50%	£2,443,881	£2,037,598	£2,029,326	£2,012,458

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

Higher Value secondary Offices								£97,649,000	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
									Biodiversity
	0%	£2,241,496	£2,930,096	£2,539,533	£2,555,823	£2,999,049	£3,258,366	£3,492,475	
60% LAR - 60% CIR	5%	£2,786,276	£3,455,565	£3,463,072	£3,461,788	£3,524,264	£3,762,660	£3,936,212	
60% LAR - 60% CIR	10%	£3,307,808	£3,062,967	£3,061,361	£3,059,816	£3,124,635	£3,362,340	£3,536,219	
60% LAR - 60% CIR	15%	£3,317,864	£4,512,262	£4,520,639	£4,537,754	£4,580,541	£4,817,307	£4,979,882	
60% LAR - 60% CIR	20%	£3,314,883	£4,043,493	£4,051,435	£4,068,869	£4,111,862	£4,349,498	£4,511,609	
60% LAR - 60% CIR	25%	£3,314,883	£3,576,381	£3,584,897	£3,593,526	£3,634,479	£3,869,329	£4,031,690	
60% LAR - 60% CIR	30%	£3,314,883	£3,111,623	£3,119,623	£3,127,623	£3,168,461	£3,403,301	£3,565,149	
60% LAR - 60% CIR	35%	£3,314,883	£2,644,305	£2,652,311	£2,660,311	£2,701,923	£2,937,254	£3,103,474	
60% LAR - 60% CIR	40%	£3,314,883	£2,178,304	£2,186,310	£2,194,310	£2,235,414	£2,470,742	£2,636,280	
60% LAR - 60% CIR	45%	£3,314,883	£1,712,304	£1,720,310	£1,728,310	£1,769,414	£1,994,742	£2,160,280	

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 - 60% CIR	0%	5%	£2,369,671	£1,838,722	£1,837,253	£1,833,867	£1,839,487	£1,839,114	£1,862,456
60% LAR - 60% CIR	5%	10%	£1,894,804	£1,116,304	£1,107,767	£1,090,477	£1,047,262	£977,604	£944,821
60% LAR - 60% CIR	10%	15%	£1,248,022	£680,758	£660,304	£655,102	£595,126	£525,640	£492,108
60% LAR - 60% CIR	15%	20%	£889,259	£383,333	£374,953	£364,953	£337,784	£297,604	£282,459
60% LAR - 60% CIR	20%	25%	£129,636	£465,962	£465,962	£474,269	£481,454	£470,960	£493,580
60% LAR - 60% CIR	25%	30%	£1,864,308	£667,304	£667,304	£667,304	£667,304	£667,304	£667,304
60% LAR - 60% CIR	30%	35%	£498,383	£1,530,261	£1,530,261	£1,538,927	£1,556,628	£1,586,179	£1,633,529
60% LAR - 60% CIR	35%	40%	£1,864,708	£2,085,223	£2,085,223	£2,073,524	£2,068,908	£2,137,802	£2,238,285
60% LAR - 60% CIR	40%	45%	£2,132,883	£2,402,005	£2,402,005	£2,410,281	£2,427,284	£2,468,623	£2,523,368
60% LAR - 60% CIR	45%	50%	£2,400,880	£3,148,648	£3,148,648	£3,156,868	£3,165,088	£3,165,088	£3,165,088
60% LAR - 60% CIR	50%	55%	£3,274,702	£3,981,004	£3,981,004	£3,989,271	£3,997,538	£3,997,538	£3,997,538

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 - 60% CIR	0%	10%	£4,038,211	£3,316,322	£3,307,853	£3,296,485	£3,247,097	£3,266,714	£2,842,056
60% LAR - 60% CIR	5%	15%	£3,481,404	£2,762,804	£2,764,367	£2,767,077	£2,723,852	£2,464,504	£2,320,421
60% LAR - 60% CIR	10%	20%	£2,854,662	£2,297,335	£2,297,335	£2,297,335	£2,258,828	£2,189,896	£1,796,688
60% LAR - 60% CIR	15%	25%	£2,365,892	£1,739,833	£1,731,553	£1,714,384	£1,671,485	£1,413,947	£1,270,881
60% LAR - 60% CIR	20%	30%	£1,895,236	£1,210,818	£1,202,261	£1,185,148	£1,142,359	£885,640	£743,016
60% LAR - 60% CIR	25%	35%	£1,242,671	£679,407	£671,071	£654,005	£631,338	£355,341	£213,121
60% LAR - 60% CIR	30%	40%	£878,217	£146,319	£138,003	£120,680	£116,903	£178,903	£138,786
60% LAR - 60% CIR	35%	45%	£1,118,866	£488,624	£488,624	£488,624	£488,624	£488,624	£488,624
60% LAR - 60% CIR	40%	50%	£494,383	£2,653,455	£2,653,455	£2,653,455	£2,653,455	£2,653,455	£2,653,455
60% LAR - 60% CIR	45%	55%	£1,598,108	£2,084,404	£2,084,404	£2,084,404	£2,084,404	£2,084,404	£2,084,404
60% LAR - 60% CIR	50%	60%	£3,274,702	£3,981,004	£3,989,271	£3,997,538	£3,997,538	£3,997,538	£3,997,538

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

		£20,691,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
--	--	-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



LB Camden  
Local Plan Viability Testing 2025

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



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		Growth LAR : CBR	



LB Camden  
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone A - Lower Central Zone				
No Units	20	Sales value inflation		Growth				
Site Area	0.1 Ha	Build cost inflation		Growth				
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, 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	0%	£10,851,889	£10,867,639	£10,070,189	£10,061,811	£10,018,413	£9,758,031	£9,613,374
60% LAR - 40% CIR	5%	£10,158,389	£9,427,655	£9,419,218	£9,401,520	£9,362,103	£9,099,355	£8,953,272
60% LAR - 40% CIR	10%	£8,452,963	£8,105,120	£8,101,474	£8,142,498	£8,097,730	£7,849,626	£7,826,073
60% LAR - 40% CIR	15%	£8,785,510	£8,101,863	£8,101,863	£8,093,471	£8,076,304	£7,831,384	£7,833,910
60% LAR - 40% CIR	20%	£8,086,170	£7,436,071	£7,427,714	£7,410,600	£7,387,812	£7,111,093	£6,969,471
60% LAR - 40% CIR	25%	£7,954,862	£8,708,384	£8,700,059	£8,744,950	£8,700,326	£8,444,320	£8,302,109
60% LAR - 40% CIR	30%	£8,681,784	£8,098,841	£8,090,525	£8,073,502	£8,030,943	£7,775,593	£7,633,731
60% LAR - 40% CIR	35%	£5,956,778	£5,427,432	£5,419,132	£5,402,147	£5,359,893	£5,104,904	£4,963,380
60% LAR - 40% CIR	40%	£5,448,818	£4,754,185	£4,745,899	£4,728,947	£4,686,567	£4,432,584	£4,291,017
60% LAR - 40% CIR	45%	£4,541,228	£4,076,120	£4,070,845	£4,053,920	£4,011,610	£3,757,152	£3,616,720
60% LAR - 40% CIR	50%	£3,830,745	£3,402,254	£3,393,987	£3,377,087	£3,334,856	£3,081,528	£2,940,491
Residual Land values compared to benchmark land values								
Higher Value Secondary Offices						£97,648,000		
		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) & 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	0%	£10,898,989	£10,922,738	£10,134,269	£10,091,945	£10,018,513	£9,758,031	£9,613,374
60% LAR - 40% CIR	5%	£10,158,389	£9,427,655	£9,419,218	£9,401,520	£9,362,103	£9,099,355	£8,953,272
60% LAR - 40% CIR	10%	£8,452,963	£8,105,120	£8,101,474	£8,142,498	£8,097,730	£7,849,626	£7,826,073
60% LAR - 40% CIR	15%	£8,785,510	£8,101,863	£8,101,863	£8,093,471	£8,076,304	£7,831,384	£7,833,910
60% LAR - 40% CIR	20%	£8,086,170	£7,436,071	£7,427,714	£7,410,600	£7,387,812	£7,111,093	£6,969,471
60% LAR - 40% CIR	25%	£7,954,862	£8,708,384	£8,700,059	£8,744,950	£8,700,326	£8,444,320	£8,302,109
60% LAR - 40% CIR	30%	£8,681,784	£8,098,841	£8,090,525	£8,073,502	£8,030,943	£7,775,593	£7,633,731
60% LAR - 40% CIR	35%	£5,956,778	£5,427,432	£5,419,132	£5,402,147	£5,359,893	£5,104,904	£4,963,380
60% LAR - 40% CIR	40%	£5,448,818	£4,754,185	£4,745,899	£4,728,947	£4,686,567	£4,432,584	£4,291,017
60% LAR - 40% CIR	45%	£4,541,228	£4,076,120	£4,070,845	£4,053,920	£4,011,610	£3,757,152	£3,616,720
60% LAR - 40% CIR	50%	£3,830,745	£3,402,254	£3,393,987	£3,377,087	£3,334,856	£3,081,528	£2,940,491
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) & 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	0%	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895
60% LAR - 40% CIR	5%	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895
60% LAR - 40% CIR	10%	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895
60% LAR - 40% CIR	15%	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895
60% LAR - 40% CIR	20%	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895
60% LAR - 40% CIR	25%	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895
60% LAR - 40% CIR	30%	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895
60% LAR - 40% CIR	35%	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895
60% LAR - 40% CIR	40%	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895
60% LAR - 40% CIR	45%	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895
60% LAR - 40% CIR	50%	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895	£13,332,895
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) & 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	0%	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859
60% LAR - 40% CIR	5%	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859
60% LAR - 40% CIR	10%	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859
60% LAR - 40% CIR	15%	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859
60% LAR - 40% CIR	20%	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859
60% LAR - 40% CIR	25%	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859
60% LAR - 40% CIR	30%	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859
60% LAR - 40% CIR	35%	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859
60% LAR - 40% CIR	40%	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859
60% LAR - 40% CIR	45%	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859
60% LAR - 40% CIR	50%	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859	£8,059,859
Residual Land values compared to benchmark land values								
Secondary Industrial/Storage/Distribution						£26,661,000		
		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) & 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	0%	£8,791,789	£8,027,539	£8,019,089	£8,001,711	£7,998,313	£7,997,931	£7,553,274
60% LAR - 40% CIR	5%	£8,791,789	£7,367,250	£7,359,119	£7,341,836	£7,338,620	£7,338,238	£6,893,175
60% LAR - 40% CIR	10%	£8,791,789	£6,705,620	£6,697,412	£6,679,869	£6,676,589	£6,676,207	£6,231,249
60% LAR - 40% CIR	15%	£8,791,789	£6,041,753	£6,033,371	£6,016,204	£6,012,924	£6,012,542	£5,567,689
60% LAR - 40% CIR	20%	£8,791,789	£5,375,871	£5,367,814	£5,350,550	£5,347,270	£5,346,888	£4,901,911
60% LAR - 40% CIR	25%	£8,791,789	£4,709,294	£4,699,959	£4,682,860	£4,679,580	£4,679,198	£4,234,220
60% LAR - 40% CIR	30%	£4,601,684	£4,038,741	£4,030,425	£4,013,402	£4,010,122	£4,009,740	£3,564,763
60% LAR - 40% CIR	35%	£3,896,676	£3,367,332	£3,359,032	£3,342,047	£3,338,767	£3,338,385	£2,903,260
60% LAR - 40% CIR	40%	£3,188,816	£2,694,085	£2,685,799	£2,668,847	£2,665,567	£2,665,185	£2,230,017
60% LAR - 40% CIR	45%	£2,481,129	£2,010,000	£2,001,745	£1,984,850	£1,981,570	£1,981,188	£1,546,020
60% LAR - 40% CIR	50%	£1,770,625	£1,342,154	£1,333,887	£1,316,987	£1,313,706	£1,313,324	£880,991



LB Camden  
Local Plan Viability Testing 2025

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



LB Camden  
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone A - Higher Central Zone	
No Units		20		Sales value inflation	
Site Area		0.1 Ha		Build cost inflation	
Residual land values:		Tenure		Growth	
				PL	



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		Growth				
Site Area	0.1 Ha	Build cost inflation		Growth				
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%	£24,318,185	£22,650,340	£22,635,006	£22,617,108	£22,670,862	£22,293,385	£22,139,231
60% LAR 40% CIR	5%	£23,069,565	£21,474,338	£21,459,664	£21,441,105	£21,394,860	£21,117,383	£20,985,229
60% LAR 40% CIR	10%	£21,822,967	£20,268,337	£20,263,603	£20,265,104	£20,218,857	£19,941,380	£19,767,227
60% LAR 40% CIR	15%	£20,576,368	£19,122,334	£19,107,600	£19,089,102	£19,042,856	£18,765,379	£18,611,225
60% LAR 40% CIR	20%	£19,329,769	£17,946,332	£17,931,599	£17,913,100	£17,866,854	£17,589,377	£17,435,223
60% LAR 40% CIR	25%	£18,083,171	£16,770,331	£16,755,597	£16,737,098	£16,690,852	£16,413,376	£16,259,221
60% LAR 40% CIR	30%	£16,838,572	£15,594,329	£15,579,594	£15,561,095	£15,514,850	£15,237,373	£15,083,219
60% LAR 40% CIR	35%	£15,589,973	£14,418,327	£14,403,593	£14,385,095	£14,338,849	£14,061,371	£13,907,217
60% LAR 40% CIR	40%	£14,343,374	£13,242,326	£13,227,591	£13,209,092	£13,162,847	£12,885,370	£12,731,216
60% LAR 40% CIR	45%	£13,096,775	£12,066,323	£12,051,589	£12,033,092	£11,986,844	£11,709,367	£11,555,214
60% LAR 40% CIR	50%	£11,850,176	£10,890,321	£10,875,587	£10,857,089	£10,810,842	£10,533,365	£10,379,211
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£14,551,267	£12,855,450	£12,870,706	£12,852,208	£12,805,962	£12,528,485	£12,374,331
60% LAR 40% CIR	5%	£13,304,669	£11,709,438	£11,694,704	£11,676,205	£11,629,960	£11,352,483	£11,188,229
60% LAR 40% CIR	10%	£12,058,070	£10,533,437	£10,518,703	£10,500,204	£10,453,957	£10,176,480	£10,022,227
60% LAR 40% CIR	15%	£11,011,468	£9,351,434	£9,342,700	£9,324,201	£9,277,954	£8,900,477	£8,746,223
60% LAR 40% CIR	20%	£9,764,869	£8,181,432	£8,169,699	£8,148,200	£8,101,954	£7,724,477	£7,570,223
60% LAR 40% CIR	25%	£8,518,271	£7,011,431	£7,000,697	£6,979,200	£6,932,954	£6,555,477	£6,401,223
60% LAR 40% CIR	30%	£7,271,672	£5,840,429	£5,814,934	£5,796,435	£5,749,189	£5,471,712	£5,317,458
60% LAR 40% CIR	35%	£6,025,073	£4,669,427	£4,638,932	£4,620,433	£4,573,187	£4,295,710	£4,141,456
60% LAR 40% CIR	40%	£4,778,474	£3,498,426	£3,472,431	£3,453,932	£3,397,686	£3,120,209	£2,965,955
60% LAR 40% CIR	45%	£3,531,875	£2,327,425	£2,306,690	£2,288,191	£2,231,945	£1,954,468	£1,800,214
60% LAR 40% CIR	50%	£2,285,276	£1,125,421	£1,103,687	£1,084,189	£1,065,692	£788,215	£634,061
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%	£17,591,565	£15,735,738	£15,741,004	£15,722,505	£15,676,260	£15,398,783	£15,244,629
60% LAR 40% CIR	5%	£16,344,966	£14,579,737	£14,585,003	£14,546,504	£14,500,258	£14,222,781	£14,068,627
60% LAR 40% CIR	10%	£15,098,367	£13,403,734	£13,399,000	£13,370,502	£13,324,256	£13,046,779	£12,892,625
60% LAR 40% CIR	15%	£13,851,768	£12,257,732	£12,252,997	£12,214,500	£12,168,254	£11,890,777	£11,736,623
60% LAR 40% CIR	20%	£12,604,169	£11,051,731	£11,046,997	£11,018,498	£10,972,252	£10,694,776	£10,540,621
60% LAR 40% CIR	25%	£11,357,572	£9,875,728	£9,860,994	£9,842,495	£9,796,250	£9,518,773	£9,364,619
60% LAR 40% CIR	30%	£10,110,973	£8,699,727	£8,684,993	£8,666,495	£8,620,249	£8,342,772	£8,188,617
60% LAR 40% CIR	35%	£8,864,374	£7,523,726	£7,508,991	£7,490,493	£7,444,247	£7,166,770	£7,012,616
60% LAR 40% CIR	40%	£7,617,775	£6,347,723	£6,332,989	£6,314,490	£6,268,244	£5,990,767	£5,836,613
60% LAR 40% CIR	50%	£6,371,176	£5,171,721	£5,156,987	£5,138,489	£5,092,242	£4,814,765	£4,660,611
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£40,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£19,027,506	£17,417,604	£17,417,604	£17,399,105	£17,352,860	£17,075,383	£16,921,229
60% LAR 40% CIR	5%	£17,780,907	£16,268,337	£16,261,603	£16,223,104	£16,176,857	£15,899,380	£15,745,227
60% LAR 40% CIR	10%	£16,534,308	£15,083,334	£15,085,600	£15,047,102	£15,000,856	£14,723,379	£14,569,225
60% LAR 40% CIR	15%	£15,287,709	£13,903,332	£13,899,600	£13,871,100	£13,824,854	£13,547,377	£13,393,223
60% LAR 40% CIR	20%	£14,041,110	£12,728,331	£12,725,597	£12,697,098	£12,650,852	£12,373,375	£12,219,221
60% LAR 40% CIR	25%	£12,794,512	£11,552,328	£11,547,594	£11,519,095	£11,472,849	£11,195,372	£11,041,218
60% LAR 40% CIR	30%	£11,547,913	£10,376,327	£10,361,593	£10,343,095	£10,296,849	£10,019,372	£9,865,217
60% LAR 40% CIR	35%	£10,301,314	£9,200,325	£9,185,591	£9,167,092	£9,120,847	£8,843,370	£8,689,216
60% LAR 40% CIR	40%	£9,054,715	£8,024,323	£8,009,589	£7,991,090	£7,944,844	£7,667,367	£7,513,214
60% LAR 40% CIR	50%	£7,808,116	£6,848,321	£6,833,587	£6,815,089	£6,768,842	£6,491,365	£6,337,211
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£20,601,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£20,205,285	£19,474,230	£19,375,505	£19,367,008	£19,310,762	£19,033,285	£18,879,131
60% LAR 40% CIR	5%	£21,009,486	£19,474,230	£19,369,504	£19,361,007	£19,304,762	£19,027,285	£18,873,131
60% LAR 40% CIR	10%	£19,762,887	£18,239,237	£18,223,503	£18,205,004	£18,148,758	£17,871,281	£17,717,127
60% LAR 40% CIR	15%	£18,516,288	£17,067,234	£17,067,500	£17,049,002	£16,992,756	£16,715,279	£16,561,125
60% LAR 40% CIR	20%	£17,269,689	£15,898,232	£15,871,499	£15,853,000	£15,806,754	£15,529,277	£15,375,123
60% LAR 40% CIR	25%	£16,023,091	£14,718,231	£14,695,997	£14,677,500	£14,630,254	£14,352,777	£14,198,623
60% LAR 40% CIR	30%	£14,776,492	£13,543,229	£13,519,494	£13,500,997	£13,454,750	£13,177,273	£13,023,119
60% LAR 40% CIR	35%	£13,529,893	£12,368,227	£12,344,493	£12,326,000	£12,279,748	£12,002,277	£11,847,123
60% LAR 40% CIR	40%	£12,283,294	£11,183,225	£11,167,491	£11,148,992	£11,102,747	£10,825,270	£10,671,116
60% LAR 40% CIR	45%	£11,036,695	£10,008,223	£9,991,489	£9,972,990	£9,926,744	£9,649,267	£9,495,113
60% LAR 40% CIR	50%	£9,790,096	£8,830,221	£8,813,487	£8,796,989	£8,750,742	£8,473,265	£8,319,111



LB Camden  
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area		Zone A - Kings Cross Lower		
No Units Site Area		Sales value inflation Build cost inflation		Growth Growth LAR - GCR		
30 0.1 Ha						
Residual land values:						
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, 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, Build Regs 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
60% LAR - 40% GCR	0%	£24,316,185	£22,850,340	£22,835,806	£22,817,108	£22,870,862
60% LAR - 40% GCR	5%	£23,089,586	£21,414,338	£21,458,804	£21,441,106	£21,384,860
60% LAR - 40% GCR	10%	£21,822,967	£20,296,337	£20,283,603	£20,265,104	£20,218,857
60% LAR - 40% GCR	15%	£20,576,368	£19,122,334	£19,107,600	£19,089,102	£19,042,856
60% LAR - 40% GCR	20%	£19,349,769	£17,948,332	£17,933,598	£17,915,100	£17,868,854
60% LAR - 40% GCR	25%	£18,083,171	£16,770,331	£16,755,597	£16,737,098	£16,690,852
60% LAR - 40% GCR	30%	£16,886,572	£15,594,328	£15,579,594	£15,561,096	£15,514,850
60% LAR - 40% GCR	35%	£15,589,973	£14,418,327	£14,403,593	£14,385,095	£14,338,849
60% LAR - 40% GCR	40%	£14,343,374	£13,242,325	£13,227,591	£13,209,092	£13,162,846
60% LAR - 40% GCR	45%	£13,086,775	£12,066,323	£12,051,589	£12,033,090	£11,986,844
60% LAR - 40% GCR	50%	£11,850,176	£10,890,321	£10,875,587	£10,857,089	£10,810,842

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

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, Build Regs 2022 & Staircases, 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	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 & Embodied Carbon
0%	60% LAR 40% CR	0%	£14,561,295	£12,896,440	£12,670,706	£12,852,208	£12,805,962	£12,528,435
5%	60% LAR 40% CR	5%	£15,304,669	£13,729,438	£13,499,244	£13,684,234	£13,637,209	£13,359,980
10%	60% LAR 40% CR	10%	£16,058,043	£14,561,295	£14,310,703	£14,500,244	£14,453,957	£14,176,480
15%	60% LAR 40% CR	15%	£16,811,417	£15,394,152	£15,132,172	£15,324,252	£15,277,955	£14,999,479
20%	60% LAR 40% CR	20%	£17,564,791	£16,227,009	£15,953,641	£16,145,260	£16,100,154	£15,824,325
25%	60% LAR 40% CR	25%	£18,318,165	£17,059,867	£16,775,091	£16,966,268	£16,920,952	£16,644,221
30%	60% LAR 40% CR	30%	£19,071,539	£17,892,724	£17,596,560	£17,787,276	£17,741,948	£17,468,116
35%	60% LAR 40% CR	35%	£19,824,913	£18,725,581	£18,418,029	£18,608,284	£18,562,941	£18,293,013
40%	60% LAR 40% CR	40%	£20,578,287	£19,558,438	£19,239,498	£19,429,292	£19,383,942	£19,117,905
45%	60% LAR 40% CR	45%	£21,331,661	£20,391,295	£20,060,967	£20,250,300	£20,204,844	£19,939,813
50%	60% LAR 40% CR	50%	£22,085,035	£21,224,152	£20,882,436	£21,071,308	£21,026,347	£20,760,716



LB Camden  
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area		Zone A - Kings Cross Higher			
No Units	30	Sales value inflation		Growth			
Site Area	0.1 Ha	Build cost inflation		Growth			
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 & Renewable Offset Payments			
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability			
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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, Sustainability & Embodied Carbon			
Tenure	% AH	£27,251,430	£25,538,871	£25,532,937	£25,489,191	£25,181,714	£25,027,561
00% LAR - 40% CR	0%	£25,658,089	£24,218,352	£24,213,518	£24,186,020	£24,138,773	£23,981,796
00% LAR - 40% CR	10%	£24,464,706	£22,897,834	£22,883,100	£22,864,601	£22,818,354	£22,540,878
00% LAR - 40% CR	15%	£23,071,344	£21,577,415	£21,562,681	£21,544,183	£21,497,936	£21,220,459
00% LAR - 40% CR	20%	£21,677,882	£20,266,997	£20,252,263	£20,233,764	£20,177,518	£19,900,042
00% LAR - 40% CR	25%	£20,284,619	£18,936,578	£18,921,844	£18,903,346	£18,857,099	£18,579,623
00% LAR - 40% CR	30%	£18,891,258	£17,616,160	£17,601,426	£17,582,927	£17,536,682	£17,259,205
00% LAR - 40% CR	35%	£17,497,896	£16,295,741	£16,281,007	£16,262,509	£16,216,263	£15,938,786
00% LAR - 40% CR	40%	£16,104,533	£14,975,323	£14,960,589	£14,942,091	£14,895,845	£14,618,368
00% LAR - 40% CR	45%	£14,711,171	£13,654,904	£13,640,170	£13,621,672	£13,575,426	£13,297,949
00% LAR - 40% CR	50%	£13,317,808	£12,334,486	£12,319,752	£12,301,254	£12,255,008	£11,977,531

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

Biodiversity									



LB Camden  
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area		Zone A - Lower Central Zone	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth 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 & 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, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM 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

Res 9 - 30 Flats			Value Area		Zone A - Medium Central Zone	
No Units	30		Sales value inflation		Growth	
Site Area	0.1 Ha		Build cost inflation		Growth	
			Tenure		LAR, CBR	
Residual land values:						

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) 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
00% LAR - 40% CR	0%	£37,649,000	£35,400,380	£35,400,380	£35,400,380	£35,400,380	£35,400,380	£35,400,380
00% LAR - 40% CR	5%	£35,388,176	£33,599,731	£33,584,997	£33,566,498	£33,550,253	£33,242,776	£32,988,622
00% LAR - 40% CR	10%	£33,305,602	£31,707,924	£31,703,190	£31,704,692	£31,718,445	£31,440,969	£31,286,814
00% LAR - 40% CR	15%	£31,463,028	£29,896,117	£29,891,381	£29,892,883	£29,906,636	£29,629,160	£29,475,005
00% LAR - 40% CR	20%	£29,740,457	£28,184,311	£28,179,577	£28,181,078	£28,194,831	£27,917,355	£27,763,201
00% LAR - 40% CR	25%	£28,167,884	£26,472,504	£26,467,770	£26,469,271	£26,483,024	£26,205,548	£26,051,394
00% LAR - 40% CR	30%	£26,735,311	£24,860,697	£24,855,963	£24,857,464	£24,871,218	£24,593,742	£24,439,587
00% LAR - 40% CR	35%	£25,440,738	£23,348,890	£23,344,156	£23,345,657	£23,359,410	£23,081,934	£22,927,779
00% LAR - 40% CR	40%	£24,270,164	£21,937,083	£21,932,349	£21,933,850	£21,947,603	£21,670,127	£21,516,072
00% LAR - 40% CR	45%	£23,227,591	£20,605,276	£20,600,542	£20,602,043	£20,615,796	£20,338,320	£20,184,165
00% LAR - 40% CR	50%	£22,345,018	£19,469,469	£19,464,735	£19,466,236	£19,480,000	£19,202,524	£19,048,369

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) 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
00% LAR - 40% CR	0%	£37,186,000	£34,937,380	£34,937,380	£34,937,380	£34,937,380	£34,937,380	£34,937,380
00% LAR - 40% CR	5%	£34,937,380	£32,748,735	£32,744,001	£32,745,502	£32,759,255	£32,481,779	£32,327,624
00% LAR - 40% CR	10%	£32,748,735	£30,559,117	£30,554,383	£30,555,884	£30,569,637	£30,292,161	£30,138,006
00% LAR - 40% CR	15%	£30,559,117	£28,369,504	£28,364,770	£28,366,271	£28,380,024	£28,102,548	£27,948,393
00% LAR - 40% CR	20%	£28,369,504	£26,179,891	£26,175,157	£26,176,658	£26,190,411	£25,912,935	£25,758,780
00% LAR - 40% CR	25%	£26,179,891	£24,000,278	£23,995,544	£23,997,045	£24,010,798	£23,733,322	£23,579,167
00% LAR - 40% CR	30%	£24,000,278	£21,820,665	£21,815,931	£21,817,432	£21,831,185	£21,553,709	£21,400,054
00% LAR - 40% CR	35%	£21,820,665	£19,641,052	£19,636,318	£19,637,819	£19,651,572	£19,374,096	£19,220,241
00% LAR - 40% CR	40%	£19,641,052	£17,461,439	£17,456,705	£17,458,206	£17,471,959	£17,194,483	£17,040,628
00% LAR - 40% CR	45%	£17,461,439	£15,281,826	£15,277,092	£15,278,593	£15,292,346	£15,014,870	£14,861,015
00% LAR - 40% CR	50%	£15,281,826	£13,102,213	£13,097,479	£13,099,000	£13,112,753	£12,835,277	£12,681,422

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) 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
00% LAR - 40% CR	0%	£49,425,000	£47,176,380	£47,176,380	£47,176,380	£47,176,380	£47,176,380	£47,176,380
00% LAR - 40% CR	5%	£47,176,380	£44,987,735	£44,987,735	£44,987,735	£44,987,735	£44,987,735	£44,987,735
00% LAR - 40% CR	10%	£44,987,735	£42,799,117	£42,799,117	£42,799,117	£42,799,117	£42,799,117	£42,799,117
00% LAR - 40% CR	15%	£42,799,117	£40,610,504	£40,610,504	£40,610,504	£40,610,504	£40,610,504	£40,610,504
00% LAR - 40% CR	20%	£40,610,504	£38,421,891	£38,421,891	£38,421,891	£38,421,891	£38,421,891	£38,421,891
00% LAR - 40% CR	25%	£38,421,891	£36,233,278	£36,233,278	£36,233,278	£36,233,278	£36,233,278	£36,233,278
00% LAR - 40% CR	30%	£36,233,278	£34,044,665	£34,044,665	£34,044,665	£34,044,665	£34,044,665	£34,044,665
00% LAR - 40% CR	35%	£34,044,665	£31,856,052	£31,856,052	£31,856,052	£31,856,052	£31,856,052	£31,856,052
00% LAR - 40% CR	40%	£31,856,052	£29,667,439	£29,667,439	£29,667,439	£29,667,439	£29,667,439	£29,667,439
00% LAR - 40% CR	45%	£29,667,439	£27,478,826	£27,478,826	£27,478,826	£27,478,826	£27,478,826	£27,478,826
00% LAR - 40% CR	50%	£27,478,826	£25,290,213	£25,290,213	£25,290,213	£25,290,213	£25,290,213	£25,290,213

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) 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
00% LAR - 40% CR	0%	£26,601,000	£24,352,380	£24,352,380	£24,352,380	£24,352,380	£24,352,380	£24,352,380
00% LAR - 40% CR	5%	£24,352,380	£22,163,735	£22,163,735	£22,163,735	£22,163,735	£22,163,735	£22,163,735
00% LAR - 40% CR	10%	£22,163,735	£19,975,117	£19,975,117	£19,975,117	£19,975,117	£19,975,117	£19,975,117
00% LAR - 40% CR	15%	£19,975,117	£17,786,504	£17,786,504	£17,786,504	£17,786,504	£17,786,504	£17,786,504
00% LAR - 40% CR	20%	£17,786,504	£15,597,891	£15,597,891	£15,597,891	£15,597,891	£15,597,891	£15,597,891
00% LAR - 40% CR	25%	£15,597,891	£13,409,278	£13,409,278	£13,409,278	£13,409,278	£13,409,278	£13,409,278
00% LAR - 40% CR	30%	£13,409,278	£11,220,665	£11,220,665	£11,220,665	£11,220,665	£11,220,665	£11,220,665
00% LAR - 40% CR	35%	£11,220,665	£9,032,052	£9,032,052	£9,032,052	£9,032,052	£9,032,052	£9,032,052
00% LAR - 40% CR	40%	£9,032,052	£6,843,439	£6,843,439	£6,843,439	£6,843,439	£6,843,439	£6,843,439
00% LAR - 40% CR	45%	£6,843,439	£4,654,826	£4,654,826	£4,654,826	£4,654,826	£4,654,826	£4,654,826
00% LAR - 40% CR	50%	£4,654,826	£2,466,213	£2,466,213	£2,466,213	£2,466,213	£2,466,213	£2,466,213



LB Camden  
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area	Zone A - Higher Central Zone					
No Units	30	Sales value inflation					Growth	
Site Area	0.1 Ha	Build cost inflation					LAR - CBR	
Residual land values:								
Tenure	%AH	Base Build Costs and Access Prt 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, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CBR	5%	£40,949,336	£39,017,544	£39,002,810	£38,984,312	£38,938,066	£38,860,589	£38,509,435
60% LAR - 40% CBR	10%	£38,817,079	£37,023,182	£37,008,448	£36,989,940	£36,943,704	£36,866,227	£36,515,073
60% LAR - 40% CBR	15%	£36,792,621	£35,028,820	£35,014,086	£34,995,588	£34,949,342	£34,871,865	£34,517,711
60% LAR - 40% CBR	20%	£34,714,664	£33,034,458	£33,019,724	£33,001,225	£32,954,979	£32,877,503	£32,523,349
60% LAR - 40% CBR	25%	£32,636,306	£31,040,096	£31,025,362	£31,006,864	£30,960,617	£30,883,141	£30,529,986
60% LAR - 40% CBR	30%	£30,558,049	£29,045,733	£29,030,999	£29,012,501	£28,966,255	£28,888,778	£28,534,625
60% LAR - 40% CBR	35%	£28,479,371	£27,051,372	£27,036,638	£27,018,139	£26,971,893	£26,894,416	£26,540,263
60% LAR - 40% CBR	40%	£26,401,584	£25,057,009	£25,042,275	£25,023,777	£24,977,531	£24,900,054	£24,545,900
60% LAR - 40% CBR	45%	£24,323,276	£23,062,448	£23,047,714	£23,029,216	£22,982,969	£22,905,492	£22,551,338
60% LAR - 40% CBR	50%	£22,245,019	£21,068,285	£21,053,551	£21,035,053	£20,988,807	£20,911,330	£20,557,176
60% LAR - 40% CBR	55%	£20,166,761	£19,073,923	£19,059,189	£19,040,691	£18,994,444	£18,916,967	£18,562,814
Residual Land values compared to benchmark land values Higher Value Secondary Offices								
£97,649,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CBR	5%	£39,106,779	£37,258,282	£37,243,548	£37,225,049	£37,178,804	£37,101,327	£36,750,173
60% LAR - 40% CBR	10%	£37,027,621	£35,263,020	£35,248,286	£35,230,088	£35,184,442	£35,106,965	£34,755,811
60% LAR - 40% CBR	15%	£34,949,864	£33,269,758	£33,254,824	£33,236,325	£33,190,679	£33,113,202	£32,762,048
60% LAR - 40% CBR	20%	£32,871,406	£31,275,196	£31,260,462	£31,241,964	£31,196,317	£31,118,840	£30,767,686
60% LAR - 40% CBR	25%	£30,793,149	£29,280,833	£29,266,099	£29,247,599	£29,201,953	£29,124,476	£28,773,322
60% LAR - 40% CBR	30%	£28,714,881	£27,268,472	£27,253,738	£27,235,239	£27,200,593	£27,123,116	£26,771,962
60% LAR - 40% CBR	35%	£26,636,624	£25,272,061	£25,257,327	£25,238,828	£25,204,182	£25,126,705	£24,775,551
60% LAR - 40% CBR	40%	£24,558,376	£23,279,748	£23,265,014	£23,246,515	£23,211,869	£23,134,392	£22,783,238
60% LAR - 40% CBR	45%	£22,480,119	£21,303,385	£21,288,651	£21,270,153	£21,235,507	£21,158,030	£20,806,876
60% LAR - 40% CBR	50%	£20,401,861	£19,306,023	£19,291,289	£19,272,791	£19,238,144	£19,160,667	£18,809,514
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% CBR	5%	£35,230,736	£33,288,844	£33,284,210	£33,265,712	£33,219,466	£33,141,989	£32,787,835
60% LAR - 40% CBR	10%	£33,152,479	£31,304,362	£31,299,849	£31,277,349	£31,231,103	£31,153,626	£30,799,472
60% LAR - 40% CBR	15%	£31,074,221	£29,310,220	£29,305,496	£29,287,988	£29,240,742	£29,163,265	£28,809,111
60% LAR - 40% CBR	20%	£28,995,964	£27,315,658	£27,311,124	£27,292,625	£27,245,379	£27,168,902	£26,814,748
60% LAR - 40% CBR	25%	£26,917,706	£25,321,496	£25,316,962	£25,298,464	£25,251,217	£25,174,740	£24,820,586
60% LAR - 40% CBR	30%	£24,839,449	£23,327,133	£23,322,599	£23,304,099	£23,256,853	£23,180,376	£22,826,222
60% LAR - 40% CBR	35%	£22,761,191	£21,332,772	£21,328,238	£21,309,739	£21,262,493	£21,186,016	£20,831,862
60% LAR - 40% CBR	40%	£20,682,934	£19,338,409	£19,333,875	£19,315,377	£19,268,131	£19,191,654	£18,837,500
60% LAR - 40% CBR	45%	£18,604,676	£17,344,548	£17,339,914	£17,321,416	£17,274,169	£17,197,692	£16,843,538
60% LAR - 40% CBR	50%	£16,526,419	£15,349,885	£15,344,951	£15,326,453	£15,279,207	£15,202,730	£14,848,576
60% LAR - 40% CBR	55%	£14,448,161	£13,355,323	£13,349,589	£13,327,091	£13,279,844	£13,202,367	£12,848,214
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
60% LAR - 40% CBR	5%	£36,907,258	£34,975,544	£34,960,810	£34,942,312	£34,896,066	£34,818,589	£34,467,435
60% LAR - 40% CBR	10%	£34,829,079	£33,081,182	£33,066,448	£33,047,949	£33,001,704	£32,924,227	£32,573,073
60% LAR - 40% CBR	15%	£32,750,821	£31,086,820	£31,072,086	£31,053,588	£31,007,342	£30,929,865	£30,578,711
60% LAR - 40% CBR	20%	£30,672,564	£29,092,458	£29,077,724	£29,059,225	£28,912,979	£28,835,503	£28,484,349
60% LAR - 40% CBR	25%	£28,594,306	£27,098,096	£27,083,362	£27,064,864	£26,918,617	£26,841,141	£26,490,986
60% LAR - 40% CBR	30%	£26,516,049	£25,101,736	£25,086,999	£25,068,501	£24,922,255	£24,844,778	£24,494,625
60% LAR - 40% CBR	35%	£24,437,791	£23,097,372	£23,082,638	£23,064,139	£22,917,893	£22,840,416	£22,490,263
60% LAR - 40% CBR	40%	£22,359,534	£21,101,009	£21,086,275	£21,067,777	£20,921,531	£20,844,054	£20,493,900
60% LAR - 40% CBR	45%	£20,281,276	£19,090,848	£19,076,114	£19,057,615	£18,911,369	£18,833,892	£18,483,738
60% LAR - 40% CBR	50%	£18,203,019	£17,009,285	£17,011,951	£17,003,453	£16,857,207	£16,779,730	£16,429,576
60% LAR - 40% CBR	55%	£16,124,761	£15,031,923	£15,017,189	£15,008,691	£14,862,444	£14,784,967	£14,434,814
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% CBR	5%	£36,910,076	£36,907,258	£36,907,258	£36,924,212	£36,877,966	£36,800,489	£36,449,335
60% LAR - 40% CBR	10%	£34,732,221	£34,729,079	£34,729,079	£34,746,034	£34,699,788	£34,622,311	£34,271,157
60% LAR - 40% CBR	15%	£32,654,464	£32,651,321	£32,651,321	£32,668,276	£32,622,030	£32,544,553	£32,193,400
60% LAR - 40% CBR	20%	£30,576,706	£30,573,564	£30,573,564	£30,590,519	£30,544,273	£30,466,796	£30,115,642
60% LAR - 40% CBR	25%	£28,498,949	£28,495,806	£28,495,806	£28,512,761	£28,466,515	£28,389,038	£28,037,884
60% LAR - 40% CBR	30%	£26,421,191	£26,418,049	£26,418,049	£26,435,004	£26,388,758	£26,311,281	£25,960,127
60% LAR - 40% CBR	35%	£24,343,434	£24,340,291	£24,340,291	£24,357,246	£24,311,000	£24,233,523	£23,882,369
60% LAR - 40% CBR	40%	£22,265,676	£22,262,534	£22,262,534	£22,279,489	£22,233,243	£22,155,766	£21,804,612
60% LAR - 40% CBR	45%	£20,187,919	£20,184,776	£20,184,776	£20,199,731	£20,153,485	£20,076,008	£19,724,854
60% LAR - 40% CBR	50%	£18,109,161	£18,106,019	£18,106,019	£18,121,974	£18,075,728	£18,000,251	£17,649,097



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				Growth	
Site Area	0.14 Ha	Build cost inflation				Growth	
		Tenure				LAR - CIR	
Residual land values:							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety 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%	£21,142,197	£18,729,834	£18,704,534	£18,692,024	£18,555,751	£17,918,114
60% LAR - 40% CIR	5%	£18,723,253	£17,423,772	£17,398,568	£17,386,227	£17,250,318	£16,613,269
60% LAR - 40% CIR	10%	£18,319,582	£16,113,016	£16,087,901	£16,045,716	£15,940,254	£15,307,485
60% LAR - 40% CIR	15%	£18,901,233	£14,797,614	£14,772,578	£14,730,537	£14,625,433	£13,994,809
60% LAR - 40% CIR	20%	£15,478,251	£13,477,811	£13,452,847	£13,410,796	£13,305,659	£12,677,291
60% LAR - 40% CIR	25%	£14,050,681	£12,153,052	£12,128,153	£12,086,361	£11,981,877	£11,354,978
60% LAR - 40% CIR	30%	£12,618,571	£10,829,983	£10,799,122	£10,757,454	£10,653,234	£10,027,519
60% LAR - 40% CIR	35%	£11,181,865	£9,490,452	£9,455,659	£9,424,063	£9,320,077	£8,691,276
60% LAR - 40% CIR	40%	£9,743,511	£8,150,498	£8,115,369	£8,083,222	£7,977,466	£7,345,659
60% LAR - 40% CIR	45%	£8,295,453	£6,796,874	£6,757,378	£6,731,761	£6,626,510	£5,995,364
60% LAR - 40% CIR	50%	£6,844,365	£5,442,856	£5,417,796	£5,375,768	£5,270,722	£4,640,449
0							
Residual Land values compared to benchmark land values Higher Value Secondary Offices							
0							£97,649,000
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety 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%	£1,563,824	£3,473,915	£3,448,711	£3,436,370	£3,300,519	£2,665,412
60% LAR - 40% CIR	5%	£5,783,396	£2,163,159	£2,138,044	£2,095,859	£1,960,387	£1,327,426
60% LAR - 40% CIR	10%	£4,369,725	£847,192	£822,221	£796,469	£761,578	£444,862
60% LAR - 40% CIR	15%	£2,951,376	£677,249	£652,278	£626,526	£591,398	£272,269
60% LAR - 40% CIR	20%	£1,528,394	£507,306	£482,335	£456,583	£421,455	£199,310
60% LAR - 40% CIR	25%	£1,104,824	£337,363	£312,392	£286,640	£251,512	£127,261
60% LAR - 40% CIR	30%	£1,312,873	£167,420	£142,449	£116,697	£91,569	£69,311
60% LAR - 40% CIR	35%	£1,212,236	£1,000,000	£999,999	£999,998	£999,997	£999,996
60% LAR - 40% CIR	40%	£1,100,000	£1,000,000	£999,999	£999,998	£999,997	£999,996
60% LAR - 40% CIR	45%	£1,000,000	£1,000,000	£999,999	£999,998	£999,997	£999,996
60% LAR - 40% CIR	50%	£1,000,000	£1,000,000	£999,999	£999,998	£999,997	£999,996
0							
Residual Land values compared to benchmark land values Medium Value Secondary Offices							
0							£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 & Embodied Carbon
60% LAR - 40% CIR	0%	£12,872,789	£10,560,406	£10,535,105	£10,492,586	£10,386,323	£9,748,686
60% LAR - 40% CIR	5%	£11,563,824	£9,251,343	£9,226,139	£9,183,266	£9,080,347	£8,445,840
60% LAR - 40% CIR	10%	£10,150,154	£7,943,587	£7,918,472	£7,875,288	£7,770,826	£7,136,056
60% LAR - 40% CIR	15%	£8,737,805	£6,635,186	£6,610,071	£6,566,887	£6,462,004	£5,827,380
60% LAR - 40% CIR	20%	£7,324,456	£5,326,785	£5,301,670	£5,258,486	£5,153,603	£4,518,979
60% LAR - 40% CIR	25%	£5,911,107	£4,018,384	£4,000,000	£3,956,816	£3,851,933	£3,217,309
60% LAR - 40% CIR	30%	£4,497,758	£2,709,983	£2,691,600	£2,648,416	£2,543,533	£1,908,910
60% LAR - 40% CIR	35%	£3,084,409	£1,401,582	£1,383,200	£1,339,816	£1,234,933	£669,287
60% LAR - 40% CIR	40%	£1,671,060	£100,000	£98,000	£96,000	£94,000	£92,000
60% LAR - 40% CIR	45%	£1,257,711	£1,000,000	£999,999	£999,998	£999,997	£999,996
60% LAR - 40% CIR	50%	£1,000,000	£1,000,000	£999,999	£999,998	£999,997	£999,996
0							
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space							
0							£40,420,000
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£15,387,912	£12,955,545	£12,930,245	£12,887,726	£12,781,468	£11,785,595
60% LAR - 40% CIR	5%	£13,958,967	£11,646,488	£11,624,282	£11,581,941	£11,476,090	£10,488,147
60% LAR - 40% CIR	10%	£12,545,297	£10,337,430	£10,315,125	£10,272,615	£10,166,764	£9,178,821
60% LAR - 40% CIR	15%	£11,128,648	£9,028,372	£9,006,267	£8,963,157	£8,857,306	£7,869,363
60% LAR - 40% CIR	20%	£9,715,999	£7,719,315	£7,697,210	£7,654,100	£7,548,249	£6,560,306
60% LAR - 40% CIR	25%	£8,303,350	£6,410,260	£6,388,155	£6,345,045	£6,239,194	£5,251,251
60% LAR - 40% CIR	30%	£6,890,701	£5,099,210	£5,077,105	£5,034,000	£4,928,149	£3,939,206
60% LAR - 40% CIR	35%	£5,478,052	£3,788,160	£3,766,055	£3,723,000	£3,617,149	£2,628,206
60% LAR - 40% CIR	40%	£4,065,403	£2,477,110	£2,455,005	£2,412,000	£2,306,149	£1,315,206
60% LAR - 40% CIR	45%	£2,652,754	£1,166,060	£1,144,000	£1,101,000	£1,000,000	£1,000,000
60% LAR - 40% CIR	50%	£1,240,105	£100,000	£98,000	£96,000	£94,000	£92,000
0							
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution							
0							£20,601,000
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£15,195,191	£15,786,834	£15,761,534	£15,719,234	£15,612,751	£15,478,114
60% LAR - 40% CIR	5%	£14,786,253	£14,480,772	£14,455,468	£14,413,227	£14,307,376	£14,172,269
60% LAR - 40% CIR	10%	£13,376,582	£13,170,016	£13,144,801	£13,102,716	£12,997,254	£12,862,485
60% LAR - 40% CIR	15%	£11,966,911	£11,760,345	£11,735,130	£11,693,045	£11,587,583	£11,452,814
60% LAR - 40% CIR	20%	£10,557,240	£10,351,674	£10,326,459	£10,284,374	£10,178,912	£10,044,143
60% LAR - 40% CIR	25%	£9,147,569	£8,941,103	£8,915,888	£8,873,803	£8,768,341	£8,633,572
60% LAR - 40% CIR	30%	£7,737,898	£7,531,332	£7,506,117	£7,464,032	£7,358,570	£7,223,801
60% LAR - 40% CIR	35%	£6,328,227	£6,121,661	£6,096,446	£6,054,361	£5,948,900	£5,814,131
60% LAR - 40% CIR	40%	£4,918,556	£4,711,990	£4,686,775	£4,644,690	£4,539,229	£4,404,460
60% LAR - 40% CIR	45%	£3,508,885	£3,302,319	£3,277,104	£3,235,019	£3,129,558	£3,000,000
60% LAR - 40% CIR	50%	£2,100,000	£1,900,000	£1,875,000	£1,833,000	£1,730,000	£1,600,000
0							



LB Camden  
Local Plan Viability Testing 2025

Res10 - 50 Flats		Value Area		Zone A - Kings Cross Lower	
No Units				Growth	
Site Area		0.14 Ha		Growth	
		Tenure		LAR - CBR	
Residual land values:					



LB Camden  
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone A - Kings Cross Higher					
No Units	50	Sales value inflation		Growth					
Site Area	0.14 Ha	Build cost inflation		Growth					
Residual land values:		Tenure		LAR - CBR					
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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	£24,609,283 £20,964,532 £21,439,959 £19,848,256 £18,251,919 £16,650,995 £15,045,530 £13,435,570 £11,821,052 £8,579,182	£22,141,480 £20,964,532 £19,183,498 £17,697,513 £16,206,927 £14,711,787 £13,212,135 £11,708,022 £10,199,468 £7,194,549	£22,116,179 £20,939,631 £19,158,382 £17,672,478 £16,181,965 £14,686,887 £13,187,294 £11,683,228 £10,174,736 £7,139,479	£22,073,670 £20,897,290 £19,116,197 £17,630,436 £16,140,054 £14,645,095 £13,145,607 £11,641,633 £10,133,223 £6,992,451	£21,967,398 £20,841,439 £19,010,736 £17,525,332 £16,035,275 £14,540,612 £13,041,387 £11,537,947 £10,029,440 £8,516,811	£21,329,780 £19,956,333 £18,377,966 £16,894,708 £15,405,075 £13,913,713 £12,416,071 £10,913,732 £9,405,142 £7,889,226	£20,975,517 £19,533,495 £18,026,427 £16,544,362 £15,057,348 £13,565,438 £12,068,674 £10,567,112 £9,060,455 £7,538,589	
Residual Land values compared to benchmark land values									
Higher Value Secondary Offices									
£97,645,000									
		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	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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	£10,897,157 £9,077,127 £10,989,240 £8,898,398 £8,302,959 £8,481,567 £8,876,101 £9,286,141 £8,681,733 £5,282,522	£9,714,978 £8,734,976 £8,714,978 £7,697,513 £6,206,927 £5,042,107 £3,538,383 £2,030,380 £511,155 £1,098,889	£9,690,774 £8,714,976 £8,714,978 £7,697,513 £6,206,927 £5,042,107 £3,538,383 £2,030,380 £511,155 £1,098,889	£9,647,433 £8,667,433 £8,667,433 £7,642,433 £6,151,433 £5,017,865 £3,513,800 £2,005,739 £492,438 £1,079,891	£9,542,762 £8,562,762 £8,562,762 £7,537,762 £6,046,762 £4,913,195 £3,402,205 £1,891,213 £454,946 £1,057,986	£8,918,894 £7,938,894 £7,938,894 £6,913,894 £5,422,894 £4,289,327 £2,778,340 £1,267,353 £276,203 £1,037,018	£8,575,266 £7,595,266 £7,595,266 £6,570,266 £5,079,266 £3,945,699 £2,434,712 £923,725 £218,737 £1,007,286	£8,206,088 £7,226,088 £7,226,088 £6,201,088 £4,710,088 £3,576,521 £2,065,534 £514,547 £103,045 £1,017,439
Residual Land values compared to benchmark land values									
Medium Value Secondary Offices									
£97,186,000									
		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	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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	£18,439,854 £17,252,698 £15,650,673 £14,073,970 £12,477,533 £10,882,419 £9,281,244 £7,681,284 £6,086,876 £4,488,095	£13,972,051 £12,469,408 £11,014,069 £9,528,084 £8,037,499 £6,542,368 £5,042,107 £3,538,383 £2,030,380 £511,155	£13,946,750 £12,443,202 £10,988,953 £9,503,249 £8,012,536 £6,517,439 £5,017,865 £3,513,800 £2,005,739 £492,438	£13,904,242 £12,401,694 £10,946,769 £9,461,007 £7,970,859 £6,475,699 £4,976,170 £3,472,205 £2,005,739 £492,438	£13,797,989 £12,295,441 £10,841,307 £9,355,504 £7,865,847 £6,371,183 £4,871,659 £3,368,219 £1,860,017 £454,946	£13,160,331 £11,657,894 £10,203,537 £8,717,534 £7,227,180 £5,734,284 £4,234,643 £2,734,303 £1,226,011 £276,203	£12,806,088 £11,304,067 £9,850,999 £8,365,000 £6,874,525 £5,381,507 £3,881,448 £2,381,683 £873,626 £103,045	
Residual Land values compared to benchmark land values									
Lower Value Secondary Offices / Community Space									
£49,420,000									
		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	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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	£18,854,957 £17,252,698 £15,650,673 £14,073,970 £12,477,533 £10,882,419 £9,281,244 £7,681,284 £6,086,876 £4,488,095	£16,367,194 £14,890,549 £13,409,212 £11,923,227 £10,432,641 £8,837,601 £7,437,850 £5,833,736 £4,425,203 £2,812,088	£16,341,893 £14,865,345 £13,384,008 £11,898,192 £10,407,879 £8,812,602 £7,413,008 £5,808,943 £4,400,450 £2,807,579	£16,299,385 £14,823,004 £13,341,911 £11,856,150 £10,365,708 £8,770,859 £7,371,321 £5,767,357 £4,358,937 £2,766,130	£16,193,112 £14,717,153 £13,236,450 £11,751,047 £10,260,589 £8,665,847 £7,267,102 £5,663,362 £4,255,154 £2,662,525	£15,555,214 £14,082,047 £12,601,680 £11,120,423 £9,636,323 £8,041,627 £6,643,785 £5,040,446 £3,632,456 £2,040,440	£15,201,237 £13,729,210 £12,247,141 £10,770,078 £9,283,965 £7,689,180 £6,291,388 £4,687,829 £3,280,179 £1,687,633	
Residual Land values compared to benchmark land values									
Secondary Industrial/Storage/Distribution									
£20,601,000									
		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	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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	£25,083,884 £18,496,959 £16,905,266 £15,308,919 £13,707,895 £12,102,530 £10,497,070 £8,891,162 £7,286,351	£19,188,486 £16,240,498 £14,744,513 £13,263,927 £11,768,787 £9,269,135 £7,585,222 £6,256,488 £5,143,844	£19,173,179 £16,229,498 £14,739,476 £13,258,965 £11,743,887 £9,244,294 £7,560,222 £6,231,488 £5,128,884	£19,120,876 £16,173,197 £14,678,436 £13,197,054 £11,702,095 £9,202,807 £7,518,131 £6,084,516 £4,577,440	£19,014,603 £16,067,736 £14,562,332 £13,092,275 £11,597,612 £9,098,387 £7,413,250 £5,971,872 £4,449,577	£18,380,780 £15,434,966 £13,951,108 £12,483,008 £10,970,713 £8,475,071 £6,962,525 £5,450,474 £3,937,981	£18,027,132 £15,083,427 £13,591,708 £12,119,468 £10,622,438 £8,127,156 £6,614,726 £5,102,817 £3,589,588	



LB Camden  
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone A - Lower Central Zone				
No Units	50	Sales value inflation		Growth				
Site Area	0.14 Ha	Build cost inflation		Growth				
Residual land values:		Tenure		LAR, GCR				
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) & 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% GCR	5%	£28,076,368	£25,553,126	£25,527,825	£25,485,316	£25,379,043	£24,741,406	£24,387,163
60% LAR, 40% GCR	10%	£26,320,715	£23,905,999	£23,880,699	£23,838,384	£23,732,631	£23,097,396	£22,744,153
60% LAR, 40% GCR	15%	£24,560,336	£22,253,979	£22,228,864	£22,186,678	£22,081,217	£21,446,447	£21,096,009
60% LAR, 40% GCR	20%	£22,795,278	£20,597,413	£20,572,377	£20,530,336	£20,425,231	£19,794,607	£19,444,261
60% LAR, 40% GCR	25%	£21,025,587	£18,946,245	£18,921,281	£18,879,370	£18,764,583	£18,135,925	£17,786,685
60% LAR, 40% GCR	30%	£19,251,309	£17,270,521	£17,245,623	£17,203,829	£17,089,346	£16,472,448	£16,124,170
60% LAR, 40% GCR	35%	£17,472,030	£15,600,288	£15,575,380	£15,533,539	£15,419,024	£14,804,224	£14,456,026
60% LAR, 40% GCR	40%	£15,685,176	£13,925,591	£13,900,798	£13,858,203	£13,753,217	£13,131,301	£12,784,682
60% LAR, 40% GCR	45%	£13,861,413	£12,246,476	£12,221,724	£12,179,427	£12,074,459	£11,453,729	£11,107,796
60% LAR, 40% GCR	50%	£12,036,247	£10,567,389	£10,542,637	£10,499,828	£10,393,216	£9,771,555	£9,426,188
60% LAR, 40% GCR	55%	£10,212,724	£8,875,175	£8,850,482	£8,808,095	£8,705,628	£8,083,833	£7,733,682
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) 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) & 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% GCR	5%	£12,370,858	£9,959,042	£9,930,430	£9,888,497	£9,782,646	£9,147,539	£8,794,702
60% LAR, 40% GCR	10%	£10,610,478	£8,484,121	£8,457,206	£8,415,421	£8,311,300	£7,686,590	£7,347,552
60% LAR, 40% GCR	15%	£8,845,461	£6,947,595	£6,922,519	£6,880,476	£6,776,314	£6,144,790	£5,804,454
60% LAR, 40% GCR	20%	£7,075,279	£4,990,387	£4,961,424	£4,919,513	£4,814,735	£4,189,068	£3,839,807
60% LAR, 40% GCR	25%	£5,305,101	£3,033,462	£3,005,765	£2,963,664	£2,859,490	£2,232,917	£1,874,131
60% LAR, 40% GCR	30%	£3,532,832	£1,050,431	£1,025,580	£1,003,901	£1,479,682	£84,307	£68,969
60% LAR, 40% GCR	35%	£1,762,444	£(149,488)	£(149,488)	£(149,488)	£(149,488)	£(149,488)	£(149,488)
60% LAR, 40% GCR	40%	£(1,003,361)	£(1,703,361)	£(1,728,133)	£(1,766,487)	£(1,873,430)	£(2,486,138)	£(2,642,071)
60% LAR, 40% GCR	45%	£(1,840,810)	£(2,301,860)	£(2,411,538)	£(2,453,031)	£(2,556,841)	£(3,178,302)	£(3,321,675)
60% LAR, 40% GCR	50%	£(2,677,103)	£(2,974,062)	£(3,088,725)	£(3,146,782)	£(3,244,228)	£(3,866,024)	£(4,019,175)
Residual Land values compared to benchmark land values Medium Value Secondary Offices		£57,186,000						
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) & 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% GCR	5%	£19,958,940	£17,383,697	£17,358,367	£17,315,887	£17,269,614	£16,571,977	£16,217,735
60% LAR, 40% GCR	10%	£18,151,286	£15,738,470	£15,711,286	£15,668,626	£15,623,074	£14,927,967	£14,575,151
60% LAR, 40% GCR	15%	£16,380,567	£14,084,550	£14,059,435	£14,017,249	£13,971,788	£13,279,919	£12,927,480
60% LAR, 40% GCR	20%	£14,605,650	£12,427,584	£12,402,568	£12,360,901	£12,325,803	£11,625,179	£11,274,532
60% LAR, 40% GCR	25%	£12,826,161	£10,769,916	£10,741,853	£10,699,842	£10,655,364	£9,966,496	£9,617,236
60% LAR, 40% GCR	30%	£11,041,680	£9,101,062	£9,076,194	£9,034,400	£8,995,917	£8,303,019	£7,954,742
60% LAR, 40% GCR	35%	£9,261,081	£7,430,890	£7,408,017	£7,364,330	£7,320,111	£6,624,796	£6,277,198
60% LAR, 40% GCR	40%	£7,479,747	£5,756,163	£5,731,307	£5,689,774	£5,585,788	£4,961,873	£4,615,253
60% LAR, 40% GCR	45%	£5,701,984	£4,077,637	£4,052,995	£4,010,782	£3,968,689	£3,345,301	£3,000,388
60% LAR, 40% GCR	50%	£3,923,919	£2,393,560	£2,368,641	£2,327,397	£2,293,787	£1,669,127	£1,326,769
60% LAR, 40% GCR	55%	£2,143,298	£705,748	£681,054	£659,696	£536,199	£(86,886)	£(206,747)
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) 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) & 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% GCR	5%	£22,302,052	£19,778,840	£19,753,540	£19,711,035	£19,664,757	£18,967,120	£18,612,977
60% LAR, 40% GCR	10%	£20,546,429	£18,131,613	£18,106,409	£18,064,098	£17,988,217	£17,323,110	£16,970,274
60% LAR, 40% GCR	15%	£18,786,050	£16,479,093	£16,454,576	£16,412,380	£16,306,801	£15,674,162	£15,322,623
60% LAR, 40% GCR	20%	£17,020,992	£14,823,127	£14,798,091	£14,756,050	£14,650,945	£14,020,321	£13,669,975
60% LAR, 40% GCR	25%	£15,251,361	£13,161,959	£13,136,866	£13,095,084	£12,990,367	£12,361,539	£12,012,375
60% LAR, 40% GCR	30%	£13,482,623	£11,496,236	£11,471,353	£11,429,543	£11,325,069	£10,696,162	£10,346,884
60% LAR, 40% GCR	35%	£11,698,004	£9,826,003	£9,801,160	£9,759,473	£9,655,254	£9,029,538	£8,682,540
60% LAR, 40% GCR	40%	£9,914,680	£8,151,096	£8,126,512	£8,084,917	£7,980,931	£7,357,016	£7,010,388
60% LAR, 40% GCR	45%	£8,127,127	£6,472,190	£6,447,438	£6,405,925	£6,302,142	£5,679,443	£5,333,500
60% LAR, 40% GCR	50%	£6,344,862	£4,786,703	£4,762,084	£4,720,540	£4,618,890	£3,997,295	£3,651,902
60% LAR, 40% GCR	55%	£4,558,439	£3,190,889	£3,076,198	£3,034,809	£2,931,342	£2,309,548	£1,959,398
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) 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) & 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% GCR	5%	£25,133,368	£22,610,736	£22,637,695	£22,562,314	£22,586,069	£21,788,406	£21,808,000
60% LAR, 40% GCR	10%	£23,377,715	£20,462,899	£20,487,695	£20,412,314	£20,436,069	£19,638,406	£19,658,000
60% LAR, 40% GCR	15%	£21,617,336	£18,313,070	£18,338,864	£18,263,478	£18,288,274	£17,490,611	£17,510,205
60% LAR, 40% GCR	20%	£19,456,957	£16,163,241	£16,189,037	£16,113,651	£16,138,447	£15,340,784	£15,360,378
60% LAR, 40% GCR	25%	£17,296,578	£14,013,413	£14,039,210	£13,963,824	£13,988,620	£13,190,957	£13,210,551
60% LAR, 40% GCR	30%	£15,136,199	£11,863,586	£11,889,382	£11,813,996	£11,838,792	£11,041,129	£11,060,723
60% LAR, 40% GCR	35%	£12,975,820	£9,713,759	£9,739,555	£9,664,169	£9,689,965	£8,892,302	£8,911,896
60% LAR, 40% GCR	40%	£10,815,441	£7,563,930	£7,589,726	£7,514,340	£7,539,136	£6,741,473	£6,761,067
60% LAR, 40% GCR	45%	£8,655,062	£5,414,109	£5,439,905	£5,364,519	£5,389,315	£4,591,652	£4,611,246
60% LAR, 40% GCR	50%	£6,494,683	£3,264,280	£3,290,076	£3,214,690	£3,239,486	£2,441,823	£2,461,417
60% LAR, 40% GCR	55%	£4,334,304	£1,104,400	£1,130,196	£1,054,810	£1,079,606	£900,000	£919,594



LB Camden  
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone A - Medium Central Zone				
No Units	56	Sales value inflation		Growth				
Site Area	0.14 Ha	Build cost inflation		Growth				
		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							
60% LAR - 40% CIR	5%	£36,166,233	£33,513,832	£33,488,332	£33,445,829	£33,338,551	£32,701,914	£32,347,871
60% LAR - 40% CIR	5%	£34,009,086	£31,469,381	£31,443,177	£31,400,830	£31,294,865	£30,595,978	£30,257,041
60% LAR - 40% CIR	10%	£31,841,214	£29,416,436	£29,393,320	£29,351,135	£29,245,674	£28,612,903	£28,281,365
60% LAR - 40% CIR	15%	£29,671,664	£27,363,843	£27,338,808	£27,296,786	£27,191,662	£26,561,038	£26,230,692
60% LAR - 40% CIR	20%	£27,497,479	£25,304,050	£25,279,087	£25,237,775	£25,132,888	£24,504,330	£24,175,071
60% LAR - 40% CIR	25%	£25,318,708	£23,240,901	£23,216,003	£23,174,210	£23,069,726	£22,442,827	£22,114,551
60% LAR - 40% CIR	30%	£23,135,396	£21,172,843	£21,147,804	£21,105,113	£21,001,884	£20,375,379	£20,048,095
60% LAR - 40% CIR	35%	£20,947,888	£19,099,921	£19,075,128	£19,033,533	£18,929,547	£18,305,831	£17,978,011
60% LAR - 40% CIR	40%	£18,755,592	£17,022,761	£16,998,028	£16,956,515	£16,852,732	£16,230,003	£15,902,595
60% LAR - 40% CIR	45%	£16,558,673	£14,941,268	£14,916,549	£14,875,105	£14,771,494	£14,149,834	£13,824,467
60% LAR - 40% CIR	50%	£14,357,658	£12,855,428	£12,830,735	£12,789,349	£12,685,882	£12,065,080	£11,720,191
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, Sustainability & Embodied Carbon
Tenure	% AH							
60% LAR - 40% CIR	5%	£20,596,229	£17,518,523	£17,493,319	£17,450,979	£17,345,128	£16,710,021	£16,387,184
60% LAR - 40% CIR	10%	£17,981,257	£15,468,576	£15,443,462	£15,401,278	£15,295,817	£14,663,046	£14,341,208
60% LAR - 40% CIR	15%	£15,721,867	£13,413,086	£13,388,951	£13,346,869	£13,241,805	£12,611,181	£12,290,835
60% LAR - 40% CIR	20%	£13,547,622	£11,354,793	£11,330,820	£11,287,918	£11,183,141	£10,554,473	£10,235,214
60% LAR - 40% CIR	25%	£11,365,867	£9,291,444	£9,267,146	£9,224,146	£9,119,880	£8,492,352	£8,174,603
60% LAR - 40% CIR	30%	£9,185,539	£7,222,786	£7,197,843	£7,154,296	£7,050,037	£6,423,222	£6,105,724
60% LAR - 40% CIR	35%	£7,002,711	£5,153,186	£5,128,149	£5,084,711	£4,980,080	£4,353,144	£4,036,144
60% LAR - 40% CIR	40%	£4,819,475	£3,072,524	£3,048,171	£3,004,625	£2,900,676	£2,273,776	£1,956,233
60% LAR - 40% CIR	45%	£2,636,815	£981,431	£958,062	£925,248	£892,637	£168,977	£147,397
60% LAR - 40% CIR	50%	£407,851	£1,068,428	£1,016,942	£1,068,284	£1,016,972	£2,068,688	£2,068,688
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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH							
60% LAR - 40% CIR	5%	£27,998,805	£25,344,204	£25,318,903	£25,276,396	£25,170,122	£24,532,485	£24,179,242
60% LAR - 40% CIR	5%	£25,836,658	£23,289,952	£23,264,723	£23,223,748	£23,117,556	£22,480,449	£22,127,613
60% LAR - 40% CIR	10%	£23,671,786	£21,249,007	£21,223,891	£21,181,706	£21,076,245	£20,443,475	£20,091,838
60% LAR - 40% CIR	15%	£21,502,230	£19,194,414	£19,169,375	£19,127,330	£19,022,234	£18,391,610	£18,040,265
60% LAR - 40% CIR	20%	£19,338,650	£17,156,221	£17,131,258	£17,089,347	£16,983,599	£16,354,801	£16,003,642
60% LAR - 40% CIR	25%	£17,169,279	£15,071,473	£15,046,574	£15,004,781	£14,900,288	£14,272,399	£13,925,122
60% LAR - 40% CIR	30%	£14,995,867	£13,003,214	£12,978,372	£12,936,685	£12,832,465	£12,207,150	£11,854,379
60% LAR - 40% CIR	35%	£12,778,159	£10,905,493	£10,880,699	£10,838,104	£10,733,118	£10,108,203	£9,758,583
60% LAR - 40% CIR	40%	£10,561,903	£8,863,352	£8,838,602	£8,795,298	£8,690,354	£8,065,354	£7,714,641
60% LAR - 40% CIR	45%	£8,349,244	£6,771,840	£6,747,120	£6,703,676	£6,602,096	£5,980,408	£5,630,538
60% LAR - 40% CIR	50%	£6,186,229	£4,685,999	£4,661,307	£4,618,920	£4,516,453	£3,895,652	£3,545,762
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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH							
60% LAR - 40% CIR	5%	£30,981,567	£27,795,337	£27,714,056	£27,671,535	£27,565,255	£26,927,238	£26,571,385
60% LAR - 40% CIR	5%	£28,231,801	£25,694,095	£25,668,891	£25,626,550	£25,520,699	£24,885,692	£24,532,755
60% LAR - 40% CIR	10%	£26,066,829	£23,644,150	£23,618,946	£23,576,840	£23,471,380	£22,838,118	£22,484,075
60% LAR - 40% CIR	15%	£23,897,378	£21,593,557	£21,568,522	£21,526,480	£21,421,377	£20,788,753	£20,436,406
60% LAR - 40% CIR	20%	£21,723,133	£19,543,364	£19,518,401	£19,476,496	£19,368,712	£18,730,244	£18,380,785
60% LAR - 40% CIR	25%	£19,548,622	£17,493,616	£17,468,717	£17,426,840	£17,318,446	£16,680,426	£16,330,245
60% LAR - 40% CIR	30%	£17,361,110	£15,398,357	£15,373,515	£15,331,827	£15,227,608	£14,602,293	£14,254,895
60% LAR - 40% CIR	35%	£15,173,362	£13,305,635	£13,280,842	£13,239,247	£13,135,261	£12,511,345	£12,164,728
60% LAR - 40% CIR	40%	£12,981,045	£11,248,495	£11,223,743	£11,182,229	£11,078,447	£10,455,747	£10,109,804
60% LAR - 40% CIR	45%	£10,790,387	£9,168,882	£9,143,293	£9,102,870	£8,997,208	£8,375,540	£8,030,181
60% LAR - 40% CIR	50%	£8,593,372	£7,081,142	£7,056,450	£7,015,983	£6,911,598	£6,290,794	£5,945,905
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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH							
60% LAR - 40% CIR	5%	£31,623,233	£30,570,632	£30,545,192	£30,502,823	£30,396,592	£29,758,614	£29,404,677
60% LAR - 40% CIR	5%	£31,063,086	£29,525,381	£29,500,177	£29,457,836	£29,351,585	£28,713,978	£28,361,041
60% LAR - 40% CIR	10%	£28,898,214	£28,476,436	£28,450,320	£28,408,135	£28,302,674	£27,665,903	£27,314,365
60% LAR - 40% CIR	15%	£26,728,664	£26,420,843	£26,395,808	£26,353,706	£26,248,662	£25,611,038	£25,260,692
60% LAR - 40% CIR	20%	£24,554,479	£24,361,050	£24,336,087	£24,294,775	£24,189,998	£23,551,330	£23,201,071
60% LAR - 40% CIR	25%	£22,379,108	£22,207,801	£22,182,801	£22,141,177	£22,036,270	£21,397,426	£21,047,861
60% LAR - 40% CIR	30%	£20,192,396	£19,220,843	£19,200,800	£19,159,113	£19,054,894	£18,415,579	£18,066,181
60% LAR - 40% CIR	35%	£18,004,580	£17,150,921	£17,130,126	£17,088,333	£16,984,247	£16,345,631	£16,000,011
60% LAR - 40% CIR	40%	£15,812,332	£14,079,781	£14,058,024	£14,016,315	£13,912,132	£13,273,033	£12,941,086
60% LAR - 40% CIR	45%	£13,615,673	£11,988,268	£11,973,549	£11,932,105	£11,828,494	£11,200,834	£10,867,467
60% LAR - 40% CIR	50%	£11,414,658	£9,812,428	£9,807,735	£9,846,340	£9,742,862	£9,122,080	£8,777,191



LB Camden  
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone A - Higher Central Zone	
No Units Site Area		Sales value inflation Build cost inflation		Growth LAR - CIR	
0 0.14 Ha					
Residual land values:					



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		Growth	
Site Area	0.14 Ha	Build cost inflation		Growth	
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, Whchar Pmt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchar Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchar 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, Whchar Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchar Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon	
Tenure	% AH				
60% LAR - 40% CIR	0%	£25,983,943		£23,024,109	
60% LAR - 40% CIR	5%	£24,457,843		£21,424,211	
60% LAR - 40% CIR	10%	£22,925,946		£19,918,706	
60% LAR - 40% CIR	15%	£20,789,669		£18,704,470	
60% LAR - 40% CIR	20%	£19,040,946		£18,586,010	
60% LAR - 40% CIR	25%	£17,207,434		£14,964,207	
60% LAR - 40% CIR	30%	£15,543,692		£13,334,293	
60% LAR - 40% CIR	35%	£13,784,672		£11,698,628	
60% LAR - 40% CIR	40%	£12,019,232		£10,059,174	
60% LAR - 40% CIR	45%	£10,249,829		£8,364,501	
60% LAR - 40% CIR	50%	£8,473,518		£6,714,289	

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

		£27,549,000					
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, Whchar Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchar Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchar 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, Whchar Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£26,165,158	£23,266,237	£23,207,530	£23,156,671	£23,150,786	£21,264,588
60% LAR - 40% CIR	5%	£24,471,361	£21,569,237	£21,537,530	£21,486,946	£21,480,986	£19,263,985
60% LAR - 40% CIR	10%	£22,902,267	£20,000,664	£19,969,065	£19,918,571	£19,912,086	£18,488,985
60% LAR - 40% CIR	15%	£21,367,207	£18,440,230	£18,418,729	£18,367,509	£18,361,164	£17,044,334
60% LAR - 40% CIR	20%	£19,860,165	£16,931,291	£16,909,821	£16,858,816	£16,852,164	£15,430,296
60% LAR - 40% CIR	25%	£18,311,683	£15,397,851	£15,377,485	£15,326,948	£15,320,296	£13,898,811
60% LAR - 40% CIR	30%	£16,737,851	£13,844,169	£13,823,694	£13,772,949	£13,766,297	£12,414,173
60% LAR - 40% CIR	35%	£15,169	£12,293,935	£12,283,811	£12,136,498	£12,131,174	£10,449,685
60% LAR - 40% CIR	40%	£13,596,466	£10,740,411	£10,730,411	£10,720,411	£10,602,844	£9,460,420
60% LAR - 40% CIR	45%	£11,993,712	£9,140,543	£9,130,543	£9,121,192	£9,047,360	£8,234,710
60% LAR - 40% CIR	50%	£10,312,261	£7,460,086	£7,450,086	£7,441,640	£7,367,808	£6,724,016

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, Whchar Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchar Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchar 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, Whchar Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£36,181,636	£33,282,715	£33,223,806	£33,172,957	£33,167,068	£31,264,133
60% LAR - 40% CIR	5%	£34,614,055	£31,715,660	£31,656,751	£31,605,899	£31,600,010	£29,701,769
60% LAR - 40% CIR	10%	£33,046,474	£30,148,179	£30,089,270	£30,038,418	£30,032,529	£28,143,000
60% LAR - 40% CIR	15%	£31,478,893	£28,580,698	£28,521,789	£28,470,937	£28,465,048	£26,593,750
60% LAR - 40% CIR	20%	£29,911,312	£27,013,217	£26,954,308	£26,903,456	£26,897,567	£24,942,269
60% LAR - 40% CIR	25%	£28,343,731	£25,445,736	£25,386,827	£25,335,975	£25,330,086	£23,374,788
60% LAR - 40% CIR	30%	£26,776,150	£23,878,255	£23,819,346	£23,768,494	£23,762,605	£21,807,300
60% LAR - 40% CIR	35%	£25,208,569	£22,310,774	£22,251,865	£22,200,913	£22,195,024	£20,239,815
60% LAR - 40% CIR	40%	£23,640,988	£20,743,293	£20,684,384	£20,633,432	£20,627,543	£18,672,330
60% LAR - 40% CIR	45%	£22,073,407	£19,175,812	£19,116,903	£19,065,951	£19,060,062	£17,104,849
60% LAR - 40% CIR	50%	£20,505,826	£17,608,331	£17,549,422	£17,498,470	£17,492,581	£15,537,368

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

		£46,420,000					
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchar Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchar Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchar 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, Whchar Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£45,274,980	£42,375,861	£42,317,106	£42,266,367	£42,136,944	£40,269,076
60% LAR - 40% CIR	5%	£43,707,399	£40,808,276	£40,749,521	£40,698,782	£40,569,359	£38,701,695
60% LAR - 40% CIR	10%	£42,139,818	£39,238,695	£39,180,040	£39,129,301	£39,000,078	£37,133,292
60% LAR - 40% CIR	15%	£40,572,237	£37,669,114	£37,610,459	£37,559,720	£37,430,497	£35,565,711
60% LAR - 40% CIR	20%	£39,004,656	£36,101,533	£36,042,878	£35,992,139	£35,862,916	£34,001,130
60% LAR - 40% CIR	25%	£37,437,075	£34,533,952	£34,475,297	£34,424,558	£34,295,335	£32,433,549
60% LAR - 40% CIR	30%	£35,869,494	£32,966,371	£32,907,716	£32,856,977	£32,727,754	£30,865,968
60% LAR - 40% CIR	35%	£34,301,913	£31,398,790	£31,340,135	£31,289,396	£31,160,173	£29,298,387
60% LAR - 40% CIR	40%	£32,734,332	£29,831,209	£29,772,554	£29,721,815	£29,592,592	£27,730,806
60% LAR - 40% CIR	45%	£31,166,751	£28,263,628	£28,204,973	£28,154,234	£28,025,011	£26,163,225
60% LAR - 40% CIR	50%	£29,599,170	£26,696,047	£26,637,392	£26,586,653	£26,457,430	£24,595,644

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

		£28,661,000					
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, Whchar Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchar Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchar 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, Whchar Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£28,074,966	£25,175,847	£25,117,102	£25,066,363	£24,936,940	£23,069,072
60% LAR - 40% CIR	5%	£26,507,385	£23,608,266	£23,549,521	£23,498,782	£23,369,359	£21,501,494
60% LAR - 40% CIR	10%	£24,939,804	£22,038,685	£21,979,940	£21,929,201	£21,799,778	£20,033,619
60% LAR - 40% CIR	15%	£23,372,223	£20,469,104	£20,410,359	£20,359,620	£20,230,197	£18,466,060
60% LAR - 40% CIR	20%	£21,804,642	£18,901,523	£18,842,778	£18,792,039	£18,662,616	£16,898,481
60% LAR - 40% CIR	25%	£20,237,061	£17,333,942	£17,275,197	£17,224,458	£17,095,035	£15,330,902
60% LAR - 40% CIR	30%	£18,669,480	£15,766,361	£15,707,616	£15,656,877	£15,527,454	£13,763,323
60% LAR - 40% CIR	35%	£17,101,900	£14,198,780	£14,140,035	£14,089,296	£13,959,873	£12,195,744
60% LAR - 40% CIR	40%	£15,534,319	£12,631,199	£12,572,454	£12,521,715	£12,392,292	£10,628,165
60% LAR - 40% CIR	45%	£13,966,738	£11,063,618	£11,004,873	£10,954,134	£10,824,711	£9,060,586
60% LAR - 40% CIR	50%	£12,399,157	£9,496,037	£9,437,292	£9,386,553	£9,257,130	£7,492,011



LB Camden  
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area		Zone A - Kings Cross Lower	
No Units	60	Sales value inflation		Growth	
Site Area	0.1416	Build cost inflation		Growth	
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 & 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 & Sustainability
60% LAR - 40% CR	0%	£25,983,043	£23,054,934	£22,974,320	£22,842,867
60% LAR - 40% CR	5%	£25,272,323	£21,461,916	£21,423,371	£21,374,687
60% LAR - 40% CR	10%	£22,926,846	£19,847,395	£19,816,706	£19,765,312
60% LAR - 40% CR	15%	£20,748,666	£18,146,471	£18,124,470	£18,073,490
60% LAR - 40% CR	20%	£19,046,846	£16,017,032	£16,006,618	£15,955,557
60% LAR - 40% CR	25%	£17,297,434	£14,493,642	£14,490,407	£14,437,290
60% LAR - 40% CR	30%	£15,543,492	£13,364,658	£13,334,262	£13,283,503
60% LAR - 40% CR	35%	£13,784,075	£11,535,135	£11,646,253	£11,520,361
60% LAR - 40% CR	40%	£12,019,232	£10,090,331	£10,090,174	£10,039,588
60% LAR - 40% CR	45%	£10,249,028	£8,445,199	£8,415,082	£8,364,201
60% LAR - 40% CR	50%	£8,473,518	£6,794,755	£6,764,710	£6,714,289
Residual Land values compared to benchmark land values		Higher Value Secondary Offices			
		£37,649,000			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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
60% LAR - 40% CR	0%	£19,197,367	£18,268,161	£18,268,161	£18,268,161
60% LAR - 40% CR	5%	£18,471,581	£17,689,237	£17,687,520	£17,458,985
60% LAR - 40% CR	10%	£16,746,164	£16,061,664	£16,059,886	£16,059,211
60% LAR - 40% CR	15%	£17,002,507	£14,448,230	£14,416,720	£14,387,650
60% LAR - 40% CR	20%	£16,266,105	£12,831,291	£12,800,877	£12,769,816
60% LAR - 40% CR	25%	£15,531,893	£11,207,801	£11,177,485	£11,146,548
60% LAR - 40% CR	30%	£14,797,373	£9,584,167	£9,553,969	£9,523,772
60% LAR - 40% CR	35%	£14,062	£7,959,694	£7,929,513	£7,899,316
60% LAR - 40% CR	40%	£13,326,806	£6,334,611	£6,304,347	£6,274,144
60% LAR - 40% CR	45%	£12,591,712	£4,709,243	£4,679,089	£4,648,886
60% LAR - 40% CR	50%	£11,856,232	£3,083,869	£3,053,715	£3,023,512
Residual Land values compared to benchmark land values		Medium Value Secondary Offices			
		£87,198,000			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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% CR	0%	£13,183,291	£12,183,291	£12,183,291	£12,183,291
60% LAR - 40% CR	5%	£12,458,005	£11,368,660	£11,368,660	£11,368,660
60% LAR - 40% CR	10%	£11,732,719	£10,643,365	£10,643,365	£10,643,365
60% LAR - 40% CR	15%	£11,007,433	£10,118,073	£10,073,532	£10,042,991
60% LAR - 40% CR	20%	£10,282,147	£9,592,783	£9,548,242	£9,517,701
60% LAR - 40% CR	25%	£9,556,861	£9,067,497	£9,022,956	£8,992,415
60% LAR - 40% CR	30%	£8,831,575	£8,542,213	£8,497,672	£8,467,131
60% LAR - 40% CR	35%	£8,106,289	£7,916,929	£7,872,388	£7,841,847
60% LAR - 40% CR	40%	£7,380,993	£7,291,645	£7,247,104	£7,216,563
60% LAR - 40% CR	45%	£6,655,707	£6,560,357	£6,515,816	£6,485,275
60% LAR - 40% CR	50%	£5,930,421	£5,835,071	£5,790,530	£5,750,089
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
60% LAR - 40% CR	0%	£26,276,695	£17,348,581	£17,317,796	£17,286,967
60% LAR - 40% CR	5%	£16,560,979	£10,747,605	£10,716,818	£10,686,034
60% LAR - 40% CR	10%	£16,819,493	£14,140,062	£14,110,363	£14,079,532
60% LAR - 40% CR	15%	£15,569,315	£12,528,616	£12,498,117	£12,467,617
60% LAR - 40% CR	20%	£15,338,493	£10,910,679	£10,880,265	£10,849,851
60% LAR - 40% CR	25%	£15,107,681	£9,292,749	£9,262,335	£9,231,921
60% LAR - 40% CR	30%	£14,876,869	£7,674,805	£7,644,391	£7,613,977
60% LAR - 40% CR	35%	£14,646,057	£6,056,862	£6,026,448	£5,996,034
60% LAR - 40% CR	40%	£14,415,245	£4,438,918	£4,408,504	£4,378,090
60% LAR - 40% CR	45%	£14,184,433	£2,820,975	£2,790,561	£2,760,147
60% LAR - 40% CR	50%	£13,953,621	£1,203,032	£1,172,618	£1,142,204
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution			
		£28,661,000			
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
60% LAR - 40% CR	0%	£23,074,660	£20,146,567	£20,115,782	£20,084,997
60% LAR - 40% CR	5%	£21,349,646	£18,421,553	£18,390,768	£18,360,000
60% LAR - 40% CR	10%	£19,624,632	£16,696,539	£16,665,754	£16,635,000
60% LAR - 40% CR	15%	£17,900,618	£14,971,525	£14,940,740	£14,910,000
60% LAR - 40% CR	20%	£16,176,604	£13,246,511	£13,215,726	£13,185,000
60% LAR - 40% CR	25%	£14,452,590	£11,521,497	£11,490,712	£11,460,000
60% LAR - 40% CR	30%	£12,728,576	£9,796,483	£9,765,698	£9,735,000
60% LAR - 40% CR	35%	£11,004,562	£8,071,469	£8,040,684	£8,010,000
60% LAR - 40% CR	40%	£9,280,548	£6,346,455	£6,315,670	£6,285,000
60% LAR - 40% CR	45%	£7,556,534	£4,621,441	£4,590,656	£4,560,000
60% LAR - 40% CR	50%	£5,832,520	£2,896,427	£2,865,642	£2,835,000
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution			
		£28,661,000			
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
60% LAR - 40% CR	0%	£23,074,660	£20,146,567	£20,115,782	£20,084,997
60% LAR - 40% CR	5%	£21,349,646	£18,421,553	£18,390,768	£18,360,000
60% LAR - 40% CR	10%	£19,624,632	£16,696,539	£16,665,754	£16,635,000
60% LAR - 40% CR	15%	£17,900,618	£14,971,525	£14,940,740	£14,910,000
60% LAR - 40% CR	20%	£16,176,604	£13,246,511	£13,215,726	£13,185,000
60% LAR - 40% CR	25%	£14,452,590	£11,521,497	£11,490,712	£11,460,000
60% LAR - 40% CR	30%	£12,728,576	£9,796,483	£9,765,698	£9,735,000
60% LAR - 40% CR	35%	£11,004,562	£8,071,469	£8,040,684	£8,010,000
60% LAR - 40% CR	40%	£9,280,548	£6,346,455	£6,315,670	£6,285,000
60% LAR - 40% CR	45%	£7,556,534	£4,621,441	£4,590,656	£4,560,000
60% LAR - 40% CR	50%	£5,832,520	£2,896,427	£2,865,642	£2,835,000
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution			
		£28,661,000			



LB Camden  
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area		Zone A - Kings Cross Higher	
No. Units	60	Sales value inflation		Growth	
Site Area	0.14 Ha	Build cost inflation		Growth	
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, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs			

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	Base Build Costs, 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%	£1,415,135	£1,415,135	£1,415,135	£1,415,135	£1,415,135	£1,415,135	£1,415,135	£1,415,135
60% LAR - 40% CR	5%	£14,488,945	£11,811,982	£11,801,274	£11,806,691	£11,426,771	£10,646,074	£10,217,170	£9,807,858
60% LAR - 40% CR	10%	£16,685,262	£18,666,661	£8,786,661	£9,754,697	£16,866,213	£8,666,364	£8,407,699	£8,148,824
60% LAR - 40% CR	15%	£16,697,095	£7,686,738	£7,686,237	£7,614,817	£7,765,955	£7,017,672	£6,980,842	£6,943,612
60% LAR - 40% CR	20%	£8,862,235	£5,105,181	£5,105,181	£5,087,706	£5,066,055	£5,104,145	£4,768,636	£4,728,636
60% LAR - 40% CR	25%	£5,691,816	£4,347,073	£4,346,736	£4,255,851	£4,128,527	£3,984,771	£2,940,461	£2,940,461
60% LAR - 40% CR	30%	£4,724,865	£2,489,471	£2,489,471	£2,416,416	£2,291,444	£1,509,616	£1,106,719	£1,106,719
60% LAR - 40% CR	35%	£2,794,437	£100,430	£100,233	£105,549	£448,861	£211,265	£211,265	£211,265
60% LAR - 40% CR	40%	£777,158	£1,047,662	£1,047,662	£1,047,662	£1,047,662	£1,047,662	£1,047,662	£1,047,662
60% LAR - 40% CR	45%	£1,294,422	£1,045,743	£1,045,743	£1,128,351	£4,252,465	£4,084,684	£4,431,710	£4,431,710
60% LAR - 40% CR	50%	£1,134,142	£4,864,744	£4,864,744	£4,864,744	£4,864,744	£4,864,744	£4,864,744	£4,864,744

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	Base Build Costs, 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%	£25,215,527	£27,227,297	£27,186,472	£27,144,683	£27,015,205	£26,944,471	£26,873,736	£26,803,001
60% LAR - 40% CR	5%	£26,979,366	£29,117,753	£29,107,615	£29,054,432	£28,944,471	£28,834,512	£28,724,553	£28,614,594
60% LAR - 40% CR	10%	£28,341,993	£30,852,432	£30,831,813	£30,765,436	£30,661,945	£30,552,000	£30,442,055	£30,332,110
60% LAR - 40% CR	15%	£29,385,857	£32,319,439	£32,292,878	£32,225,759	£32,121,758	£32,011,813	£31,901,868	£31,791,923
60% LAR - 40% CR	20%	£30,432,970	£33,545,922	£33,524,509	£33,457,447	£33,345,795	£33,235,850	£33,125,905	£33,015,960
60% LAR - 40% CR	25%	£31,477,917	£34,582,814	£34,562,479	£34,491,962	£34,365,512	£34,255,567	£34,145,622	£34,035,677
60% LAR - 40% CR	30%	£18,511,006	£18,489,232	£18,204,157	£18,077,185	£17,935,357	£17,825,412	£17,715,467	£17,605,522
60% LAR - 40% CR	35%	£16,545,175	£16,442,111	£16,411,864	£16,361,298	£16,284,653	£16,214,000	£16,143,347	£16,072,694
60% LAR - 40% CR	40%	£14,563,350	£12,593,748	£12,583,591	£12,513,015	£12,386,575	£12,316,000	£12,245,425	£12,174,850
60% LAR - 40% CR	45%	£12,581,139	£10,700,688	£10,708,882	£10,652,385	£10,531,161	£10,460,586	£10,390,011	£10,319,436
60% LAR - 40% CR	50%	£10,593,589	£8,680,977	£8,650,892	£8,600,471	£8,474,416	£8,403,841	£8,333,266	£8,262,691

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	Base Build Costs, 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%	£24,024,174	£21,520,544	£21,400,110	£21,438,330	£21,308,895	£20,532,017	£20,100,440	£19,668,863
60% LAR - 40% CR	5%	£25,571,035	£29,111,310	£29,090,863	£29,029,079	£29,005,129	£28,726,362	£28,447,595	£28,168,828
60% LAR - 40% CR	10%	£26,620,490	£27,686,079	£27,685,480	£27,614,085	£27,688,071	£26,914,082	£26,482,405	£26,050,728
60% LAR - 40% CR	15%	£16,686,454	£16,675,126	£16,675,126	£16,685,406	£16,685,406	£16,685,406	£16,685,406	£16,685,406
60% LAR - 40% CR	20%	£14,781,620	£14,448,569	£14,216,104	£14,167,084	£14,038,443	£13,273,531	£12,948,464	£12,623,397
60% LAR - 40% CR	25%	£14,714,254	£12,416,461	£12,416,461	£12,335,126	£12,267,215	£11,444,138	£11,119,062	£10,793,986
60% LAR - 40% CR	30%	£12,800,253	£10,278,659	£10,248,043	£10,497,824	£10,370,832	£9,609,004	£9,165,767	£8,722,530
60% LAR - 40% CR	35%	£10,810,626	£8,726,818	£8,726,818	£8,664,927	£8,620,250	£7,768,126	£7,443,050	£7,117,974
60% LAR - 40% CR	40%	£8,856,977	£6,867,395	£6,867,395	£6,806,862	£6,860,222	£5,901,863	£5,576,787	£5,251,711
60% LAR - 40% CR	45%	£6,874,706	£4,833,645	£4,833,645	£4,803,027	£4,833,645	£4,048,435	£3,723,359	£3,398,283
60% LAR - 40% CR	50%	£4,887,246	£3,174,624	£3,144,540	£3,094,118	£2,968,063	£2,211,734	£1,791,552	£1,371,370

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	Base Build Costs, 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%	£27,292,100	£24,118,921	£24,268,066	£24,229,307	£24,108,631	£23,329,363	£22,898,216	£22,467,069
60% LAR - 40% CR	5%	£28,571,010	£32,509,307	£32,479,459	£32,417,096	£32,386,998	£31,544,165	£31,112,918	£30,681,671
60% LAR - 40% CR	10%	£29,433,817	£30,084,096	£30,085,466	£30,012,092	£30,085,577	£29,242,680	£28,811,433	£28,380,186
60% LAR - 40% CR	15%	£27,494,431	£19,812,101	£19,842,802	£19,812,101	£19,812,101	£17,868,126	£17,437,149	£17,006,172
60% LAR - 40% CR	20%	£19,323,602	£17,048,546	£17,076,132	£16,965,071	£16,937,417	£16,071,508	£15,640,601	£15,209,694
60% LAR - 40% CR	25%	£17,768,181	£15,144,586	£15,144,586	£15,133,180	£15,099,886	£14,242,130	£13,811,223	£13,380,316
60% LAR - 40% CR	30%	£15,655,293	£13,176,896	£13,148,369	£13,148,369	£13,148,369	£12,406,481	£11,975,574	£11,544,667
60% LAR - 40% CR	35%	£13,611,862	£11,131,744	£11,131,744	£11,131,744	£11,131,744	£10,596,155	£10,165,248	£9,734,341
60% LAR - 40% CR	40%	£11,634,964	£9,085,372	£9,085,372	£9,084,839	£9,084,839	£8,715,360	£8,345,881	£7,976,402
60% LAR - 40% CR	45%	£9,672,742	£7,031,621	£7,031,621	£7,031,621	£7,031,621	£6,662,140	£6,292,661	£5,923,182
60% LAR - 40% CR	50%	£7,660,223	£4,977,660	£4,977,660	£4,977,660	£4,977,660	£4,607,179	£4,237,699	£3,868,219







LB Camden  
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area		Zone A - Medium Central Zone	
No Units	60	Sales value inflation		Growth	
Site Area	0.1416a	Build cost inflation		Growth	
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	Base Build Costs, 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%	£44,258,360	£41,076,850	£40,944,447	£40,986,019
60% LAR - 40% CIR	10%	£41,624,869	£38,360,106	£38,549,861	£38,499,052
60% LAR - 40% CIR	15%	£38,985,655	£35,078,752	£35,248,623	£35,098,001
60% LAR - 40% CIR	20%	£36,345,815	£31,817,541	£31,941,798	£31,491,348
60% LAR - 40% CIR	25%	£33,680,459	£28,599,459	£28,720,443	£28,075,180
60% LAR - 40% CIR	30%	£31,024,926	£25,364,492	£25,511,613	£24,461,481
60% LAR - 40% CIR	35%	£28,373,243	£22,018,171	£22,088,361	£20,938,335
60% LAR - 40% CIR	40%	£25,748,517	£18,682,891	£18,432,684	£17,451,409
60% LAR - 40% CIR	45%	£23,034,453	£15,338,474	£15,008,317	£14,057,742
60% LAR - 40% CIR	50%	£20,342,750	£12,000,320	£11,538,214	£10,538,722
60% LAR - 40% CIR	55%	£17,659,539	£8,654,915	£15,804,831	£16,754,409
Residual Land values compared to benchmark land values		£37,649,000			
Higher Value Secondary Offices		£37,649,000			
Tenure	% 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 & Sustainability
60% LAR - 40% CIR	0%	£27,836,116	£26,744,365	£26,744,311	£26,713,311
60% LAR - 40% CIR	10%	£25,189,844	£22,956,861	£22,956,862	£22,917,088
60% LAR - 40% CIR	15%	£22,535,095	£19,186,100	£19,186,087	£19,105,607
60% LAR - 40% CIR	20%	£19,884,717	£15,417,669	£15,417,669	£15,109,408
60% LAR - 40% CIR	25%	£17,248,635	£11,650,751	£11,650,672	£11,675,720
60% LAR - 40% CIR	30%	£14,614,850	£7,882,400	£7,882,400	£10,105,093
60% LAR - 40% CIR	35%	£11,978,779	£4,098,550	£4,098,545	£9,615,668
60% LAR - 40% CIR	40%	£9,348,712	£2,162,712	£2,162,712	£7,072,000
60% LAR - 40% CIR	45%	£6,699,511	£1,603,558	£1,673,473	£4,522,881
60% LAR - 40% CIR	50%	£4,074,798	£2,000,324	£2,000,000	£1,968,698
Residual Land values compared to benchmark land values		£37,198,000			
Medium Value Secondary Offices		£37,198,000			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£13,531,541	£10,206,788	£10,206,788	£10,425,734
60% LAR - 40% CIR	10%	£10,884,844	£6,437,235	£6,437,235	£10,249,430
60% LAR - 40% CIR	15%	£8,247,320	£2,668,524	£2,668,481	£10,031,031
60% LAR - 40% CIR	20%	£5,604,484	£27,865,489	£27,836,440	£9,784,096
60% LAR - 40% CIR	25%	£2,961,268	£20,488,174	£20,438,205	£9,292,744
60% LAR - 40% CIR	30%	£326,262	£17,444,863	£17,444,863	£1,895,127
60% LAR - 40% CIR	35%	£11,633,309	£15,408,973	£15,378,767	£10,529,092
60% LAR - 40% CIR	40%	£15,181,435	£12,868,138	£12,834,369	£14,784,404
60% LAR - 40% CIR	45%	£10,316,439	£10,316,439	£10,285,424	£10,105,175
60% LAR - 40% CIR	50%	£6,987,222	£7,761,897	£7,731,515	£7,881,881
Residual Land values compared to benchmark land values		£48,420,000			
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
60% LAR - 40% CIR	0%	£38,352,035	£35,365,467	£35,335,105	£35,388,054
60% LAR - 40% CIR	10%	£35,914,056	£32,873,763	£32,843,089	£32,792,089
60% LAR - 40% CIR	15%	£33,273,332	£29,372,469	£29,342,270	£30,291,648
60% LAR - 40% CIR	20%	£30,634,484	£27,865,489	£27,836,440	£27,784,096
60% LAR - 40% CIR	25%	£27,988,106	£25,353,047	£25,320,060	£25,272,787
60% LAR - 40% CIR	30%	£25,342,223	£22,855,189	£22,825,134	£22,780,134
60% LAR - 40% CIR	35%	£22,696,850	£20,311,818	£20,282,058	£20,231,862
60% LAR - 40% CIR	40%	£20,050,164	£17,775,898	£17,746,731	£17,695,058
60% LAR - 40% CIR	45%	£17,338,100	£15,232,121	£15,201,964	£15,151,380
60% LAR - 40% CIR	50%	£14,648,309	£12,682,277	£12,652,282	£12,602,282
60% LAR - 40% CIR	55%	£11,954,186	£10,128,562	£10,098,478	£10,048,058
Residual Land values compared to benchmark land values		£28,661,000			
Secondary Industrial/Storage/Distribution		£28,661,000			
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
60% LAR - 40% CIR	0%	£31,392,010	£30,187,443	£30,137,261	£30,098,071
60% LAR - 40% CIR	10%	£28,744,486	£26,971,793	£26,921,464	£26,882,071
60% LAR - 40% CIR	15%	£26,077,279	£23,170,386	£23,140,246	£23,089,624
60% LAR - 40% CIR	20%	£23,424,461	£19,368,980	£19,340,423	£19,302,127
60% LAR - 40% CIR	25%	£20,782,082	£15,561,044	£15,531,267	£15,492,724
60% LAR - 40% CIR	30%	£18,140,189	£11,753,113	£11,723,094	£11,683,694
60% LAR - 40% CIR	35%	£15,498,887	£7,945,195	£7,915,084	£7,875,694
60% LAR - 40% CIR	40%	£12,857,184	£4,137,274	£4,107,163	£4,067,774
60% LAR - 40% CIR	45%	£10,215,077	£3,328,097	£3,297,940	£3,258,340
60% LAR - 40% CIR	50%	£7,572,976	£1,519,053	£1,488,838	£1,449,340
60% LAR - 40% CIR	55%	£4,930,181	£1,240,538	£1,209,824	£1,169,058







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				Growth		
Site Area	0.2 Ha	Build cost inflation				Growth		
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%	£32,481,122	£27,742,005	£26,624,529	£26,559,792	£26,307,850	£26,426,901	£24,897,429
60% LAR - 40% CIR	5%	£35,322,748	£30,743,888	£29,630,860	£29,566,981	£29,315,161	£29,434,195	£27,905,044
60% LAR - 40% CIR	10%	£28,157,179	£23,738,297	£22,629,339	£22,565,068	£22,404,481	£21,440,854	£20,555,500
60% LAR - 40% CIR	15%	£25,884,483	£21,725,307	£20,620,102	£20,556,077	£20,396,016	£19,435,646	£18,562,108
60% LAR - 40% CIR	20%	£23,804,731	£19,704,989	£18,603,295	£18,539,378	£18,379,814	£17,422,454	£16,560,541
60% LAR - 40% CIR	25%	£21,677,894	£17,677,415	£16,578,723	£16,515,076	£16,355,981	£15,401,265	£14,570,878
60% LAR - 40% CIR	30%	£19,424,342	£15,442,981	£14,346,733	£14,283,111	£14,124,533	£13,177,249	£12,369,001
60% LAR - 40% CIR	35%	£17,223,845	£13,600,797	£12,507,311	£12,443,988	£12,285,609	£11,335,459	£10,607,592
60% LAR - 40% CIR	40%	£15,016,971	£11,551,897	£10,460,354	£10,397,415	£10,238,964	£9,292,865	£8,594,132
60% LAR - 40% CIR	45%	£12,802,593	£9,486,034	£8,406,478	£8,343,364	£8,185,577	£7,238,855	£6,572,902
60% LAR - 40% CIR	50%	£10,581,981	£7,433,281	£6,345,218	£6,282,191	£6,124,622	£5,179,212	£4,647,779
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%	£11,049,520	£6,471,059	£5,358,011	£5,293,532	£5,132,352	£5,165,135	£3,627,805
60% LAR - 40% CIR	5%	£8,884,750	£4,465,468	£3,348,510	£3,282,269	£3,121,862	£3,155,025	£1,632,671
60% LAR - 40% CIR	10%	£6,711,654	£2,450,478	£1,342,273	£1,263,489	£1,193,197	£1,192,819	£59,416
60% LAR - 40% CIR	15%	£4,531,903	£430,160	£299,859	£275,911	£251,915	£251,915	£2,382,284
60% LAR - 40% CIR	20%	£2,342,186	£184,644	£146,644	£134,644	£122,644	£122,644	£1,154,156
60% LAR - 40% CIR	25%	£11,511,513	£3,030,108	£4,728,096	£4,739,362	£4,748,226	£3,903,981	£3,523,528
60% LAR - 40% CIR	30%	£9,342,528	£1,822,528	£3,522,528	£3,522,528	£3,522,528	£3,522,528	£2,522,528
60% LAR - 40% CIR	35%	£7,173,543	£6,259,758	£8,113,234	£8,113,234	£8,113,234	£8,113,234	£6,259,758
60% LAR - 40% CIR	40%	£5,004,558	£4,259,758	£6,113,234	£6,113,234	£6,113,234	£6,113,234	£4,259,758
60% LAR - 40% CIR	45%	£2,835,573	£2,259,758	£4,013,234	£4,013,234	£4,013,234	£4,013,234	£2,259,758
60% LAR - 40% CIR	50%	£6,686,448	£1,638,548	£1,638,548	£1,638,548	£1,638,548	£1,638,548	£1,638,548
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%	£21,194,412	£16,455,284	£15,337,818	£15,273,981	£15,111,240	£14,140,199	£13,693,719
60% LAR - 40% CIR	5%	£19,038,038	£14,457,178	£13,341,330	£13,276,951	£13,114,451	£12,151,255	£11,613,323
60% LAR - 40% CIR	10%	£16,879,465	£12,451,587	£11,342,699	£11,278,367	£11,115,781	£10,154,144	£9,616,799
60% LAR - 40% CIR	15%	£14,697,772	£10,435,997	£9,326,392	£9,262,267	£9,100,269	£8,148,937	£7,613,598
60% LAR - 40% CIR	20%	£12,518,021	£8,419,278	£7,314,684	£7,252,687	£7,100,103	£6,155,713	£5,620,835
60% LAR - 40% CIR	25%	£10,331,284	£6,390,705	£5,290,013	£5,228,365	£5,089,290	£4,144,554	£3,614,187
60% LAR - 40% CIR	30%	£8,145,950	£4,373,631	£3,270,022	£3,168,536	£3,037,822	£2,085,538	£1,559,489
60% LAR - 40% CIR	35%	£5,957,134	£2,354,086	£1,250,801	£1,157,257	£1,069,899	£748,745	£478,119
60% LAR - 40% CIR	40%	£3,768,361	£3,739,861	£2,636,166	£2,548,468	£2,461,769	£1,994,764	£1,914,764
60% LAR - 40% CIR	45%	£1,578,583	£1,760,877	£2,636,166	£2,548,468	£2,461,769	£1,994,764	£1,914,764
60% LAR - 40% CIR	50%	£8,098,997	£3,853,436	£3,853,436	£3,853,436	£3,853,436	£3,853,436	£3,853,436
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	0%	£24,303,991	£19,764,371	£18,646,897	£18,582,789	£18,420,319	£17,448,261	£16,925,795
60% LAR - 40% CIR	5%	£22,144,117	£17,769,257	£16,653,209	£16,589,730	£16,427,530	£15,460,334	£14,937,052
60% LAR - 40% CIR	10%	£20,179,548	£15,760,686	£14,651,708	£14,587,466	£14,425,860	£13,463,223	£12,937,899
60% LAR - 40% CIR	15%	£18,006,851	£13,747,676	£12,642,471	£12,578,446	£12,416,385	£11,458,016	£10,924,477
60% LAR - 40% CIR	20%	£15,827,105	£11,727,357	£10,625,573	£10,561,746	£10,402,162	£9,444,792	£8,912,905
60% LAR - 40% CIR	25%	£13,646,363	£9,699,784	£8,601,082	£8,537,444	£8,378,128	£7,421,033	£6,893,346
60% LAR - 40% CIR	30%	£11,465,710	£7,685,029	£6,586,101	£6,522,615	£6,363,901	£5,406,616	£4,885,589
60% LAR - 40% CIR	35%	£9,284,213	£5,671,165	£4,570,680	£4,506,536	£4,347,977	£3,391,577	£2,870,961
60% LAR - 40% CIR	40%	£7,098,840	£3,654,266	£2,549,903	£2,485,883	£2,328,633	£1,373,333	£785,501
60% LAR - 40% CIR	45%	£4,914,962	£1,638,847	£528,847	£395,732	£267,645	£167,704	£167,704
60% LAR - 40% CIR	50%	£2,602,349	£1,638,414	£1,638,414	£1,638,414	£1,638,414	£1,638,414	£1,638,414
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%	£28,415,125	£23,676,018	£22,558,264	£22,493,903	£22,331,363	£21,360,974	£20,837,145
60% LAR - 40% CIR	5%	£26,256,762	£21,677,861	£20,560,094	£20,495,734	£20,333,194	£19,362,805	£18,838,976
60% LAR - 40% CIR	10%	£24,097,391	£19,679,311	£18,561,552	£18,497,191	£18,334,751	£17,364,362	£16,840,533
60% LAR - 40% CIR	15%	£21,938,026	£17,680,320	£16,562,561	£16,498,200	£16,335,760	£15,365,371	£14,841,542
60% LAR - 40% CIR	20%	£19,778,745	£15,681,002	£14,563,243	£14,498,882	£14,336,442	£13,366,053	£12,842,224
60% LAR - 40% CIR	25%	£17,619,464	£13,681,428	£12,563,669	£12,499,308	£12,336,868	£11,366,479	£10,842,650
60% LAR - 40% CIR	30%	£15,460,183	£11,676,074	£10,558,315	£10,493,954	£10,330,514	£9,360,125	£8,836,296
60% LAR - 40% CIR	35%	£13,300,902	£9,671,793	£8,554,034	£8,489,673	£8,326,233	£7,355,844	£6,831,915
60% LAR - 40% CIR	40%	£11,141,621	£7,662,512	£6,544,753	£6,480,392	£6,316,952	£5,346,563	£4,822,634
60% LAR - 40% CIR	45%	£8,982,340	£5,653,231	£4,535,472	£4,471,111	£4,307,671	£3,337,282	£2,813,353
60% LAR - 40% CIR	50%	£6,823,059	£3,643,950	£2,526,191	£2,461,830	£2,298,390	£1,327,901	£803,972



LB Camden  
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area		Zone A - Kings Cross Lower	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth Growth LAR - CIR	
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs	



LB Camden  
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area		Zone A - Kings Cross Higher	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth LAR - CBR	
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, CIL, Build Regs	



LB Camden  
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area		Zone A - Lower Central Zone				
No Units	75	Sales value inflation		Growth				
Site Area	0.2 Ha	Build cost inflation		Growth				
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							
60% LAR - 40% CIR	5%	£43,033,262	£38,172,912	£37,055,435	£36,990,700	£36,828,858	£35,857,898	£35,318,337
60% LAR - 40% CIR	10%	£40,354,734	£35,653,250	£34,540,207	£34,475,725	£34,314,563	£33,347,237	£32,808,666
60% LAR - 40% CIR	15%	£37,669,119	£33,126,114	£32,017,156	£31,952,914	£31,792,308	£30,826,671	£30,293,317
60% LAR - 40% CIR	20%	£34,976,485	£30,591,578	£29,486,374	£29,422,349	£29,262,287	£28,301,918	£27,768,380
60% LAR - 40% CIR	25%	£32,278,861	£28,045,714	£26,941,030	£26,884,106	£26,724,539	£25,767,149	£25,235,266
60% LAR - 40% CIR	30%	£29,568,302	£25,500,596	£24,401,904	£24,338,256	£24,178,141	£23,224,445	£22,694,058
60% LAR - 40% CIR	35%	£26,844,629	£22,944,296	£21,843,968	£21,784,882	£21,624,363	£20,674,884	£20,144,836
60% LAR - 40% CIR	40%	£24,114,110	£20,380,887	£19,287,402	£19,224,057	£19,065,898	£18,115,545	£17,587,683
60% LAR - 40% CIR	45%	£21,376,617	£17,810,442	£16,718,078	£16,658,668	£16,499,599	£15,549,599	£15,022,077
60% LAR - 40% CIR	50%	£18,632,819	£15,233,033	£14,143,477	£14,080,362	£13,922,576	£12,975,957	£12,446,901
60% LAR - 40% CIR	50%	£15,882,186	£12,648,734	£11,560,672	£11,497,644	£11,340,076	£10,394,666	£9,869,437
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£21,703,633	£16,380,421	£15,267,373	£15,202,892	£15,041,694	£14,074,498	£13,537,167
60% LAR - 40% CIR	10%	£19,020,105	£13,853,265	£12,744,327	£12,680,086	£12,519,479	£11,555,442	£11,020,486
60% LAR - 40% CIR	15%	£16,337,576	£11,319,149	£10,213,945	£10,149,620	£10,000,498	£9,036,451	£8,499,551
60% LAR - 40% CIR	20%	£13,655,048	£8,778,885	£7,675,191	£7,611,276	£7,451,711	£6,484,300	£5,962,437
60% LAR - 40% CIR	25%	£10,972,519	£6,227,927	£5,123,075	£5,059,197	£4,900,312	£3,932,428	£3,409,229
60% LAR - 40% CIR	30%	£8,289,990	£3,671,467	£2,525,530	£2,461,053	£2,303,339	£1,335,958	£1,072,007
60% LAR - 40% CIR	35%	£5,607,461	£1,119,559	£0,020,278	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CIR	40%	£2,924,932	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CIR	45%	£18,632,819	£15,233,033	£14,143,477	£14,080,362	£13,922,576	£12,975,957	£12,446,901
60% LAR - 40% CIR	50%	£15,882,186	£12,648,734	£11,560,672	£11,497,644	£11,340,076	£10,394,666	£9,869,437
Residual Land values compared to benchmark land values		Medium 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£31,748,551	£26,886,202	£25,768,725	£25,703,989	£25,542,147	£24,571,098	£24,031,628
60% LAR - 40% CIR	10%	£29,069,024	£24,369,339	£23,251,954	£23,186,912	£23,027,812	£22,050,116	£21,521,265
60% LAR - 40% CIR	15%	£26,382,468	£21,839,403	£20,730,445	£20,666,204	£20,505,597	£19,541,960	£19,006,606
60% LAR - 40% CIR	20%	£23,695,775	£19,304,607	£18,195,663	£18,130,638	£17,970,576	£17,015,207	£16,480,455
60% LAR - 40% CIR	25%	£20,960,161	£16,763,004	£15,654,223	£15,589,266	£15,427,869	£14,469,416	£13,941,551
60% LAR - 40% CIR	30%	£18,281,591	£14,213,885	£13,105,193	£13,039,548	£12,882,431	£11,927,735	£11,407,348
60% LAR - 40% CIR	35%	£15,567,618	£11,657,098	£10,549,058	£10,483,172	£10,319,458	£9,367,173	£8,848,126
60% LAR - 40% CIR	40%	£12,827,490	£9,099,177	£8,000,891	£7,937,347	£7,778,988	£6,826,835	£6,306,972
60% LAR - 40% CIR	45%	£10,060,307	£6,533,201	£5,435,385	£5,369,189	£5,211,080	£4,259,299	£3,738,666
60% LAR - 40% CIR	50%	£7,348,108	£3,946,323	£2,850,766	£2,783,651	£2,635,896	£1,689,148	£1,163,191
60% LAR - 40% CIR	50%	£4,595,475	£1,362,024	£273,962	£210,634	£153,365	£0,000,000	£0,000,000
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£48,425,000						
Tenure	% AH		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£30,055,030	£26,195,261	£25,077,802	£25,013,198	£24,851,226	£23,880,177	£23,342,705
60% LAR - 40% CIR	10%	£27,377,103	£23,670,618	£22,562,570	£22,498,091	£22,336,891	£21,365,895	£20,828,365
60% LAR - 40% CIR	15%	£24,691,487	£21,144,452	£20,035,924	£19,971,476	£19,807,524	£18,836,528	£18,299,058
60% LAR - 40% CIR	20%	£22,008,854	£18,613,946	£17,506,742	£17,442,717	£17,278,655	£16,307,659	£15,769,748
60% LAR - 40% CIR	25%	£19,325,270	£16,072,083	£14,960,473	£14,896,473	£14,732,498	£13,761,518	£13,223,635
60% LAR - 40% CIR	30%	£16,640,591	£13,522,964	£12,418,272	£12,354,266	£12,189,266	£11,218,286	£10,679,425
60% LAR - 40% CIR	35%	£13,958,919	£10,983,855	£9,879,737	£9,815,737	£9,651,737	£8,680,757	£8,141,875
60% LAR - 40% CIR	40%	£11,277,240	£8,444,740	£7,340,622	£7,276,622	£7,112,622	£6,141,642	£5,602,760
60% LAR - 40% CIR	45%	£8,595,561	£5,905,621	£4,801,503	£4,737,503	£4,573,503	£3,602,523	£3,063,641
60% LAR - 40% CIR	50%	£5,914,882	£3,366,702	£2,262,384	£2,198,384	£2,034,384	£1,063,404	£524,424
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£26,601,000						
Tenure	% AH		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£36,261,747	£31,367,263	£30,247,215	£30,182,715	£30,018,715	£29,047,715	£28,508,715
60% LAR - 40% CIR	10%	£33,578,132	£28,682,127	£27,562,079	£27,497,579	£27,333,579	£26,362,579	£25,823,579
60% LAR - 40% CIR	15%	£30,894,517	£26,000,000	£24,880,000	£24,815,500	£24,651,500	£23,680,500	£23,141,500
60% LAR - 40% CIR	20%	£28,210,902	£23,317,883	£22,197,835	£22,133,335	£21,969,335	£21,000,335	£20,461,335
60% LAR - 40% CIR	25%	£25,527,287	£20,635,768	£19,515,720	£19,451,220	£19,287,220	£18,318,220	£17,779,220
60% LAR - 40% CIR	30%	£22,843,672	£17,953,649	£16,833,599	£16,769,099	£16,605,099	£15,636,099	£15,097,099
60% LAR - 40% CIR	35%	£20,159,057	£15,271,530	£14,151,480	£14,086,980	£13,922,980	£12,953,980	£12,414,980
60% LAR - 40% CIR	40%	£17,474,442	£12,589,411	£11,469,361	£11,404,861	£11,240,861	£10,271,861	£9,732,861
60% LAR - 40% CIR	45%	£14,789,827	£9,907,292	£8,787,242	£8,722,742	£8,558,742	£7,589,742	£7,050,742
60% LAR - 40% CIR	50%	£12,105,212	£7,225,173	£6,105,123	£6,040,623	£5,876,623	£4,907,623	£4,368,623



LB Camden  
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area		Zone A - Medium Central Zone	
No Units	75	Sales value inflation		Growth	
Site Area	0.2 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		LAR - GCR	
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, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£35,325,144	£50,284,166	£49,183,484	£48,119,721
60% LAR - 40% CR	5%	£32,032,023	£47,187,556	£46,017,236	£44,968,589
60% LAR - 40% CR	10%	£48,731,814	£44,043,586	£42,951,294	£41,780,670
60% LAR - 40% CR	15%	£45,424,586	£40,912,326	£39,823,731	£38,760,688
60% LAR - 40% CR	20%	£42,110,408	£37,773,848	£36,679,817	£35,600,092
60% LAR - 40% CR	25%	£38,793,349	£34,627,840	£33,528,947	£32,445,301
60% LAR - 40% CR	30%	£35,461,475	£31,482,870	£30,382,942	£29,292,457
60% LAR - 40% CR	35%	£32,128,867	£28,290,991	£27,134,162	£26,075,893
60% LAR - 40% CR	40%	£28,795,561	£25,112,870	£23,887,484	£22,851,145
60% LAR - 40% CR	45%	£25,434,749	£21,926,198	£20,636,643	£19,589,022
60% LAR - 40% CR	50%	£22,065,758	£18,733,430	£17,382,340	£16,347,772

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

Tenable		%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 & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity & Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	£38,292,415	0%	£101,031,337	£29,910,855	£29,910,855	£29,987,482	£29,987,482	£29,987,482	£29,987,482
60% LAR, 40% CDR	£23,588,184	10%	£23,588,184	£23,588,184	£23,588,184	£23,588,184	£23,588,184	£23,588,184	£23,588,184
60% LAR, 40% CDR	£24,658,085	10%	£24,658,085	£24,658,085	£24,658,085	£24,658,085	£24,658,085	£24,658,085	£24,658,085
60% LAR, 40% CDR	£24,710,577	10%	£24,710,577	£24,710,577	£24,710,577	£24,710,577	£24,710,577	£24,710,577	£24,710,577
60% LAR, 40% CDR	£25,151,757	10%	£25,151,757	£25,151,757	£25,151,757	£25,151,757	£25,151,757	£25,151,757	£25,151,757
60% LAR, 40% CDR	£25,282,619	10%	£25,282,619	£25,282,619	£25,282,619	£25,282,619	£25,282,619	£25,282,619	£25,282,619
60% LAR, 40% CDR	£15,354,811	20%	£15,354,811	£15,354,811	£15,354,811	£15,354,811	£15,354,811	£15,354,811	£15,354,811
60% LAR, 40% CDR	£15,188,680	20%	£15,188,680	£15,188,680	£15,188,680	£15,188,680	£15,188,680	£15,188,680	£15,188,680
60% LAR, 40% CDR	£12,100,045	20%	£12,100,045	£12,100,045	£12,100,045	£12,100,045	£12,100,045	£12,100,045	£12,100,045
60% LAR, 40% CDR	£12,894,038	35%	£12,894,038	£12,894,038	£12,894,038	£12,894,038	£12,894,038	£12,894,038	£12,894,038
60% LAR, 40% CDR	£8,172,752	40%	£8,172,752	£8,172,752	£8,172,752	£8,172,752	£8,172,752	£8,172,752	£8,172,752
60% LAR, 40% CDR	£8,181,920	45%	£8,181,920	£8,181,920	£8,181,920	£8,181,920	£8,181,920	£8,181,920	£8,181,920
60% LAR, 40% CDR	£2,653,369	45%	£2,653,369	£2,653,369	£2,653,369	£2,653,369	£2,653,369	£2,653,369	£2,653,369



LB Camden  
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area		Zone A - Higher Central Zone	
No Units	75	Sales value inflation		Growth	
Site Area	0.2 Ha	Build cost inflation		Growth	
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	£37,196,785	£58,095,103	£56,031,340	£55,871,930
60% LAR, 40% CIR	5%	£32,349,078	£53,733,994	£52,637,274	£52,414,888
60% LAR, 40% CIR	10%	£55,053,354	£30,264,042	£29,171,751	£28,950,281
60% LAR, 40% CIR	15%	£31,394,928	£26,787,202	£25,698,607	£25,477,889
60% LAR, 40% CIR	20%	£47,729,554	£23,303,143	£22,211,918	£21,992,884
60% LAR, 40% CIR	25%	£44,057,299	£19,811,939	£18,720,759	£18,501,343
60% LAR, 40% CIR	30%	£40,378,232	£16,313,851	£15,224,204	£15,004,214
60% LAR, 40% CIR	35%	£36,692,422	£12,809,380	£11,717,566	£11,495,884
60% LAR, 40% CIR	40%	£32,999,460	£9,284,438	£8,193,077	£7,972,308
60% LAR, 40% CIR	45%	£29,320,853	£5,759,865	£4,661,308	£4,446,407
60% LAR, 40% CIR	50%	£25,635,232	£2,210,399	£1,122,337	£1,059,310
Residual Land values compared to benchmark land values				£97,649,000	
Higher Value Secondary Offices					
Tenure	% AH	£37,196,785	£58,095,103	£56,031,340	£55,871,930
60% LAR, 40% CIR	5%	£32,349,078	£53,733,994	£52,637,274	£52,414,888
60% LAR, 40% CIR	10%	£55,053,354	£30,264,042	£29,171,751	£28,950,281
60% LAR, 40% CIR	15%	£31,394,928	£26,787,202	£25,698,607	£25,477,889
60% LAR, 40% CIR	20%	£47,729,554	£23,303,143	£22,211,918	£21,992,884
60% LAR, 40% CIR	25%	£44,057,299	£19,811,939	£18,720,759	£18,501,343
60% LAR, 40% CIR	30%	£40,378,232	£16,313,851	£15,224,204	£15,004,214
60% LAR, 40% CIR	35%	£36,692,422	£12,809,380	£11,717,566	£11,495,884
60% LAR, 40% CIR	40%	£32,999,460	£9,284,438	£8,193,077	£7,972,308
60% LAR, 40% CIR	45%	£29,320,853	£5,759,865	£4,661,308	£4,446,407
60% LAR, 40% CIR	50%	£25,635,232	£2,210,399	£1,122,337	£1,059,310
Residual Land values compared to benchmark land values				£97,649,000	
Medium Value Secondary Offices					
Tenure	% AH	£37,196,785	£58,095,103	£56,031,340	£55,871,930
60% LAR, 40% CIR	5%	£32,349,078	£53,733,994	£52,637,274	£52,414,888
60% LAR, 40% CIR	10%	£55,053,354	£30,264,042	£29,171,751	£28,950,281
60% LAR, 40% CIR	15%	£31,394,928	£26,787,202	£25,698,607	£25,477,889
60% LAR, 40% CIR	20%	£47,729,554	£23,303,143	£22,211,918	£21,992,884
60% LAR, 40% CIR	25%	£44,057,299	£19,811,939	£18,720,759	£18,501,343
60% LAR, 40% CIR	30%	£40,378,232	£16,313,851	£15,224,204	£15,004,214
60% LAR, 40% CIR	35%	£36,692,422	£12,809,380	£11,717,566	£11,495,884
60% LAR, 40% CIR	40%	£32,999,460	£9,284,438	£8,193,077	£7,972,308
60% LAR, 40% CIR	45%	£29,320,853	£5,759,865	£4,661,308	£4,446,407
60% LAR, 40% CIR	50%	£25,635,232	£2,210,399	£1,122,337	£1,059,310
Residual Land values compared to benchmark land values				£97,649,000	
Lower Value Secondary Offices / Community Space					
Tenure	% AH	£37,196,785	£58,095,103	£56,031,340	£55,871,930
60% LAR, 40% CIR	5%	£32,349,078	£53,733,994	£52,637,274	£52,414,888
60% LAR, 40% CIR	10%	£55,053,354	£30,264,042	£29,171,751	£28,950,281
60% LAR, 40% CIR	15%	£31,394,928	£26,787,202	£25,698,607	£25,477,889
60% LAR, 40% CIR	20%	£47,729,554	£23,303,143	£22,211,918	£21,992,884
60% LAR, 40% CIR	25%	£44,057,299	£19,811,939	£18,720,759	£18,501,343
60% LAR, 40% CIR	30%	£40,378,232	£16,313,851	£15,224,204	£15,004,214
60% LAR, 40% CIR	35%	£36,692,422	£12,809,380	£11,717,566	£11,495,884
60% LAR, 40% CIR	40%	£32,999,460	£9,284,438	£8,193,077	£7,972,308
60% LAR, 40% CIR	45%	£29,320,853	£5,759,865	£4,661,308	£4,446,407
60% LAR, 40% CIR	50%	£25,635,232	£2,210,399	£1,122,337	£1,059,310
Residual Land values compared to benchmark land values				£97,649,000	
Lower Value Secondary Offices / Community Space					
Tenure	% AH	£37,196,785	£58,095,103	£56,031,340	£55,871,930
60% LAR, 40% CIR	5%	£32,349,078	£53,733,994	£52,637,274	£52,414,888
60% LAR, 40% CIR	10%	£55,053,354	£30,264,042	£29,171,751	£28,950,281
60% LAR, 40% CIR	15%	£31,394,928	£26,787,202	£25,698,607	£25,477,889
60% LAR, 40% CIR	20%	£47,729,554	£23,303,143	£22,211,918	£21,992,884
60% LAR, 40% CIR	25%	£44,057,299	£19,811,939	£18,720,759	£18,501,343
60% LAR, 40% CIR	30%	£40,378,232	£16,313,851	£15,224,204	£15,004,214
60% LAR, 40% CIR	35%	£36,692,422	£12,809,380	£11,717,566	£11,495,884
60% LAR, 40% CIR	40%	£32,999,460	£9,284,438	£8,193,077	£7,972,308
60% LAR, 40% CIR	45%	£29,320,853	£5,759,865	£4,661,308	£4,446,407
60% LAR, 40% CIR	50%	£25,635,232	£2,210,399	£1,122,337	£1,059,310
Residual Land values compared to benchmark land values				£97,649,000	
Lower Value Secondary Offices / Community Space					
Tenure	% AH	£37,196,785	£58,095,103	£56,031,340	£55,871,930
60% LAR, 40% CIR	5%	£32,349,078	£53,733,994	£52,637,274	£52,414,888
60% LAR, 40% CIR	10%	£55,053,354	£30,264,042	£29,171,751	£28,950,281
60% LAR, 40% CIR	15%	£31,394,928	£26,787,202	£25,698,607	£25,477,889
60% LAR, 40% CIR	20%	£47,729,554	£23,303,143	£22,211,918	£21,992,884
60% LAR, 40% CIR	25%	£44,057,299	£19,811,939	£18,720,759	£18,501,343
60% LAR, 40% CIR	30%	£40,378,232	£16,313,851	£15,224,204	£15,004,214
60% LAR, 40% CIR	35%	£36,692,422	£12,809,380	£11,717,566	£11,495,884
60% LAR, 40% CIR	40%	£32,999,460	£9,284,438	£8,193,077	£7,972,308
60% LAR, 40% CIR	45%	£29,320,853	£5,759,865	£4,661,308	£4,446,407
60% LAR, 40% CIR	50%	£25,635,232	£2,210,399	£1,122,337	£1,059,310
Residual Land values compared to benchmark land values				£97,649,000	
Lower Value Secondary Offices / Community Space					
Tenure	% AH	£37,196,785	£58,095,103	£56,031,340	£55,871,930
60% LAR, 40% CIR	5%	£32,349,078	£53,733,994	£52,637,274	£52,414,888
60% LAR, 40% CIR	10%	£55,053,354	£30,264,042	£29,171,751	£28,950,281
60% LAR, 40% CIR	15%	£31,394,928	£26,787,202	£25,698,607	£25,477,889
60% LAR, 40% CIR	20%	£47,729,554	£23,303,143	£22,211,918	£21,992,884
60% LAR, 40% CIR	25%	£44,057,299	£19,811,939	£18,720,759	£18,501,343
60% LAR, 40% CIR	30%	£40,378,232	£16,313,851	£15,224,204	£15,004,214
60% LAR, 40% CIR	35%	£36,692,422	£12,809,380	£11,717,566	£11,495,884
60% LAR, 40% CIR	40%	£32,999,460	£9,284,438	£8,193,077	£7,972,308
60% LAR, 40% CIR	45%	£29,320,853	£5,759,865	£4,661,308	£4,446,407
60% LAR, 40% CIR	50%	£25,635,232	£2,210,399	£1,122,337	£1,059,310
Residual Land values compared to benchmark land values				£97,649,000	
Lower Value Secondary Offices / Community Space					
Tenure	% AH	£37,196,785	£58,095,103	£56,031,340	£55,871,930
60% LAR, 40% CIR	5%	£32,349,078	£53,733,994	£52,637,274	£52,414,888
60% LAR, 40% CIR	10%	£55,053,354	£30,264,042	£29,171,751	£28,950,281
60% LAR, 40% CIR	15%	£31,394,928	£26,787,202	£25,698,607	£25,477,889
60% LAR, 40% CIR	20%	£47,729,554	£23,303,143	£22,211,918	£21,992,884
60% LAR, 40% CIR	25%	£44,057,299	£19,811,939	£18,720,759	£18,501,343
60% LAR, 40% CIR	30%	£40,378,232	£16,313,851	£15,224,204	£15,004,214
60% LAR, 40% CIR	35%	£36,692,422	£12,809,380	£11,717,566	£11,495,884
60% LAR, 40% CIR	40%	£32,999,460	£9,284,438	£8,193,077	£7,972,308
60% LAR, 40% CIR	45%	£29,320,853	£5,759,865	£4,661,308	£4,446,407
60% LAR, 40% CIR	50%	£25,635,232	£2,210,399	£1,122,337	£1,059,310
Residual Land values compared to benchmark land values				£97,649,000	
Lower Value Secondary Offices / Community Space					
Tenure	% AH	£37,196,785	£58,095,103	£56,031,340	£55,871,930
60% LAR, 40% CIR	5%	£32,349,078	£53,733,994	£52,637,274	£52,414,888
60% LAR, 40% CIR	10%	£55,053,354	£30,264,042	£29,171,751	£28,950,281
60% LAR, 40% CIR	15%	£31,394,928	£26,787,202	£25,698,607	£25,477,889
60% LAR, 40% CIR	20%	£47,729,554	£23,303,143	£22,211,918	£21,992,884
60% LAR, 40% CIR	25%	£44,057,299	£19,811,939	£18,720,759	£18,501,343
60% LAR, 40% CIR	30%	£40,378,232	£16,313,851	£15,224,204	£15,004,214
60% LAR, 40% CIR	35%	£36,692,422	£12,809,380	£11,717,566	£11,495,884
60% LAR, 40% CIR	40%	£32,999,460	£9,284,438	£8,193,077	£7,972,308
60% LAR, 40% CIR	45%	£29,320,853	£5,759,865	£4,661,308	£4,446,407
60% LAR, 40% CIR	50%	£25,635,232	£2,210,399	£1,122,337	£1,059,310
Residual Land values compared to benchmark land values				£97,649,000	
Lower Value Secondary Offices / Community Space					
Tenure	% AH	£37,196,785	£58,095,103	£56,031,340	£55,871,930
60% LAR, 40% CIR	5%	£32,349,078	£53,733,994	£52,637,274	£52,414,888
60% LAR, 40% CIR	10%	£55,053,354	£30,264,042	£29,171,751	£28,950,281
60% LAR, 40% CIR	15%	£31,394,928	£26,787,202	£25,698,607	£25,477,889
60% LAR, 40% CIR	20%	£47,729,554	£23,303,143	£22,211,918	£21,992,884
60% LAR, 40% CIR	25%	£44,057,299	£19,811,939	£18,720,759	£18,501,343
60% LAR, 40% CIR	30%	£40,378,232	£16,313,851	£15,224,204	£15,004,214
60% LAR, 40% CIR	35%	£36,692,422	£12,809,380	£11,717,566	£11,495,884
60% LAR, 40% CIR	40%	£32,999,460	£9,284,438	£8,193,077	£7,972,308
60% LAR, 40% CIR	45%	£29,320,853	£5,759,865	£4,661,308	£4,446,407
60% LAR, 40% CIR	50%	£25,635,232	£2,210,399	£1,122,337	£1,059,310
Residual Land values compared to benchmark land values				£97,649,000	
Lower Value Secondary Offices / Community Space					
Tenure	% AH	£37,196,785	£58,095,103	£56,031,340	£55,871,930
60% LAR, 40% CIR	5%	£32,349,078	£53,733,994	£52,637,274	£52,414,888
60% LAR, 40% CIR	10%	£55,053,354	£30,264,042	£29,171,751	£28,950,281
60% LAR, 40% CIR	15%	£31,394,928	£26,787,202	£25,698,607	£25,477,889
60% LAR, 40% CIR	20%	£			



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	Growth		
Site Area	1.04 Ha	Build cost inflation	Growth		
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 & Renewable Offset Payments
0% LAR - 40% CIR	0%	£55,835,777	£47,254,286	£45,182,272	£44,717,833
0% LAR - 40% CIR	5%	£51,950,000	£43,616,157	£41,534,225	£41,111,227
0% LAR - 40% CIR	10%	£48,046,067	£39,867,763	£37,911,207	£37,488,911
0% LAR - 40% CIR	15%	£44,129,066	£36,343,267	£34,275,627	£33,853,527
0% LAR - 40% CIR	20%	£40,180,077	£32,864,835	£30,501,359	£30,202,517
0% LAR - 40% CIR	25%	£36,217,747	£29,012,929	£26,864,830	£26,536,925
0% LAR - 40% CIR	30%	£32,342,200	£25,306,577	£22,275,583	£22,856,886
0% LAR - 40% CIR	35%	£28,251,561	£21,626,930	£18,576,358	£18,162,547
0% LAR - 40% CIR	40%	£24,252,004	£17,913,905	£15,869,264	£15,750,510
0% LAR - 40% CIR	45%	£20,237,656	£14,186,263	£12,113,480	£12,000,264
0% LAR - 40% CIR	50%	£16,210,512	£10,411,327	£8,341,154	£8,221,101
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 & Renewable Offset Payments
0% LAR - 40% CIR	0%	£29,562,925	£27,768,274	£26,875,226	£26,508,326
0% LAR - 40% CIR	5%	£27,066,634	£25,262,983	£24,369,275	£24,001,375
0% LAR - 40% CIR	10%	£25,526,034	£23,723,581	£22,830,527	£22,462,627
0% LAR - 40% CIR	15%	£27,375,688	£25,184,179	£24,291,125	£23,923,225
0% LAR - 40% CIR	20%	£40,046,037	£35,719,589	£33,826,531	£33,458,631
0% LAR - 40% CIR	25%	£40,189,984	£32,199,214	£30,311,148	£29,943,248
0% LAR - 40% CIR	30%	£36,153,437	£28,678,847	£26,793,761	£26,425,861
0% LAR - 40% CIR	35%	£31,101,149	£24,158,470	£22,274,374	£21,906,474
0% LAR - 40% CIR	40%	£27,107,125	£20,638,095	£18,754,227	£18,386,327
0% LAR - 40% CIR	45%	£23,107,125	£17,117,721	£15,233,851	£14,865,951
0% LAR - 40% CIR	50%	£19,107,125	£13,600,347	£11,713,475	£11,345,575
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 & Renewable Offset Payments
0% LAR - 40% CIR	0%	£23,545,884	£21,751,776	£20,858,728	£20,491,828
0% LAR - 40% CIR	5%	£21,450,482	£19,656,379	£18,763,329	£18,396,429
0% LAR - 40% CIR	10%	£21,338,164	£19,544,061	£18,651,011	£18,284,111
0% LAR - 40% CIR	15%	£21,338,164	£19,544,061	£18,651,011	£18,284,111
0% LAR - 40% CIR	20%	£21,338,164	£19,544,061	£18,651,011	£18,284,111
0% LAR - 40% CIR	25%	£21,338,164	£19,544,061	£18,651,011	£18,284,111
0% LAR - 40% CIR	30%	£21,338,164	£19,544,061	£18,651,011	£18,284,111
0% LAR - 40% CIR	35%	£21,338,164	£19,544,061	£18,651,011	£18,284,111
0% LAR - 40% CIR	40%	£21,338,164	£19,544,061	£18,651,011	£18,284,111
0% LAR - 40% CIR	45%	£21,338,164	£19,544,061	£18,651,011	£18,284,111
0% LAR - 40% CIR	50%	£21,338,164	£19,544,061	£18,651,011	£18,284,111
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 & Renewable Offset Payments
0% LAR - 40% CIR	0%	£3,975,384	£3,748,726	£3,655,678	£3,618,778
0% LAR - 40% CIR	5%	£3,975,384	£3,655,678	£3,562,629	£3,525,729
0% LAR - 40% CIR	10%	£3,975,384	£3,562,629	£3,469,580	£3,432,680
0% LAR - 40% CIR	15%	£3,975,384	£3,469,580	£3,376,531	£3,339,631
0% LAR - 40% CIR	20%	£3,975,384	£3,376,531	£3,283,482	£3,246,582
0% LAR - 40% CIR	25%	£3,975,384	£3,283,482	£3,190,433	£3,153,533
0% LAR - 40% CIR	30%	£3,975,384	£3,190,433	£3,097,384	£3,060,484
0% LAR - 40% CIR	35%	£3,975,384	£3,097,384	£3,004,335	£2,967,435
0% LAR - 40% CIR	40%	£3,975,384	£3,004,335	£2,911,286	£2,874,386
0% LAR - 40% CIR	45%	£3,975,384	£2,911,286	£2,818,237	£2,781,337
0% LAR - 40% CIR	50%	£3,975,384	£2,818,237	£2,725,188	£2,688,288
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 & Renewable Offset Payments
0% LAR - 40% CIR	0%	£20,691,000	£19,440,940	£18,748,920	£18,548,920
0% LAR - 40% CIR	5%	£20,691,000	£18,548,920	£17,856,900	£17,656,900
0% LAR - 40% CIR	10%	£20,691,000	£17,656,900	£16,964,880	£16,764,880
0% LAR - 40% CIR	15%	£20,691,000	£16,964,880	£16,072,860	£15,872,860
0% LAR - 40% CIR	20%	£20,691,000	£16,072,860	£15,180,840	£14,980,840
0% LAR - 40% CIR	25%	£20,691,000	£15,180,840	£14,288,820	£14,088,820
0% LAR - 40% CIR	30%	£20,691,000	£14,288,820	£13,396,800	£13,196,800
0% LAR - 40% CIR	35%	£20,691,000	£13,396,800	£12,504,780	£12,304,780
0% LAR - 40% CIR	40%	£20,691,000	£12,504,780	£11,612,760	£11,412,760
0% LAR - 40% CIR	45%	£20,691,000	£11,612,760	£10,720,740	£10,520,740
0% LAR - 40% CIR	50%	£20,691,000	£10,720,740	£9,828,720	£9,628,720
Residual Land values compared to benchmark land values		£20,691,000			











LB Camden  
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone A - Lower Central Zone				
No Units	135	Sales value inflation	Growth					
Site Area	1.63 Ha	Build cost inflation	Growth					
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%	170,567,615	186,555,355	183,955,319	183,975,819	183,977,123	183,977,123	183,977,123
0% LAR - 40% CIR	5%	170,567,615	187,516,539	184,933,925	184,944,886	184,947,285	184,947,285	184,947,285
0% LAR - 40% CIR	10%	165,204,133	186,563,093	184,917,814	184,788,680	184,697,620	184,697,620	184,697,620
0% LAR - 40% CIR	15%	160,334,233	182,365,748	180,336,539	180,216,510	180,016,439	180,016,439	180,016,439
0% LAR - 40% CIR	20%	155,451,076	147,402,869	145,738,363	145,619,319	145,303,551	145,303,551	145,303,551
0% LAR - 40% CIR	25%	150,554,777	143,185,687	141,127,788	141,008,443	140,710,080	140,710,080	140,710,080
0% LAR - 40% CIR	30%	145,545,486	138,544,197	136,502,867	136,385,166	136,086,319	136,086,319	136,086,319
0% LAR - 40% CIR	35%	140,723,268	133,910,334	131,861,761	131,742,958	131,445,950	131,445,950	131,445,950
0% LAR - 40% CIR	40%	135,174,762	128,252,431	127,207,621	127,088,038	126,782,576	126,782,576	126,782,576
0% LAR - 40% CIR	45%	130,860,151	124,541,624	124,539,862	124,421,183	124,126,144	124,126,144	124,126,144
0% LAR - 40% CIR	50%	125,812,826	119,896,849	117,857,787	117,736,539	117,443,916	117,443,916	117,443,916
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%	127,324,116	139,338,741	141,669,523	141,659,523	141,659,523	141,659,523	141,659,523
0% LAR - 40% CIR	5%	127,324,116	140,299,965	143,630,814	143,620,814	143,620,814	143,620,814	143,620,814
0% LAR - 40% CIR	10%	124,075,497	138,308,962	141,668,192	141,658,192	141,658,192	141,658,192	141,658,192
0% LAR - 40% CIR	15%	120,826,888	136,318,962	139,678,076	139,668,076	139,668,076	139,668,076	139,668,076
0% LAR - 40% CIR	20%	117,578,279	134,328,962	137,688,192	137,678,192	137,678,192	137,678,192	137,678,192
0% LAR - 40% CIR	25%	114,329,670	132,338,962	135,698,192	135,688,192	135,688,192	135,688,192	135,688,192
0% LAR - 40% CIR	30%	111,081,061	130,348,962	133,708,192	133,698,192	133,698,192	133,698,192	133,698,192
0% LAR - 40% CIR	35%	107,832,452	128,358,962	131,718,192	131,708,192	131,708,192	131,708,192	131,708,192
0% LAR - 40% CIR	40%	104,583,843	126,368,962	129,728,192	129,718,192	129,718,192	129,718,192	129,718,192
0% LAR - 40% CIR	45%	101,335,234	124,378,962	127,738,192	127,728,192	127,728,192	127,728,192	127,728,192
0% LAR - 40% CIR	50%	98,086,625	122,388,962	125,748,192	125,738,192	125,738,192	125,738,192	125,738,192
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
0% LAR - 40% CIR	0%	115,516,122	120,070,481	124,625,918	124,615,918	124,615,918	124,615,918	124,615,918
0% LAR - 40% CIR	5%	115,516,122	121,031,076	126,586,918	126,576,918	126,576,918	126,576,918	126,576,918
0% LAR - 40% CIR	10%	113,818,682	119,282,365	124,837,647	124,827,647	124,827,647	124,827,647	124,827,647
0% LAR - 40% CIR	15%	112,069,569	117,533,192	123,088,523	123,078,523	123,078,523	123,078,523	123,078,523
0% LAR - 40% CIR	20%	110,320,456	115,784,018	121,339,398	121,329,398	121,329,398	121,329,398	121,329,398
0% LAR - 40% CIR	25%	108,571,343	114,034,844	119,590,273	119,580,273	119,580,273	119,580,273	119,580,273
0% LAR - 40% CIR	30%	106,822,230	112,285,669	117,841,148	117,831,148	117,831,148	117,831,148	117,831,148
0% LAR - 40% CIR	35%	105,073,117	110,536,494	116,092,023	116,082,023	116,082,023	116,082,023	116,082,023
0% LAR - 40% CIR	40%	103,324,004	108,787,319	114,342,898	114,332,898	114,332,898	114,332,898	114,332,898
0% LAR - 40% CIR	45%	101,574,891	107,038,144	112,593,773	112,583,773	112,583,773	112,583,773	112,583,773
0% LAR - 40% CIR	50%	99,825,778	105,288,969	110,844,648	110,834,648	110,834,648	110,834,648	110,834,648
Residual Land values compared to benchmark land values		£67,186,000						
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
0% LAR - 40% CIR	0%	115,516,122	120,070,481	124,625,918	124,615,918	124,615,918	124,615,918	124,615,918
0% LAR - 40% CIR	5%	115,516,122	121,031,076	126,586,918	126,576,918	126,576,918	126,576,918	126,576,918
0% LAR - 40% CIR	10%	113,818,682	119,282,365	124,837,647	124,827,647	124,827,647	124,827,647	124,827,647
0% LAR - 40% CIR	15%	112,069,569	117,533,192	123,088,523	123,078,523	123,078,523	123,078,523	123,078,523
0% LAR - 40% CIR	20%	110,320,456	115,784,018	121,339,398	121,329,398	121,329,398	121,329,398	121,329,398
0% LAR - 40% CIR	25%	108,571,343	114,034,844	119,590,273	119,580,273	119,580,273	119,580,273	119,580,273
0% LAR - 40% CIR	30%	106,822,230	112,285,669	117,841,148	117,831,148	117,831,148	117,831,148	117,831,148
0% LAR - 40% CIR	35%	105,073,117	110,536,494	116,092,023	116,082,023	116,082,023	116,082,023	116,082,023
0% LAR - 40% CIR	40%	103,324,004	108,787,319	114,342,898	114,332,898	114,332,898	114,332,898	114,332,898
0% LAR - 40% CIR	45%	101,574,891	107,038,144	112,593,773	112,583,773	112,583,773	112,583,773	112,583,773
0% LAR - 40% CIR	50%	99,825,778	105,288,969	110,844,648	110,834,648	110,834,648	110,834,648	110,834,648
Residual Land values compared to benchmark land values		£40,420,000						
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
0% LAR - 40% CIR	0%	133,510,288	144,862,007	142,862,007	142,862,007	142,862,007	142,862,007	142,862,007
0% LAR - 40% CIR	5%	133,510,288	145,823,231	143,823,231	143,823,231	143,823,231	143,823,231	143,823,231
0% LAR - 40% CIR	10%	131,811,777	143,833,455	141,833,455	141,833,455	141,833,455	141,833,455	141,833,455
0% LAR - 40% CIR	15%	129,822,268	141,843,679	139,843,679	139,843,679	139,843,679	139,843,679	139,843,679
0% LAR - 40% CIR	20%	127,832,759	139,853,903	137,853,903	137,853,903	137,853,903	137,853,903	137,853,903
0% LAR - 40% CIR	25%	125,843,250	137,864,127	135,864,127	135,864,127	135,864,127	135,864,127	135,864,127
0% LAR - 40% CIR	30%	123,853,741	135,874,351	133,874,351	133,874,351	133,874,351	133,874,351	133,874,351
0% LAR - 40% CIR	35%	121,864,232	133,884,575	131,884,575	131,884,575	131,884,575	131,884,575	131,884,575
0% LAR - 40% CIR	40%	119,874,723	131,894,800	129,894,800	129,894,800	129,894,800	129,894,800	129,894,800
0% LAR - 40% CIR	45%	117,885,214	129,905,024	127,905,024	127,905,024	127,905,024	127,905,024	127,905,024
0% LAR - 40% CIR	50%	115,895,705	127,915,248	125,915,248	125,915,248	125,915,248	125,915,248	125,915,248
Residual Land values compared to benchmark land values		£20,601,000						







LB Camden  
Local Plan Viability Testing 2025

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

No Units	135
Site Area	1.66 Ha

Residual land values:

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

Sales value inflation	Growth
Build cost inflation	
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 & Embodied Carbon
		£18,335,195	£100,447,035	£168,365,650	£168,365,650	£168,365,650	£168,365,650	£168,365,650
60% LAR - 40% CIR	5%	£102,263,411	£94,188,417	£92,135,803	£92,016,764	£91,761,163	£90,933,562	£88,941,562
60% LAR - 40% CIR	10%	£96,859,403	£97,915,399	£95,870,119	£95,747,555	£95,492,969	£94,670,751	£92,687,291
60% LAR - 40% CIR	15%	£90,341,966	£91,628,481	£89,589,916	£89,471,682	£89,166,130	£87,462,758	£86,417,552
60% LAR - 40% CIR	20%	£83,411,305	£85,327,797	£83,290,333	£83,177,483	£82,862,786	£81,149,226	£79,132,473
60% LAR - 40% CIR	25%	£76,767,511	£80,013,478	£78,086,507	£77,969,556	£77,655,077	£75,941,855	£73,932,209
60% LAR - 40% CIR	30%	£70,110,583	£73,685,657	£71,763,516	£71,652,311	£71,345,143	£69,634,134	£67,618,907
60% LAR - 40% CIR	35%	£63,440,930	£66,344,468	£64,426,684	£64,309,665	£63,917,122	£62,161,859	£60,186,713
60% LAR - 40% CIR	40%	£56,736,468	£59,060,041	£57,137,962	£57,026,100	£56,567,135	£54,801,111	£52,817,911
60% LAR - 40% CIR	45%	£50,063,367	£52,322,511	£50,394,605	£50,285,295	£49,769,207	£48,004,213	£46,017,550
60% LAR - 40% CIR	50%	£43,355,793	£45,190,696	£43,260,036	£43,156,286	£42,586,664	£40,820,530	£38,007,521

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 & Embodied Carbon
		£8,456,164	£7,517,171	£12,517,352	£12,517,352	£12,517,352	£12,517,352	£12,517,352
60% LAR - 40% CIR	5%	£11,553,161	£10,486,102	£15,534,511	£15,534,511	£15,534,511	£15,534,511	£15,534,511
60% LAR - 40% CIR	10%	£11,553,161	£10,486,102	£15,534,511	£15,534,511	£15,534,511	£15,534,511	£15,534,511
60% LAR - 40% CIR	15%	£11,553,161	£10,486,102	£15,534,511	£15,534,511	£15,534,511	£15,534,511	£15,534,511
60% LAR - 40% CIR	20%	£11,553,161	£10,486,102	£15,534,511	£15,534,511	£15,534,511	£15,534,511	£15,534,511
60% LAR - 40% CIR	25%	£11,553,161	£10,486,102	£15,534,511	£15,534,511	£15,534,511	£15,534,511	£15,534,511
60% LAR - 40% CIR	30%	£11,553,161	£10,486,102	£15,534,511	£15,534,511	£15,534,511	£15,534,511	£15,534,511
60% LAR - 40% CIR	35%	£11,553,161	£10,486,102	£15,534,511	£15,534,511	£15,534,511	£15,534,511	£15,534,511
60% LAR - 40% CIR	40%	£11,553,161	£10,486,102	£15,534,511	£15,534,511	£15,534,511	£15,534,511	£15,534,511
60% LAR - 40% CIR	45%	£11,553,161	£10,486,102	£15,534,511	£15,534,511	£15,534,511	£15,534,511	£15,534,511
60% LAR - 40% CIR	50%	£11,553,161	£10,486,102	£15,534,511	£15,534,511	£15,534,511	£15,534,511	£15,534,511

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 & Embodied Carbon
		£30,488,433	£24,061,342	£30,001,389	£30,001,389	£30,001,389	£30,001,389	£30,001,389
60% LAR - 40% CIR	5%	£34,877,560	£34,802,956	£34,802,956	£34,802,956	£34,802,956	£34,802,956	£34,802,956
60% LAR - 40% CIR	10%	£37,273,941	£36,529,038	£36,529,038	£36,529,038	£36,529,038	£36,529,038	£36,529,038
60% LAR - 40% CIR	15%	£39,670,322	£38,924,425	£38,924,425	£38,924,425	£38,924,425	£38,924,425	£38,924,425
60% LAR - 40% CIR	20%	£42,066,703	£41,319,812	£41,319,812	£41,319,812	£41,319,812	£41,319,812	£41,319,812
60% LAR - 40% CIR	25%	£44,463,084	£43,716,201	£43,716,201	£43,716,201	£43,716,201	£43,716,201	£43,716,201
60% LAR - 40% CIR	30%	£46,859,465	£46,112,590	£46,112,590	£46,112,590	£46,112,590	£46,112,590	£46,112,590
60% LAR - 40% CIR	35%	£49,255,846	£48,508,979	£48,508,979	£48,508,979	£48,508,979	£48,508,979	£48,508,979
60% LAR - 40% CIR	40%	£51,652,227	£50,905,368	£50,905,368	£50,905,368	£50,905,368	£50,905,368	£50,905,368
60% LAR - 40% CIR	45%	£54,048,608	£53,301,757	£53,301,757	£53,301,757	£53,301,757	£53,301,757	£53,301,757
60% LAR - 40% CIR	50%	£56,444,989	£55,698,146	£55,698,146	£55,698,146	£55,698,146	£55,698,146	£55,698,146

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 & Embodied Carbon
		£81,286,796	£52,213,362	£50,161,389	£50,161,389	£50,161,389	£50,161,389	£50,161,389
60% LAR - 40% CIR	5%	£81,286,796	£52,213,362	£50,161,389	£50,161,389	£50,161,389	£50,161,389	£50,161,389
60% LAR - 40% CIR	10%	£81,286,796	£52,213,362	£50,161,389	£50,161,389	£50,161,389	£50,161,389	£50,161,389
60% LAR - 40% CIR	15%	£81,286,796	£52,213,362	£50,161,389	£50,161,389	£50,161,389	£50,161,389	£50,161,389
60% LAR - 40% CIR	20%	£81,286,796	£52,213,362	£50,161,389	£50,161,389	£50,161,389	£50,161,389	£50,161,389
60% LAR - 40% CIR	25%	£81,286,796	£52,213,362	£50,161,389	£50,161,389	£50,161,389	£50,161,389	£50,161,389
60% LAR - 40% CIR	30%	£81,286,796	£52,213,362	£50,161,389	£50,161,389	£50,161,389	£50,161,389	£50,161,389
60% LAR - 40% CIR	35%	£81,286,796	£52,213,362	£50,161,389	£50,161,389	£50,161,389	£50,161,389	£50,161,389
60% LAR - 40% CIR	40%	£81,286,796	£52,213,362	£50,161,389	£50,161,389	£50,161,389	£50,161,389	£50,161,389
60% LAR - 40% CIR	45%	£81,286,796	£52,213,362	£50,161,389	£50,161,389	£50,161,389	£50,161,389	£50,161,389
60% LAR - 40% CIR	50%	£81,286,796	£52,213,362	£50,161,389	£50,161,389	£50,161,389	£50,161,389	£50,161,389

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 & Embodied Carbon
		£86,660,549	£19,554,057	£16,553,424	£16,553,424	£16,553,424	£16,553,424	£16,553,424
60% LAR - 40% CIR	5%	£87,010,065	£19,554,057	£16,553,424	£16,553,424	£16,553,424	£16,553,424	£16,553,424
60% LAR - 40% CIR	10%	£87,010,065	£19,554,057	£16,553,424	£16,553,424	£16,553,424	£16,553,424	£16,553,424
60% LAR - 40% CIR	15%	£87,010,065	£19,554,057	£16,553,424	£16,553,424	£16,553,424	£16,553,424	£16,553,424
60% LAR - 40% CIR	20%	£87,010,065	£19,554,057	£16,553,424	£16,553,424	£16,553,424	£16,553,424	£16,553,424
60% LAR - 40% CIR	25%	£87,010,065	£19,554,057	£16,553,424	£16,553,424	£16,553,424	£16,553,424	£16,553,424
60% LAR - 40% CIR	30%	£87,010,065	£19,554,057	£16,553,424	£16,553,424	£16,553,424	£16,553,424	£16,553,424
60% LAR - 40% CIR	35%	£87,010,065	£19,554,057	£16,553,424	£16,553,424	£16,553,424	£16,553,424	£16,553,424
60% LAR - 40% CIR	40%	£87,010,065	£19,554,057	£16,553,424	£16,553,424	£16,553,424	£16,553,424	£16,553,424
60% LAR - 40% CIR	45%	£87,010,065	£19,554,057	£16,553,424	£16,553,424	£16,553,424	£16,553,424	£16,553,424
60% LAR - 40% CIR	50%	£87,010,065	£19,554,057	£16,553,424	£16,553,424	£16,553,424	£16,553,424	£16,553,424



LB Camden  
Local Plan Viability Testing 2025

Resi 14 - 150 Plots		Value Area		Zone A - Zone 1 and Eastern Central Zone													
No Units Site Area		Sales value inflation Build cost inflation Temps		Growth LAM - CIR													
190 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, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon					
Temps		% AH															
60% LAR 40% CIR		0%		£52,964,340		£54,284,112		£52,849,044		£52,712,183		£52,370,030		£50,317,109		£50,545,211	
60% LAR 40% CIR		5%		£54,653,365		£55,294,689		£48,860,088		£48,723,122		£48,382,857		£46,331,669		£46,564,913	
60% LAR 40% CIR		10%		£54,327,476		£46,290,030		£44,855,417		£44,719,548		£44,379,866		£42,341,788		£42,568,342	
60% LAR 40% CIR		15%		£48,985,797		£42,265,274		£40,835,234		£40,699,796		£40,361,199		£38,326,617		£38,555,348	
60% LAR 40% CIR		20%		£45,631,466		£38,225,561		£36,799,863		£36,664,617		£36,327,001		£34,295,739		£34,524,290	
60% LAR 40% CIR		25%		£41,261,629		£34,171,031		£32,748,848		£32,614,154		£32,275,304		£30,244,059		£30,471,975	
60% LAR 40% CIR		30%		£38,677,414		£30,100,843		£28,690,306		£28,556,283		£28,222,760		£26,191,298		£26,419,665	
60% LAR 40% CIR		35%		£32,478,960		£25,889,120		£24,551,496		£24,415,340		£24,074,850		£22,042,608		£22,269,535	
60% LAR 40% CIR		40%		£26,966,493		£21,867,778		£20,427,444		£20,291,829		£19,951,581		£17,919,143		£18,146,614	
60% LAR 40% CIR		45%		£23,637,497		£17,721,965		£16,268,955		£16,133,163		£15,793,879		£13,761,053		£13,988,256	
60% LAR 40% CIR		50%		£19,164,285		£13,566,798		£12,135,413		£11,999,849		£11,660,942		£9,628,310		£9,855,696	
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			
Temps		% AH															
60% LAR 40% CIR		0%		£32,021,817		£32,068,144		£22,228,523		£22,092,177		£21,751,812		£19,708,124		£19,933,357	
60% LAR 40% CIR		5%		£27,695,590		£19,653,484		£18,223,872		£18,088,360		£17,748,220		£15,705,243		£15,930,068	
60% LAR 40% CIR		10%		£24,355,452		£15,633,729		£14,263,689		£14,128,490		£13,788,071		£11,745,071		£11,970,296	
60% LAR 40% CIR		15%		£18,999,563		£11,584,016		£10,189,118		£10,053,071		£9,699,450		£7,656,194		£7,882,703	
60% LAR 40% CIR		20%		£14,281,232		£7,533,484		£6,117,302		£6,000,798		£5,642,798		£3,600,230		£3,826,430	
60% LAR 40% CIR		25%		£10,245,868		£3,460,300		£2,028,700		£1,892,127		£1,534,245		£958,248		£1,183,865	
60% LAR 40% CIR		30%		£8,417,211		£2,014,114		£999,999		£979,879		£849,649		£494,631		£517,112	
60% LAR 40% CIR		35%		£4,334,558		£4,768,729		£5,053,897		£4,928,416		£4,619,615		£2,578,403		£2,803,712	
60% LAR 40% CIR		40%		£2,894,648		£8,005,591		£10,005,591		£10,005,591		£10,005,591		£10,005,591		£10,005,591	
60% LAR 40% CIR		45%		£2,467,201		£1,096,746		£1,466,342		£1,416,686		£1,407,001		£1,000,232		£1,027,368	
60% LAR 40% CIR		50%															
Residual Land values compared to benchmark land values Medium Value Secondary Offices								£97,196,000									
		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			
Temps		% AH															
60% LAR 40% CIR		0%		£47,368,158		£38,697,930		£37,262,862		£37,119,901		£36,773,848		£34,720,927		£34,949,029	
60% LAR 40% CIR		5%		£43,057,197		£34,703,607		£33,263,886		£33,127,540		£32,786,676		£30,741,488		£30,969,721	
60% LAR 40% CIR		10%		£38,731,284		£30,693,848		£29,259,235		£29,123,364		£28,783,684		£26,745,607		£26,972,060	
60% LAR 40% CIR		15%		£34,399,675		£26,669,082		£25,235,462		£25,103,614		£24,765,017		£22,733,435		£22,960,198	
60% LAR 40% CIR		20%		£30,035,267		£22,629,379		£21,203,492		£21,068,636		£20,730,619		£18,698,457		£18,925,699	
60% LAR 40% CIR		25%		£25,665,448		£18,574,849		£17,152,666		£17,017,972		£16,679,122		£14,647,877		£14,875,793	
60% LAR 40% CIR		30%		£21,281,232		£14,524,664		£13,104,124		£12,967,891		£12,628,009		£10,595,116		£10,822,584	
60% LAR 40% CIR		35%		£16,892,778		£10,392,938		£8,959,315		£8,819,158		£8,478,769		£6,446,426		£6,673,353	
60% LAR 40% CIR		40%		£12,417,211		£6,265,694		£4,831,466		£4,688,547		£4,346,149		£2,314,917		£2,542,422	
60% LAR 40% CIR		45%		£8,041,316		£2,125,773		£692,723		£557,902		£417,697		£1,816,131		£1,941,935	
60% LAR 40% CIR		50%		£3,558,103		£2,009,368		£2,009,798		£2,009,798		£2,009,798		£2,009,798		£2,009,798	
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space								£40,420,000									
		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			
Temps		% AH															
60% LAR 40% CIR		0%		£31,390,705		£43,270,476		£41,825,495		£41,688,547		£41,346,383		£39,293,472		£39,521,974	
60% LAR 40% CIR		5%		£47,629,733		£39,270,053		£37,836,432		£37,700,086		£37,359,221		£35,314,033		£35,541,276	
60% LAR 40% CIR		10%		£43,331,839		£35,269,363		£33,831,781		£33,696,040		£33,354,229		£31,310,152		£31,544,605	
60% LAR 40% CIR		15%		£38,963,161		£31,241,638		£29,811,598		£29,676,159		£29,337,563		£27,293,880		£27,531,711	
60% LAR 40% CIR		20%		£34,597,632		£27,201,927		£25,776,627		£25,640,389		£25,303,264		£23,259,103		£23,495,614	
60% LAR 40% CIR		25%		£30,231,469		£23,162,212		£21,752,412		£21,616,068		£21,279,618		£19,235,069		£19,471,689	
60% LAR 40% CIR		30%		£25,865,777		£19,077,209		£17,638,668		£17,502,236		£17,165,154		£15,121,681		£15,358,049	
60% LAR 40% CIR		35%		£21,495,324		£14,962,484		£13,567,860		£13,431,104		£13,095,314		£11,051,972		£11,288,888	
60% LAR 40% CIR		40%		£16,892,787		£10,839,140		£9,404,012		£9,268,093		£8,928,294		£6,884,506		£7,121,037	
60% LAR 40% CIR		45%		£12,612,861		£6,698,318		£5,265,268		£5,129,547		£4,790,243		£2,745,417		£2,980,620	
60% LAR 40% CIR		50%		£8,140,648		£2,543,162		£1,111,777		£976,213		£637,306		£1,402,434		£1,572,849	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon			
Temps		% AH															
60% LAR 40% CIR		0%		£31,034,915		£48,075,667		£47,000,000		£46,783,725		£46,469,666		£44,425,226		£44,652,226	
60% LAR 40% CIR		5%		£44,366,343		£44,681,235		£43,241,913		£43,105,498		£42,764,403		£40,720,215		£40,946,426	
60% LAR 40% CIR		10%		£48,709,021		£40,671,575		£39,246,962		£39,101,091		£38,761,411		£36,720,334		£36,946,787	
60% LAR 40% CIR		15%		£44,366,343		£36,444,620		£35,016,780		£34,871,341		£34,531,744		£32,491,162		£32,716,893	
60% LAR 40% CIR		20%		£40,013,014		£32,607,107		£31,181,209		£31,046,162		£30,706,540		£28,677,285		£28,903,736	
60% LAR 40% CIR		25%		£36,643,175		£28,652,576		£27,190,393		£27,055,899		£26,716,649		£24,687,694		£24,913,620	
60% LAR 40% CIR		30%		£31,258,669		£24,482,391		£23,041,891		£22,907,418		£22,564,336		£20,535,843		£20,762,311	
60% LAR 40% CIR		35%		£25,865,505		£20,376,065		£18,933,042		£18,798,889		£18,456,496		£16,428,153		£16,654,080	
60% LAR 40% CIR		40%		£22,447,849		£16,244,321		£14,809,184		£14,674,374		£14,333,476		£12,304,688		£12,531,274	
60% LAR 40% CIR		45%		£18,019,043		£12,103,500		£10,670,460		£10,534,729		£10,195,425		£8,166,599		£8,393,892	
60% LAR 40% CIR		50%		£13,545,630		£7,944,343		£6,516,959		£6,381,365		£6,042,468		£4,002,856		£4,229,242	



LB Camden  
Local Plan Viability Testing 2025

Res 14 - 150 Flats		Value Area		Zone A - Kings Cross Lower				
No Units	190	Sales value inflation		Growth				
Site Area	0.27 Ha	Build cost inflation		Growth				
Residual land values:		Tenure		LAH - GCR				
Tenure	%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	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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%	£82,964,340	£54,294,112	£52,849,044	£59,712,183	£52,370,030	£50,317,109	£50,345,211
60% LAR - 40% CR	5%	£54,653,360	£50,299,689	£48,962,068	£49,723,722	£46,362,857	£46,337,669	£46,544,913
60% LAR - 40% CR	10%	£54,327,476	£46,280,030	£44,855,417	£44,719,546	£44,719,546	£42,341,788	£42,568,242
60% LAR - 40% CR	15%	£49,986,797	£42,265,274	£40,835,234	£40,699,796	£40,361,199	£38,329,617	£38,555,348
60% LAR - 40% CR	20%	£43,631,469	£36,225,561	£36,799,663	£36,664,617	£36,327,001	£34,295,798	£34,524,255
60% LAR - 40% CR	25%	£41,261,629	£34,171,031	£32,748,848	£32,614,154	£32,275,304	£30,224,059	£30,451,675
60% LAR - 40% CR	30%	£36,877,414	£30,100,849	£28,427,448	£28,292,728	£28,158,381	£26,135,085	£26,364,685
60% LAR - 40% CR	35%	£32,478,960	£25,989,120	£24,551,496	£24,415,340	£24,074,950	£22,032,808	£22,259,535
60% LAR - 40% CR	40%	£28,666,403	£21,862,719	£20,427,805	£20,292,128	£19,951,851	£17,913,143	£18,139,674
60% LAR - 40% CR	45%	£23,637,497	£17,721,965	£16,286,905	£16,153,163	£15,813,879	£13,778,053	£14,004,256
60% LAR - 40% CR	50%	£19,164,285	£13,566,798	£12,135,413	£11,999,849	£11,660,942	£9,621,310	£9,850,696

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% CR	0%	£130,031,624	£123,698,144	£122,295,523	£127,295,523	£127,295,523	£127,295,523	£127,295,523
60% LAR - 40% CR	5%	£127,985,590	£119,658,444	£118,223,872	£118,088,006	£117,748,320	£117,748,320	£115,936,095
60% LAR - 40% CR	10%	£123,365,262	£115,633,729	£114,203,686	£114,068,290	£113,729,663	£113,729,663	£111,921,802
60% LAR - 40% CR	15%	£118,999,503	£111,584,019	£110,168,118	£109,995,456	£109,654,194	£109,654,194	£107,852,705
60% LAR - 40% CR	20%	£114,593,084	£107,539,405	£106,122,302	£105,950,736	£105,609,312	£105,609,312	£103,813,433
60% LAR - 40% CR	25%	£110,245,868	£103,489,300	£102,072,700	£101,901,327	£101,560,245	£101,560,245	£99,764,360
60% LAR - 40% CR	30%	£105,877,414	£99,439,192	£98,022,492	£97,851,119	£97,510,037	£97,510,037	£95,714,152
60% LAR - 40% CR	35%	£101,514,558	£95,389,080	£93,972,580	£93,801,207	£93,460,125	£93,460,125	£91,664,240
60% LAR - 40% CR	40%	£97,151,702	£91,338,972	£89,922,472	£89,751,100	£89,410,018	£89,410,018	£87,614,133
60% LAR - 40% CR	45%	£92,788,946	£87,186,866	£85,770,366	£85,600,000	£85,258,918	£85,258,918	£83,463,033
60% LAR - 40% CR	50%	£88,426,190	£83,034,760	£81,618,260	£81,447,894	£81,106,812	£81,106,812	£79,310,927

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% CR	0%	£47,368,158	£38,697,930	£37,252,862	£37,118,001	£36,773,848	£34,720,927	£34,949,029
60% LAR - 40% CR	5%	£43,957,387	£34,703,507	£33,258,439	£33,123,580	£32,780,426	£30,727,488	£30,955,721
60% LAR - 40% CR	10%	£38,731,264	£30,693,848	£29,259,235	£29,124,364	£28,783,684	£26,730,746	£26,958,980
60% LAR - 40% CR	15%	£34,360,810	£26,689,592	£25,254,822	£25,120,000	£24,780,456	£22,727,518	£22,955,752
60% LAR - 40% CR	20%	£30,055,287	£22,685,178	£21,250,482	£21,115,660	£20,780,819	£18,727,881	£18,956,115
60% LAR - 40% CR	25%	£25,865,448	£18,674,849	£17,240,184	£17,105,362	£16,770,521	£14,717,583	£14,945,817
60% LAR - 40% CR	30%	£21,711,232	£14,664,064	£13,229,398	£13,094,576	£12,759,735	£10,706,797	£10,935,031
60% LAR - 40% CR	35%	£18,862,778	£10,392,938	£8,958,315	£8,823,493	£8,488,652	£6,435,714	£6,663,948
60% LAR - 40% CR	40%	£15,402,211	£6,986,384	£5,551,751	£5,416,929	£5,082,088	£3,029,150	£3,257,384
60% LAR - 40% CR	45%	£13,041,316	£4,725,773	£3,287,123	£3,152,301	£2,817,460	£718,124	£741,358
60% LAR - 40% CR	50%	£10,586,103	£2,469,981	£1,042,288	£996,466	£950,644	£-249,827	£-249,439

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% CR	0%	£51,940,703	£43,270,716	£41,825,408	£41,690,547	£41,346,393	£39,293,472	£39,521,574
60% LAR - 40% CR	5%	£47,629,733	£39,276,053	£37,830,432	£37,695,571	£37,351,417	£35,300,496	£35,528,598
60% LAR - 40% CR	10%	£43,303,839	£35,266,393	£33,821,811	£33,686,950	£33,342,796	£31,291,875	£31,519,977
60% LAR - 40% CR	15%	£38,963,161	£31,241,638	£29,811,588	£29,676,727	£29,332,573	£27,281,652	£27,509,754
60% LAR - 40% CR	20%	£34,607,832	£27,221,925	£25,796,927	£25,662,066	£25,317,912	£23,267,000	£23,495,102
60% LAR - 40% CR	25%	£30,257,869	£23,197,194	£21,772,412	£21,637,551	£21,293,397	£19,242,485	£19,470,587
60% LAR - 40% CR	30%	£25,853,777	£19,172,209	£17,747,669	£17,612,808	£17,268,654	£15,217,742	£15,445,844
60% LAR - 40% CR	35%	£21,465,524	£15,147,484	£13,722,860	£13,588,000	£13,243,846	£11,192,934	£11,421,036
60% LAR - 40% CR	40%	£17,042,767	£11,122,719	£9,708,142	£9,573,281	£9,229,127	£7,178,215	£7,406,317
60% LAR - 40% CR	45%	£12,611,861	£6,986,318	£5,561,518	£5,426,657	£5,082,503	£3,031,591	£3,259,693
60% LAR - 40% CR	50%	£8,140,848	£2,543,162	£1,111,777	£976,213	£837,306	£-249,827	£-249,439

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% CR	0%	£53,034,915	£46,619,957	£45,241,813	£45,106,952	£44,762,800	£42,710,000	£42,938,102
60% LAR - 40% CR	5%	£48,709,021	£42,617,275	£41,239,131	£41,104,270	£40,760,118	£38,707,318	£38,935,420
60% LAR - 40% CR	10%	£44,384,127	£38,614,591	£37,236,437	£37,101,576	£36,757,424	£34,704,624	£34,932,726
60% LAR - 40% CR	15%	£40,059,233	£34,611,907	£33,233,783	£33,098,922	£32,754,770	£30,701,970	£30,930,072
60% LAR - 40% CR	20%	£35,734,339	£30,609,223	£29,231,629	£29,096,768	£28,752,616	£26,700,000	£26,928,102
60% LAR - 40% CR	25%	£31,409,445	£26,606,539	£25,228,435	£25,093,574	£24,749,422	£22,696,806	£22,924,908
60% LAR - 40% CR	30%	£27,084,551	£22,603,855	£21,221,741	£21,086,880	£20,742,728	£18,690,112	£18,918,214
60% LAR - 40% CR	35%	£22,759,657	£18,601,171	£17,219,067	£17,084,206	£16,740,054	£14,687,438	£14,915,540
60% LAR - 40% CR	40%	£18,434,763	£14,598,487	£13,216,383	£13,081,522	£12,737,370	£10,684,754	£10,912,856
60% LAR - 40% CR	45%	£14,109,869	£10,595,803	£9,213,699	£9,078,838	£8,734,686	£6,682,070	£6,910,172
60% LAR - 40% CR	50%	£9,784,975	£6,593,119	£5,211,605	£5,076,744	£4,732,592	£2,680,000	£2,908,102



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		Growth LAR - CBR				
190 0.27 Ha								
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% CBR	0%	£73,519,072	£84,683,073	£63,238,005	£63,101,144	£82,758,991	£80,706,070	£50,934,172
60% LAR - 40% CBR	5%	£68,683,262	£80,169,261	£58,725,981	£58,593,236	£88,252,371	£86,207,183	£56,434,426
60% LAR - 40% CBR	10%	£63,629,480	£75,640,094	£54,205,483	£54,069,610	£83,729,930	£81,691,853	£51,918,306
60% LAR - 40% CBR	15%	£58,960,911	£71,095,891	£49,695,851	£49,530,412	£49,191,816	£47,160,233	£47,385,964
60% LAR - 40% CBR	20%	£54,077,684	£66,536,729	£45,110,833	£44,638,170	£44,638,170	£42,612,472	£44,831,555
60% LAR - 40% CBR	25%	£48,179,965	£41,962,751	£40,540,568	£40,405,874	£40,069,138	£38,048,720	£38,273,211
60% LAR - 40% CBR	30%	£44,267,961	£37,474,095	£36,054,204	£35,820,822	£35,484,885	£33,469,129	£33,693,100
60% LAR - 40% CBR	35%	£39,341,518	£32,770,900	£31,354,882	£31,220,773	£30,885,498	£28,847,843	£29,074,776
60% LAR - 40% CBR	40%	£34,461,022	£28,153,362	£26,718,634	£26,582,715	£26,247,817	£24,204,769	£24,430,660
60% LAR - 40% CBR	45%	£29,446,660	£23,488,692	£22,055,642	£21,919,920	£21,580,617	£19,544,761	£19,770,994
60% LAR - 40% CBR	50%	£24,478,420	£18,809,287	£17,377,901	£17,242,338	£16,903,430	£14,869,984	£15,095,923
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							
60% LAR - 40% CBR	0%	£69,881,527	£80,051,527	£36,066,240	£36,066,240	£36,127,445	£34,974,524	£34,902,925
60% LAR - 40% CBR	5%	£64,951,716	£33,537,856	£22,098,036	£21,961,000	£31,620,825	£29,576,637	£29,502,867
60% LAR - 40% CBR	10%	£59,107,000,449	£27,573,937	£17,438,065	£17,301,029	£26,272,930	£24,232,048	£24,057,035
60% LAR - 40% CBR	15%	£52,329,366	£24,494,148	£23,049,306	£22,989,867	£20,960,270	£20,529,688	£20,454,819
60% LAR - 40% CBR	20%	£47,446,149	£19,905,184	£18,470,287	£18,410,247	£16,384,440	£16,000,862	£15,925,993
60% LAR - 40% CBR	25%	£42,548,420	£15,316,228	£13,881,390	£13,774,329	£13,437,593	£11,417,175	£11,344,665
60% LAR - 40% CBR	30%	£37,636,315	£10,727,270	£9,292,432	£9,189,277	£8,853,340	£6,837,584	£6,761,555
60% LAR - 40% CBR	35%	£32,729,207	£6,138,312	£4,703,584	£4,599,427	£4,263,692	£2,243,248	£2,169,219
60% LAR - 40% CBR	40%	£27,819,100	£1,549,254	£1,159,326	£1,148,181	£1,141,711	£-1,230,835	£-1,156,806
60% LAR - 40% CBR	45%	£22,902,992	£-342,704	£-952,778	£-941,633	£-938,228	£-1,117,861	£-1,043,832
60% LAR - 40% CBR	50%	£17,988,128	£-1,211,100	£-1,821,174	£-1,810,029	£-1,797,915	£-2,039,623	£-2,015,623
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, Sustainability & Embodied Carbon
Tenure	%AH							
60% LAR - 40% CBR	0%	£57,922,891	£49,086,891	£47,841,823	£47,504,962	£47,162,809	£45,169,888	£45,337,960
60% LAR - 40% CBR	5%	£53,087,080	£44,273,020	£43,027,955	£42,691,093	£42,348,240	£40,355,319	£40,523,391
60% LAR - 40% CBR	10%	£48,233,288	£40,443,912	£39,093,301	£38,756,439	£38,413,586	£36,420,665	£36,588,737
60% LAR - 40% CBR	15%	£43,384,720	£36,595,708	£35,245,090	£34,908,228	£34,565,375	£32,572,454	£32,740,526
60% LAR - 40% CBR	20%	£38,536,152	£32,746,596	£31,395,481	£31,058,619	£30,721,757	£28,728,836	£28,896,908
60% LAR - 40% CBR	25%	£33,687,583	£28,897,484	£27,546,366	£27,209,504	£26,872,642	£24,879,721	£25,047,793
60% LAR - 40% CBR	30%	£28,839,014	£25,048,372	£23,697,248	£23,360,386	£23,023,524	£21,030,603	£21,198,675
60% LAR - 40% CBR	35%	£23,990,445	£21,199,260	£19,348,123	£19,011,261	£18,674,400	£16,681,479	£16,849,551
60% LAR - 40% CBR	40%	£19,141,876	£17,350,146	£15,499,004	£15,162,142	£14,825,280	£12,832,359	£12,999,431
60% LAR - 40% CBR	45%	£14,293,307	£13,501,026	£11,649,884	£11,313,022	£10,976,160	£8,983,239	£9,150,311
60% LAR - 40% CBR	50%	£9,444,738	£8,691,945	£6,840,803	£6,503,941	£6,167,079	£4,174,158	£4,341,230
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space						£40,420,000		
		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, Sustainability & Embodied Carbon
Tenure	%AH							
60% LAR - 40% CBR	0%	£62,496,436	£53,059,136	£52,474,361	£52,474,361	£52,474,361	£49,052,433	£49,910,535
60% LAR - 40% CBR	5%	£57,659,625	£48,145,565	£47,705,945	£47,589,599	£47,508,734	£44,163,546	£45,021,648
60% LAR - 40% CBR	10%	£52,820,814	£43,316,458	£42,876,838	£42,760,492	£42,679,627	£39,329,248	£40,187,350
60% LAR - 40% CBR	15%	£47,982,003	£38,487,250	£38,047,630	£37,931,284	£37,850,419	£34,500,040	£35,358,142
60% LAR - 40% CBR	20%	£43,143,192	£33,648,042	£33,208,422	£33,092,076	£33,011,211	£29,650,061	£30,508,163
60% LAR - 40% CBR	25%	£38,304,381	£28,808,834	£28,369,214	£28,252,868	£28,172,003	£24,812,052	£25,670,154
60% LAR - 40% CBR	30%	£33,465,570	£23,969,626	£23,530,006	£23,413,660	£23,332,795	£20,002,101	£20,860,203
60% LAR - 40% CBR	35%	£28,626,759	£19,130,418	£18,690,798	£18,574,452	£18,493,587	£15,192,207	£16,050,309
60% LAR - 40% CBR	40%	£23,787,948	£14,291,210	£13,851,590	£13,735,244	£13,654,379	£10,351,817	£11,209,919
60% LAR - 40% CBR	45%	£18,949,137	£9,452,002	£9,012,382	£8,896,036	£8,815,171	£5,512,356	£6,370,458
60% LAR - 40% CBR	50%	£14,110,326	£4,602,791	£4,163,171	£4,046,825	£3,965,960	£672,288	£758,390
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	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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% CBR	0%	£67,900,618	£50,004,618	£57,619,550	£57,442,686	£57,140,536	£55,077,015	£55,316,731
60% LAR - 40% CBR	5%	£63,064,807	£44,650,647	£44,650,647	£44,524,711	£44,224,711	£42,633,968	£42,815,917
60% LAR - 40% CBR	10%	£58,211,025	£40,021,680	£40,587,028	£40,451,458	£40,149,458	£38,557,985	£38,739,934
60% LAR - 40% CBR	15%	£53,362,457	£35,447,236	£35,447,236	£35,311,369	£35,009,369	£33,417,896	£33,599,845
60% LAR - 40% CBR	20%	£48,513,250	£30,819,715	£30,819,715	£30,683,371	£30,381,371	£28,789,898	£28,971,847
60% LAR - 40% CBR	25%	£43,664,046	£26,190,499	£26,190,499	£26,054,155	£25,752,155	£24,160,682	£24,342,631
60% LAR - 40% CBR	30%	£38,814,840	£21,561,282	£21,561,282	£21,424,938	£21,122,938	£19,531,465	£19,713,414
60% LAR - 40% CBR	35%	£33,965,634	£16,932,069	£16,932,069	£16,795,725	£16,493,725	£14,902,252	£15,084,201
60% LAR - 40% CBR	40%	£29,116,428	£12,302,862	£12,302,862	£12,166,518	£11,864,518	£10,273,045	£10,455,094
60% LAR - 40% CBR	45%	£24,267,222	£7,673,656	£7,673,656	£7,537,412	£7,235,412	£5,643,939	£5,825,888
60% LAR - 40% CBR	50%	£19,418,016	£3,044,450	£3,044,450	£2,908,206	£2,606,206	£1,014,733	£1,196,682



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 - Lower Central Zone
------------	-----------------------------

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR, CBR

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, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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% CBR	5%	£84,012,701	£75,072,034	£73,620,956	£73,490,106	£73,147,951	£71,095,931	£71,323,133
60% LAR, 40% CBR	10%	£78,665,146	£70,038,115	£68,599,084	£68,465,749	£68,121,864	£66,070,996	£66,301,439
60% LAR, 40% CBR	15%	£73,304,084	£64,990,160	£63,555,547	£63,419,675	£63,079,996	£61,041,919	£61,268,371
60% LAR, 40% CBR	20%	£67,927,879	£59,926,508	£58,496,468	£58,361,029	£58,022,433	£55,990,850	£56,216,581
60% LAR, 40% CBR	25%	£62,543,820	£54,947,989	£53,522,001	£53,386,955	£53,048,339	£50,923,641	£51,149,718
60% LAR, 40% CBR	30%	£57,168,301	£49,754,472	£48,332,290	£48,197,595	£47,860,859	£45,740,441	£45,964,932
60% LAR, 40% CBR	35%	£51,793,308	£44,546,168	£43,123,477	£42,988,646	£42,651,138	£40,530,065	£40,754,402
60% LAR, 40% CBR	40%	£46,424,075	£39,323,725	£37,901,706	£37,767,597	£37,430,322	£35,308,874	£35,530,191
60% LAR, 40% CBR	45%	£41,051,140	£34,100,662	£32,678,123	£32,543,655	£32,206,646	£30,085,115	£30,306,373
60% LAR, 40% CBR	50%	£35,673,441	£28,879,380	£27,456,380	£27,321,682	£27,084,354	£24,963,528	£25,183,731
60% LAR, 40% CBR	55%	£29,757,311	£24,051,774	£22,629,390	£22,494,827	£22,257,919	£20,137,472	£20,358,411

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% CBR	5%	£52,034,261	£43,407,169	£41,967,549	£41,831,203	£41,490,338	£39,445,150	£39,672,384
60% LAR, 40% CBR	10%	£46,672,249	£38,048,614	£36,608,012	£36,476,129	£36,134,450	£34,110,373	£34,336,625
60% LAR, 40% CBR	15%	£41,296,333	£32,664,962	£31,224,864	£31,092,887	£30,750,305	£28,749,305	£28,975,038
60% LAR, 40% CBR	20%	£35,892,374	£26,210,353	£24,769,455	£24,639,410	£24,297,793	£22,299,095	£22,517,173
60% LAR, 40% CBR	25%	£30,486,356	£20,752,928	£19,312,044	£19,181,744	£18,840,689	£16,843,313	£17,060,398
60% LAR, 40% CBR	30%	£25,088,763	£15,294,822	£13,853,932	£13,723,593	£13,382,593	£11,385,856	£11,602,827
60% LAR, 40% CBR	35%	£19,691,230	£9,836,719	£8,395,719	£8,265,719	£7,925,179	£5,928,270	£6,145,355
60% LAR, 40% CBR	40%	£14,294,195	£4,379,158	£2,938,158	£2,808,158	£2,467,609	£4,469,640	£4,686,675
60% LAR, 40% CBR	45%	£8,897,895	£2,063,835	£1,180,834	£1,055,112	£715,809	£1,201,917	£1,418,814
60% LAR, 40% CBR	50%	£3,125,795	£2,478,071	£4,001,196	£4,166,716	£2,669,609	£6,318,073	£6,534,134

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% CBR	5%	£88,418,519	£59,475,852	£58,030,764	£57,893,529	£57,551,770	£55,498,849	£55,728,951
60% LAR, 40% CBR	10%	£83,069,564	£54,142,533	£52,697,445	£52,560,210	£52,218,451	£50,165,530	£50,395,757
60% LAR, 40% CBR	15%	£77,707,913	£48,783,978	£47,339,368	£47,203,458	£46,863,814	£44,810,937	£45,041,165
60% LAR, 40% CBR	20%	£72,351,867	£43,430,326	£41,985,716	£41,850,286	£41,509,451	£39,456,574	£39,686,802
60% LAR, 40% CBR	25%	£66,997,138	£38,071,717	£36,627,107	£36,491,815	£36,150,757	£34,097,880	£34,328,108
60% LAR, 40% CBR	30%	£61,642,119	£32,716,198	£31,271,588	£31,136,413	£30,795,677	£28,742,800	£28,973,028
60% LAR, 40% CBR	35%	£56,286,128	£27,360,679	£25,916,069	£25,780,893	£25,440,656	£23,387,779	£23,618,007
60% LAR, 40% CBR	40%	£50,930,894	£21,905,160	£20,460,550	£20,325,375	£19,985,327	£17,932,450	£18,162,678
60% LAR, 40% CBR	45%	£45,575,259	£16,449,641	£15,005,031	£14,870,241	£14,530,492	£12,477,615	£12,707,843
60% LAR, 40% CBR	50%	£40,219,129	£10,994,122	£9,549,512	£9,414,722	£9,075,172	£7,022,295	£7,252,523

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% CBR	5%	£72,989,054	£64,048,397	£62,603,303	£62,466,495	£62,124,315	£60,071,394	£60,297,495
60% LAR, 40% CBR	10%	£67,642,110	£58,715,078	£57,270,458	£57,133,112	£56,790,248	£54,737,327	£54,963,428
60% LAR, 40% CBR	15%	£62,296,458	£53,386,523	£51,941,913	£51,804,038	£51,461,911	£49,408,990	£49,635,091
60% LAR, 40% CBR	20%	£56,950,243	£48,057,813	£46,613,203	£46,475,813	£46,133,305	£44,080,384	£44,306,485
60% LAR, 40% CBR	25%	£51,602,293	£42,729,103	£41,284,493	£41,147,103	£40,804,595	£38,751,674	£38,977,775
60% LAR, 40% CBR	30%	£46,254,672	£37,400,393	£35,955,783	£35,818,393	£35,475,885	£33,422,964	£33,649,065
60% LAR, 40% CBR	35%	£40,907,051	£32,071,683	£30,627,073	£30,489,683	£30,147,175	£28,094,254	£28,320,355
60% LAR, 40% CBR	40%	£35,559,430	£26,742,973	£25,298,363	£25,160,973	£24,818,465	£22,765,544	£22,991,645
60% LAR, 40% CBR	45%	£30,211,809	£21,414,263	£19,969,653	£19,832,263	£19,489,755	£17,436,834	£17,662,935
60% LAR, 40% CBR	50%	£24,864,188	£16,085,553	£14,640,943	£14,503,553	£14,161,045	£12,108,124	£12,334,225

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% CBR	5%	£73,047,292	£69,453,519	£68,008,440	£67,871,259	£67,528,439	£65,475,518	£65,698,619
60% LAR, 40% CBR	10%	£67,695,640	£64,042,960	£62,597,880	£62,460,699	£62,117,879	£60,064,958	£60,288,059
60% LAR, 40% CBR	15%	£62,344,424	£58,632,350	£57,187,270	£57,050,089	£56,707,269	£54,654,348	£54,877,449
60% LAR, 40% CBR	20%	£56,993,208	£53,221,740	£51,776,660	£51,639,479	£51,296,659	£49,243,738	£49,466,839
60% LAR, 40% CBR	25%	£51,642,002	£47,811,130	£46,366,050	£46,228,869	£45,886,049	£43,833,128	£44,056,229
60% LAR, 40% CBR	30%	£46,290,786	£42,400,520	£40,955,440	£40,818,259	£40,475,439	£38,422,518	£38,645,619
60% LAR, 40% CBR	35%	£40,939,570	£37,000,010	£35,554,930	£35,417,749	£35,074,929	£33,022,008	£33,245,109
60% LAR, 40% CBR	40%	£35,588,354	£31,599,500	£30,154,420	£30,017,239	£29,674,419	£27,621,498	£27,844,599
60% LAR, 40% CBR	45%	£30,237,138	£26,198,990	£24,753,910	£24,616,729	£24,273,909	£22,220,988	£22,444,089
60% LAR, 40% CBR	50%	£24,885,922	£20,798,480	£19,353,400	£19,216,219	£18,873,400	£16,820,479	£17,043,580



LB Camden  
Local Plan Viability Testing 2025

Res 14 - 150 Flats			Value Area		Zone A - Medium Central Zone					
No Units Site Area			Sales value inflation Build cost inflation Tenure		Growth LAR - CIR					
190 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, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt 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							Payments			
60% LAR - 40% CIR			£108,497,835		£39,214,891		£37,791,341		£37,856,537	
60% LAR - 40% CIR			£101,598,654		£37,632,539		£37,632,539		£37,632,539	
60% LAR - 40% CIR			£95,340,715		£36,725,199		£36,725,199		£36,725,199	
60% LAR - 40% CIR			£89,740,242		£35,903,079		£35,903,079		£35,903,079	
60% LAR - 40% CIR			£84,125,341		£34,938,227		£34,938,227		£34,938,227	
60% LAR - 40% CIR			£78,496,148		£33,935,154		£33,935,154		£33,935,154	
60% LAR - 40% CIR			£68,852,792		£31,815,004		£31,815,004		£31,815,004	
60% LAR - 40% CIR			£60,195,412		£28,299,315		£28,299,315		£28,299,315	
60% LAR - 40% CIR			£55,160,605		£24,831,227		£24,831,227		£24,831,227	
60% LAR - 40% CIR			£48,802,584		£24,567,881		£24,567,881		£24,567,881	
60% LAR - 40% CIR			£42,074,722		£36,190,414		£34,700,541		£34,700,541	
									£97,649,000	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
Tenure %AH										
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282		£77,395,282	
60% LAR - 40% CIR			£1,388,285		£77,395,282		£77,395,282			



LB Camden  
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area	Zone A - Higher Central Zone					
No Units	160	Sales value inflation					Growth	
Site Area	0.27 Ha	Build cost inflation					Growth	
Residual land values:		Tenure	LAR, GCR					
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% GCR	5%	£192,489,340	£112,882,470	£111,559,120	£111,424,315	£111,087,304	£109,065,237	£109,289,811
60% LAR, 40% GCR	10%	£152,181,553	£106,071,838	£106,071,838	£104,519,557	£104,183,815	£102,169,364	£102,394,193
60% LAR, 40% GCR	15%	£107,933,069	£99,146,199	£97,733,147	£97,599,318	£97,264,743	£95,257,206	£95,480,346
60% LAR, 40% GCR	20%	£100,633,022	£92,205,891	£90,797,144	£90,663,740	£90,330,231	£88,325,182	£88,551,520
60% LAR, 40% GCR	25%	£93,318,546	£85,250,450	£83,845,982	£83,712,869	£83,380,423	£81,385,169	£81,608,864
60% LAR, 40% GCR	30%	£85,989,775	£78,280,615	£76,876,806	£76,743,136	£76,410,084	£74,414,084	£74,638,575
60% LAR, 40% GCR	35%	£78,665,845	£71,298,321	£69,894,477	£69,761,138	£69,428,122	£67,432,122	£67,656,375
60% LAR, 40% GCR	40%	£71,289,891	£64,284,081	£62,880,064	£62,746,689	£62,413,289	£60,417,289	£60,641,547
60% LAR, 40% GCR	45%	£63,915,648	£57,242,366	£55,838,037	£55,704,689	£55,371,289	£53,375,289	£53,599,547
60% LAR, 40% GCR	50%	£56,534,445	£50,186,453	£48,782,035	£48,648,689	£48,315,289	£46,319,289	£46,543,547
60% LAR, 40% GCR	55%	£49,113,244	£43,116,387	£41,706,515	£41,572,990	£41,239,175	£39,243,175	£39,467,433
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% GCR	5%	£88,587,508	£79,440,250	£78,022,308	£77,888,912	£77,552,270	£75,537,818	£75,761,646
60% LAR, 40% GCR	10%	£81,261,524	£72,514,654	£71,101,602	£70,967,775	£70,633,198	£68,618,751	£68,842,819
60% LAR, 40% GCR	15%	£74,001,477	£65,574,145	£64,161,598	£64,027,196	£63,692,696	£61,678,249	£61,902,317
60% LAR, 40% GCR	20%	£66,687,500	£58,610,905	£57,214,437	£57,080,420	£56,745,878	£54,731,431	£54,955,500
60% LAR, 40% GCR	25%	£59,373,523	£51,645,660	£50,249,211	£50,115,269	£49,780,739	£47,766,292	£47,990,361
60% LAR, 40% GCR	30%	£52,059,546	£44,680,775	£43,284,326	£43,150,349	£42,815,839	£40,801,392	£41,025,461
60% LAR, 40% GCR	35%	£44,745,569	£37,715,336	£36,318,887	£36,184,870	£35,850,328	£33,835,881	£34,060,000
60% LAR, 40% GCR	40%	£37,431,592	£30,745,897	£29,349,448	£29,215,431	£28,880,889	£26,866,442	£27,090,511
60% LAR, 40% GCR	45%	£30,117,615	£23,775,910	£22,379,461	£22,245,444	£21,910,892	£19,896,445	£20,120,514
60% LAR, 40% GCR	50%	£22,803,638	£16,805,925	£15,409,476	£15,275,459	£14,940,917	£12,926,470	£13,150,539
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% GCR	5%	£106,893,158	£97,386,288	£96,862,336	£96,828,134	£96,491,123	£94,480,055	£94,693,729
60% LAR, 40% GCR	10%	£88,623,371	£79,117,559	£78,593,607	£78,559,405	£78,222,394	£76,211,326	£76,425,000
60% LAR, 40% GCR	15%	£82,368,887	£83,550,017	£82,136,965	£82,003,136	£81,668,562	£79,657,114	£79,870,888
60% LAR, 40% GCR	20%	£85,559,840	£69,609,509	£68,200,862	£68,067,258	£67,732,684	£65,721,236	£65,935,010
60% LAR, 40% GCR	25%	£77,222,846	£69,654,268	£68,245,800	£68,112,739	£67,778,241	£65,766,793	£65,980,567
60% LAR, 40% GCR	30%	£70,363,593	£62,884,433	£61,475,624	£61,342,564	£61,008,978	£59,000,530	£59,214,304
60% LAR, 40% GCR	35%	£63,050,864	£55,700,139	£54,291,251	£54,158,191	£53,825,606	£51,813,158	£52,026,932
60% LAR, 40% GCR	40%	£55,893,709	£48,687,900	£47,278,882	£47,145,822	£46,812,236	£44,800,788	£45,014,562
60% LAR, 40% GCR	45%	£48,722,844	£41,648,215	£40,239,197	£40,106,137	£39,772,551	£37,761,103	£37,974,877
60% LAR, 40% GCR	50%	£41,558,263	£34,590,271	£33,181,253	£33,048,193	£32,714,607	£30,703,159	£30,916,933
60% LAR, 40% GCR	55%	£33,517,062	£27,520,208	£26,111,333	£25,978,273	£25,644,687	£23,633,239	£23,847,013
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% GCR	5%	£111,499,704	£101,358,334	£100,835,485	£100,801,679	£100,465,668	£98,454,200	£98,667,974
60% LAR, 40% GCR	10%	£104,194,014	£95,048,202	£94,525,353	£94,491,547	£94,155,536	£92,144,068	£92,357,842
60% LAR, 40% GCR	15%	£96,893,433	£86,702,611	£86,179,762	£86,145,956	£85,809,945	£83,798,477	£84,012,251
60% LAR, 40% GCR	20%	£89,592,850	£81,182,054	£80,659,205	£80,625,399	£80,289,388	£78,277,920	£78,491,694
60% LAR, 40% GCR	25%	£82,292,267	£74,228,514	£73,705,665	£73,671,859	£73,335,848	£71,324,380	£71,538,154
60% LAR, 40% GCR	30%	£74,991,684	£66,273,967	£65,751,118	£65,717,312	£65,381,301	£63,370,833	£63,584,607
60% LAR, 40% GCR	35%	£67,691,101	£58,324,419	£57,801,570	£57,767,764	£57,431,753	£55,421,285	£55,635,059
60% LAR, 40% GCR	40%	£60,390,518	£50,374,872	£49,852,023	£49,818,217	£49,482,206	£47,471,738	£47,685,512
60% LAR, 40% GCR	45%	£53,089,935	£42,425,325	£41,902,476	£41,868,670	£41,532,659	£39,522,191	£39,735,965
60% LAR, 40% GCR	50%	£45,789,352	£34,470,778	£33,947,929	£33,914,123	£33,578,112	£31,567,644	£31,781,418
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% GCR	5%	£110,270,385	£107,669,065	£107,635,259	£107,601,453	£107,265,442	£105,254,974	£105,468,748
60% LAR, 40% GCR	10%	£109,600,099	£100,453,384	£100,025,369	£100,001,563	£99,665,552	£97,655,084	£97,868,858
60% LAR, 40% GCR	15%	£102,344,014	£93,527,745	£93,114,693	£93,090,887	£92,754,876	£90,744,408	£90,958,182
60% LAR, 40% GCR	20%	£95,087,528	£86,507,236	£86,094,184	£86,070,378	£85,734,367	£83,723,900	£83,937,674
60% LAR, 40% GCR	25%	£87,730,091	£79,631,995	£79,218,943	£79,195,137	£78,859,126	£76,848,658	£77,062,432
60% LAR, 40% GCR	30%	£80,372,561	£72,666,160	£72,253,108	£72,229,302	£71,893,291	£69,882,823	£70,096,597
60% LAR, 40% GCR	35%	£73,015,031	£65,700,329	£65,287,277	£65,263,471	£64,927,460	£62,917,002	£63,130,776
60% LAR, 40% GCR	40%	£65,657,501	£58,744,497	£58,331,445	£58,307,639	£57,971,628	£55,961,170	£56,174,944
60% LAR, 40% GCR	45%	£58,300,000	£51,789,566	£51,376,514	£51,352,708	£51,016,697	£49,006,239	£49,220,013
60% LAR, 40% GCR	50%	£50,942,500	£44,838,642	£44,425,590	£44,401,784	£44,065,773	£42,055,315	£42,269,089
60% LAR, 40% GCR	55%	£43,585,000	£37,883,724	£37,470,672	£37,446,866	£37,110,855	£35,100,397	£35,314,171
60% LAR, 40% GCR	60%	£36,227,500	£30,928,806	£30,515,754	£30,491,948	£30,155,937	£28,145,479	£28,359,253



LB Camden  
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone A - Zone 1 and Eastern Central Zone	
No Units	200	Sales value inflation		Growth	
Site Area	0.29 Ha	Build cost inflation		Growth	
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, Wchair Prt M4(3) & BREEAM Excellent	
Tenure	% AH				
0% LAR - 40% CIR	0%	£77,808,560	£66,420,861	£64,425,831	£64,236,959
0% LAR - 40% CIR	5%	£72,234,797	£61,232,386	£59,245,136	£59,056,343
0% LAR - 40% CIR	10%	£66,612,388	£56,023,431	£54,042,754	£53,854,066
0% LAR - 40% CIR	15%	£60,960,531	£50,793,577	£48,819,875	£48,631,271
0% LAR - 40% CIR	20%	£55,305,376	£45,543,007	£43,564,171	£43,375,222
0% LAR - 40% CIR	25%	£49,621,109	£40,299,806	£38,245,297	£38,055,808
0% LAR - 40% CIR	30%	£43,919,910	£35,042,408	£32,827,167	£32,637,581
0% LAR - 40% CIR	35%	£38,198,565	£29,764,531	£27,577,970	£27,388,234
0% LAR - 40% CIR	40%	£32,425,113	£24,496,361	£22,218,886	£22,029,454
0% LAR - 40% CIR	45%	£26,654,762	£19,800,827	£18,607,627	£18,416,551
0% LAR - 40% CIR	50%	£20,880,958	£13,500,042	£11,300,848	£11,149,960
Residual Land value compared to benchmark land values				£10,672,738	
Higher Value Secondary Offices					
				£97,649,000	



LB Camden  
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone A - Kings Cross Lower				
No Units	200	Sales value inflation		Growth				
Site Area	9.29 Ha	Build cost inflation		Growth				
Residual land values:				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	0%	£77,836,599	106,420,261	164,242,811	164,239,399	163,762,678	160,020,971	159,341,962
60% LAR - 40% CIR	5%	£72,234,797	101,232,386	159,245,136	159,056,343	158,564,362	155,792,480	154,170,210
60% LAR - 40% CIR	10%	£66,912,388	96,022,431	154,042,754	153,854,585	153,364,160	150,592,133	148,965,127
60% LAR - 40% CIR	15%	£60,909,531	90,793,577	148,818,875	148,631,271	148,140,985	145,368,967	143,746,747
60% LAR - 40% CIR	20%	£55,306,376	85,543,907	143,593,771	143,407,222	142,916,336	140,144,319	138,522,166
60% LAR - 40% CIR	25%	£49,023,109	80,239,806	138,345,297	138,055,808	137,562,085	134,790,750	133,168,076
60% LAR - 40% CIR	30%	£43,919,919	74,912,408	133,022,167	132,733,081	132,240,370	129,468,987	127,846,360
60% LAR - 40% CIR	35%	£38,196,956	69,564,531	127,577,970	127,288,234	126,817,393	124,046,348	122,423,545
60% LAR - 40% CIR	40%	£32,426,113	64,196,381	122,212,886	121,924,454	121,553,346	118,782,207	117,157,887
60% LAR - 40% CIR	45%	£26,524,792	58,803,862	116,801,627	116,510,361	116,132,960	113,361,718	111,737,416
60% LAR - 40% CIR	50%	£20,500,958	£13,350,042	£11,340,848	£11,148,960	£10,672,736	£10,278,059	£10,082,659
Residual Land values compared to benchmark land values Higher Value Secondary Offices		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 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%	£44,135,083	£33,352,047	£31,343,422	£31,156,429	£30,684,648	£27,842,705	£26,274,496
60% LAR - 40% CIR	5%	£38,712,884	£28,122,717	£26,143,040	£25,954,971	£25,479,446	£22,637,469	£21,065,412
60% LAR - 40% CIR	10%	£33,060,817	£22,863,863	£20,916,181	£20,731,587	£20,357,261	£17,515,283	£15,943,032
60% LAR - 40% CIR	15%	£27,406,462	£17,643,293	£15,697,657	£15,467,867	£14,982,633	£12,200,655	£10,628,401
60% LAR - 40% CIR	20%	£21,723,365	£12,340,092	£10,345,035	£10,136,003	£9,692,371	£7,040,393	£5,468,161
60% LAR - 40% CIR	25%	£16,025,369	£7,012,084	£5,022,653	£4,833,307	£4,600,055	£2,841,365	£2,068,136
60% LAR - 40% CIR	30%	£10,297,342	£1,664,817	£4,745,745	£4,557,262	£4,324,262	£2,581,387	£1,808,403
60% LAR - 40% CIR	35%	£4,529,359	£2,730,364	£2,638,317	£2,575,230	£2,512,368	£1,397,307	£1,071,927
60% LAR - 40% CIR	40%	£1,998,046	£1,149,073	£1,066,660	£1,044,660	£1,022,660	£584,660	£454,660
60% LAR - 40% CIR	50%	£7,596,757	£1,749,073	£1,558,858	£1,543,755	£1,528,652	£1,200,514	£1,181,055
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) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£81,429,893	£50,981,424	£48,086,974	£47,897,592	£47,423,821	£44,281,740	£42,602,805
60% LAR - 40% CIR	5%	£76,385,940	£44,803,329	£42,902,979	£42,717,486	£42,243,765	£39,101,684	£37,422,749
60% LAR - 40% CIR	10%	£70,273,541	£38,644,974	£37,703,897	£37,515,728	£37,041,303	£33,899,222	£32,220,287
60% LAR - 40% CIR	15%	£64,631,074	£32,442,720	£32,454,016	£32,262,414	£31,822,736	£28,680,655	£27,001,720
60% LAR - 40% CIR	20%	£58,967,519	£26,204,150	£27,208,314	£27,018,384	£26,543,491	£23,401,410	£21,722,475
60% LAR - 40% CIR	25%	£53,284,385	£20,004,860	£21,748,661	£21,558,228	£21,083,288	£18,041,809	£16,362,871
60% LAR - 40% CIR	30%	£47,601,053	£13,673,551	£16,583,310	£16,394,234	£15,921,512	£12,779,431	£11,099,533
60% LAR - 40% CIR	35%	£41,958,099	£7,326,074	£10,239,112	£10,049,377	£9,574,636	£6,432,555	£4,752,657
60% LAR - 40% CIR	40%	£36,276,256	£1,807,504	£9,814,240	£9,625,567	£9,214,480	£6,071,565	£4,391,688
60% LAR - 40% CIR	45%	£30,585,935	£2,486,224	£4,602,770	£4,413,684	£4,224,597	£3,072,739	£2,884,641
60% LAR - 40% CIR	50%	£24,827,100	£1,668,846	£3,792,329	£3,603,243	£3,414,156	£2,262,781	£2,073,694
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space		£40,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£60,989,226	£40,983,015	£37,986,585	£37,597,772	£37,056,791	£34,201,908	£32,530,039
60% LAR - 40% CIR	5%	£56,346,797	£34,811,880	£31,987,880	£31,598,067	£31,057,087	£28,202,204	£26,530,335
60% LAR - 40% CIR	10%	£51,746,540	£28,640,745	£27,082,545	£26,693,732	£26,152,751	£23,297,868	£21,625,999
60% LAR - 40% CIR	15%	£47,145,143	£22,469,610	£22,914,143	£22,525,330	£21,984,349	£19,129,466	£17,457,597
60% LAR - 40% CIR	20%	£42,543,746	£16,298,475	£17,363,746	£16,974,933	£16,433,952	£13,579,069	£11,907,200
60% LAR - 40% CIR	25%	£37,942,349	£10,127,340	£11,192,611	£10,803,800	£10,262,819	£7,407,936	£5,736,067
60% LAR - 40% CIR	30%	£33,340,952	£3,956,205	£5,027,926	£4,839,113	£4,649,307	£2,892,907	£2,120,038
60% LAR - 40% CIR	35%	£28,739,555	£1,617,099	£3,693,638	£3,504,754	£3,315,869	£1,558,680	£1,269,801
60% LAR - 40% CIR	40%	£24,138,158	£1,149,073	£2,265,156	£2,076,270	£1,887,384	£984,680	£795,795
60% LAR - 40% CIR	50%	£19,536,761	£1,801,470	£2,897,221	£2,698,912	£2,499,603	£1,298,911	£1,099,613
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution		£20,601,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£71,550,209	£80,244,261	£58,536,811	£58,200,349	£57,876,878	£55,024,987	£53,452,962
60% LAR - 40% CIR	5%	£66,346,797	£75,046,386	£53,339,136	£53,170,343	£52,688,362	£49,836,480	£48,264,510
60% LAR - 40% CIR	10%	£61,143,384	£69,848,511	£48,136,254	£47,966,461	£47,484,480	£44,632,598	£43,060,627
60% LAR - 40% CIR	15%	£55,940,511	£64,650,637	£42,932,875	£42,764,271	£42,274,985	£39,423,103	£37,851,132
60% LAR - 40% CIR	20%	£50,737,638	£59,452,762	£37,729,487	£37,561,177	£37,071,222	£34,219,340	£32,647,369
60% LAR - 40% CIR	25%	£45,534,765	£54,254,887	£32,525,297	£32,356,898	£31,866,085	£28,953,750	£27,381,476
60% LAR - 40% CIR	30%	£40,331,892	£49,056,968	£27,320,407	£27,152,008	£26,661,195	£23,748,867	£22,176,593
60% LAR - 40% CIR	35%	£35,129,019	£43,859,049	£22,117,519	£21,949,120	£21,458,307	£18,546,348	£16,974,074
60% LAR - 40% CIR	40%	£29,926,146	£38,661,171	£16,913,630	£16,745,231	£16,254,418	£13,342,459	£11,770,185
60% LAR - 40% CIR	45%	£24,723,273	£33,463,292	£11,709,742	£11,541,343	£11,050,530	£8,138,571	£6,566,300
60% LAR - 40% CIR	50%	£19,520,400	£28,265,413	£6,505,853	£6,337,454	£6,169,046	£3,257,071	£2,084,786



LB Camden  
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone A - Kings Cross Higher				
No Units	200	Sales value inflation		Growth				
Site Area	0.29 Ha	Build cost inflation		LAR - CIR				
Residual land values:		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, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(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%	181,485,911	179,927,895	177,933,464	177,743,993	177,270,312	174,428,295	172,849,285
0% LAR - 40% CIR	5%	186,235,818	174,564,637	172,077,387	171,888,595	171,416,815	168,584,731	167,011,482
0% LAR - 40% CIR	10%	178,954,960	166,180,361	166,011,485	165,547,030	165,174,485	162,178,485	161,150,485
0% LAR - 40% CIR	15%	172,637,593	160,300,365	160,112,759	159,643,749	159,269,689	156,829,689	155,266,322
0% LAR - 40% CIR	20%	166,286,983	154,431,113	154,379,790	154,102,696	153,724,965	150,933,932	149,355,862
0% LAR - 40% CIR	25%	160,000,458	148,438,093	148,355,432	147,784,849	147,313,312	144,563,361	143,084,350
0% LAR - 40% CIR	30%	153,688,933	142,454,059	142,275,587	141,802,854	141,426,854	138,568,583	137,350,875
0% LAR - 40% CIR	35%	147,119,592	138,425,409	138,425,409	138,250,112	137,776,271	134,947,226	133,374,423
0% LAR - 40% CIR	40%	140,650,704	132,476,633	132,476,633	132,203,727	131,732,019	128,995,972	127,335,014
0% LAR - 40% CIR	45%	134,242,403	126,505,148	126,505,148	126,136,805	125,660,989	122,843,021	121,254,951
0% LAR - 40% CIR	50%	127,717,779	120,515,940	120,515,940	120,136,805	119,660,989	116,704,433	115,113,691
		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(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%	157,335,064	146,164,323	144,177,610	143,506,299	142,992,608	140,150,591	138,571,580
0% LAR - 40% CIR	5%	151,062,775	140,300,367	138,269,810	137,598,500	137,084,810	134,242,793	132,663,782
0% LAR - 40% CIR	10%	144,737,895	134,436,361	132,400,646	131,729,336	131,215,646	128,373,629	126,794,618
0% LAR - 40% CIR	15%	138,413,009	128,572,359	126,536,644	125,865,334	125,351,644	122,509,627	120,930,616
0% LAR - 40% CIR	20%	132,088,124	122,708,353	120,672,638	120,001,328	119,487,638	116,645,621	115,066,610
0% LAR - 40% CIR	25%	125,763,238	116,838,357	114,802,642	114,131,332	113,617,642	110,775,625	109,196,614
0% LAR - 40% CIR	30%	119,438,352	110,968,356	108,932,641	108,261,331	107,747,641	104,905,624	103,326,613
0% LAR - 40% CIR	35%	113,113,466	105,098,359	103,062,644	102,391,334	101,877,644	99,035,627	97,456,616
0% LAR - 40% CIR	40%	106,788,580	99,228,362	97,192,646	96,521,336	96,007,646	93,165,629	91,586,618
0% LAR - 40% CIR	45%	100,463,694	93,358,365	91,322,649	90,651,339	90,137,649	87,295,632	85,716,621
0% LAR - 40% CIR	50%	94,138,801	87,448,378	85,313,431	84,642,121	84,128,431	81,286,414	79,707,403
		£57,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(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%	175,157,054	153,088,038	151,584,007	150,825,135	150,311,445	147,469,428	145,890,417
0% LAR - 40% CIR	5%	168,886,761	147,125,780	145,621,750	144,862,878	144,349,188	141,507,171	140,028,160
0% LAR - 40% CIR	10%	162,616,132	141,263,523	139,759,492	139,000,620	138,486,930	135,644,913	134,165,902
0% LAR - 40% CIR	15%	156,345,503	135,401,266	133,897,235	133,138,363	132,624,673	129,782,656	128,303,645
0% LAR - 40% CIR	20%	150,074,874	129,539,009	128,034,978	127,276,106	126,762,416	123,920,399	122,441,388
0% LAR - 40% CIR	25%	143,804,245	123,676,752	122,172,721	121,413,849	120,900,159	118,058,142	116,579,131
0% LAR - 40% CIR	30%	137,533,616	117,814,495	116,310,464	115,551,592	115,037,902	112,195,885	110,716,874
0% LAR - 40% CIR	35%	131,262,987	111,952,240	110,448,219	109,689,347	109,175,657	106,333,640	104,854,629
0% LAR - 40% CIR	40%	125,000,358	106,090,000	104,585,969	103,827,097	103,313,407	100,471,390	98,992,379
0% LAR - 40% CIR	45%	118,737,729	100,229,751	98,725,720	97,966,848	97,453,158	94,611,141	93,132,130
0% LAR - 40% CIR	50%	112,475,100	94,369,502	92,865,489	92,106,617	91,592,927	88,750,910	87,271,899
		£40,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(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%	173,887,046	152,016,066	150,538,816	149,869,345	149,355,654	146,513,637	144,934,626
0% LAR - 40% CIR	5%	167,616,417	146,154,309	144,677,059	144,007,588	143,493,897	140,651,880	139,072,869
0% LAR - 40% CIR	10%	161,345,788	140,292,552	138,810,009	138,140,538	137,626,847	134,784,830	133,205,819
0% LAR - 40% CIR	15%	155,075,159	134,430,795	132,935,066	132,265,595	131,751,904	128,909,887	127,330,876
0% LAR - 40% CIR	20%	148,804,530	128,569,038	127,073,337	126,403,866	125,890,175	123,048,158	121,469,147
0% LAR - 40% CIR	25%	142,533,901	122,707,280	121,211,579	120,542,108	120,028,417	117,186,400	115,607,389
0% LAR - 40% CIR	30%	136,263,272	116,845,523	115,349,822	114,680,351	114,166,660	111,324,643	109,745,632
0% LAR - 40% CIR	35%	130,000,643	110,983,765	109,488,064	108,818,593	108,304,902	105,462,885	103,883,874
0% LAR - 40% CIR	40%	123,737,014	105,122,007	103,626,306	102,956,835	102,443,144	99,601,127	98,022,116
0% LAR - 40% CIR	45%	117,473,385	99,260,249	97,764,600	97,095,129	96,581,438	93,739,421	92,160,410
0% LAR - 40% CIR	50%	111,209,756	93,398,491	91,902,889	91,233,418	90,719,727	87,877,710	86,298,699
		£20,601,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(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%	185,063,911	174,041,285	172,047,254	171,858,312	171,386,312	168,542,222	166,963,265
0% LAR - 40% CIR	5%	179,349,618	168,176,637	166,191,387	165,002,285	164,530,615	161,686,731	160,107,462
0% LAR - 40% CIR	10%	173,635,325	162,302,901	160,317,651	159,128,549	158,656,879	155,812,995	154,233,726
0% LAR - 40% CIR	15%	167,921,032	156,429,165	154,443,903	153,254,799	152,783,129	149,939,245	148,360,322
0% LAR - 40% CIR	20%	162,206,739	150,555,429	148,570,161	147,381,057	146,909,387	144,065,503	142,486,580
0% LAR - 40% CIR	25%	156,492,446	144,681,693	142,696,425	141,507,321	141,035,651	138,191,767	136,612,844
0% LAR - 40% CIR	30%	150,778,153	138,807,958	136,822,690	135,633,586	135,161,916	132,318,032	130,739,109
0% LAR - 40% CIR	35%	145,063,860	132,934,223	130,948,955	129,759,851	129,288,181	126,444,297	124,865,374
0% LAR - 40% CIR	40%	139,349,567	127,060,488	125,075,220	123,886,116	123,414,446	120,570,562	118,991,639
0% LAR - 40% CIR	45%	133,635,274	121,186,749	119,201,481	118,012,377	117,540,707	114,696,823	113,117,890
0% LAR - 40% CIR	50%	127,920,981	115,313,010	113,327,742	112,138,638	111,666,968	108,823,084	107,244,151



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 A - Lower Central Zone
------------	-----------------------------

Sales value inflation	Growth
Build cost inflation	
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%	138,188.941	138,226.55	131,241.097	131,251.23	130,777.944	130,935.91	138,325.925
60% LAR - 40% CIR	5%	138,188.941	138,226.55	131,241.097	131,251.23	130,777.944	130,935.91	138,325.925
60% LAR - 40% CIR	10%	131,224.664	131,258.895	124,309.639	124,319.771	123,846.666	124,004.632	131,307.274
60% LAR - 40% CIR	15%	124,342.227	124,376.458	117,421.802	117,431.934	116,958.869	117,116.835	124,424.839
60% LAR - 40% CIR	20%	117,459.790	117,494.021	110,538.366	110,548.498	110,075.423	110,233.389	117,542.402
60% LAR - 40% CIR	25%	110,577.353	110,611.584	103,654.931	103,665.063	103,192.088	103,350.054	110,660.017
60% LAR - 40% CIR	30%	103,694.916	103,729.147	96,772.496	96,782.628	96,309.653	96,467.619	103,777.580
60% LAR - 40% CIR	35%	96,812.479	96,846.710	89,889.051	89,899.183	89,426.208	89,584.174	96,895.143
60% LAR - 40% CIR	40%	89,930.042	89,964.273	83,005.602	83,015.734	82,542.759	82,700.725	89,912.708
60% LAR - 40% CIR	45%	83,047.605	83,081.836	76,123.153	76,133.285	75,660.308	75,818.274	83,030.271
60% LAR - 40% CIR	50%	76,165.168	76,199.399	69,240.704	69,250.836	68,787.861	68,945.827	76,157.834

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	177,226.167	177,260.398	163,241.353	163,251.485	162,777.944	162,935.91	177,425.925
60% LAR - 40% CIR	5%	177,226.167	177,260.398	163,241.353	163,251.485	162,777.944	162,935.91	177,425.925
60% LAR - 40% CIR	10%	170,261.690	170,295.921	156,276.886	156,287.018	155,813.541	155,971.507	170,352.539
60% LAR - 40% CIR	15%	163,297.213	163,331.444	149,312.419	149,322.551	148,849.074	149,007.040	163,439.102
60% LAR - 40% CIR	20%	156,332.736	156,366.967	142,347.952	142,358.084	141,884.607	142,042.573	156,525.625
60% LAR - 40% CIR	25%	149,368.259	149,402.490	135,383.485	135,393.617	134,920.140	135,078.106	149,612.148
60% LAR - 40% CIR	30%	142,403.782	142,438.013	128,418.018	128,428.150	127,954.673	128,112.639	142,700.701
60% LAR - 40% CIR	35%	135,439.305	135,473.536	121,453.543	121,463.675	120,990.198	121,148.164	135,588.224
60% LAR - 40% CIR	40%	128,474.828	128,509.059	114,489.074	114,499.206	114,025.729	114,183.695	128,675.746
60% LAR - 40% CIR	45%	121,510.351	121,544.582	107,524.607	107,534.739	107,061.262	107,219.228	121,602.269
60% LAR - 40% CIR	50%	114,545.874	114,580.105	100,560.132	100,570.264	100,096.787	100,254.753	114,657.791

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	177,226.167	177,260.398	163,241.353	163,251.485	162,777.944	162,935.91	177,425.925
60% LAR - 40% CIR	5%	177,226.167	177,260.398	163,241.353	163,251.485	162,777.944	162,935.91	177,425.925
60% LAR - 40% CIR	10%	170,261.690	170,295.921	156,276.886	156,287.018	155,813.541	155,971.507	170,352.539
60% LAR - 40% CIR	15%	163,297.213	163,331.444	149,312.419	149,322.551	148,849.074	149,007.040	163,439.102
60% LAR - 40% CIR	20%	156,332.736	156,366.967	142,347.952	142,358.084	141,884.607	142,042.573	156,525.625
60% LAR - 40% CIR	25%	149,368.259	149,402.490	135,383.485	135,393.617	134,920.140	135,078.106	149,612.148
60% LAR - 40% CIR	30%	142,403.782	142,438.013	128,418.018	128,428.150	127,954.673	128,112.639	142,700.701
60% LAR - 40% CIR	35%	135,439.305	135,473.536	121,453.543	121,463.675	120,990.198	121,148.164	135,588.224
60% LAR - 40% CIR	40%	128,474.828	128,509.059	114,489.074	114,499.206	114,025.729	114,183.695	128,675.746
60% LAR - 40% CIR	45%	121,510.351	121,544.582	107,524.607	107,534.739	107,061.262	107,219.228	121,602.269
60% LAR - 40% CIR	50%	114,545.874	114,580.105	100,560.132	100,570.264	100,096.787	100,254.753	114,657.791

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	138,188.941	138,226.55	131,241.097	131,251.23	130,777.944	130,935.91	138,325.925
60% LAR - 40% CIR	5%	138,188.941	138,226.55	131,241.097	131,251.23	130,777.944	130,935.91	138,325.925
60% LAR - 40% CIR	10%	131,224.664	131,258.895	124,309.639	124,319.771	123,846.666	124,004.632	131,307.274
60% LAR - 40% CIR	15%	124,342.227	124,376.458	117,421.802	117,431.934	116,958.869	117,116.835	124,424.839
60% LAR - 40% CIR	20%	117,459.790	117,494.021	110,538.366	110,548.498	110,075.423	110,233.389	117,542.402
60% LAR - 40% CIR	25%	110,577.353	110,611.584	103,654.931	103,665.063	103,192.088	103,350.054	110,660.017
60% LAR - 40% CIR	30%	103,694.916	103,729.147	96,772.496	96,782.628	96,309.653	96,467.619	103,777.580
60% LAR - 40% CIR	35%	96,812.479	96,846.710	89,889.051	89,899.183	89,426.208	89,584.174	96,895.143
60% LAR - 40% CIR	40%	89,930.042	89,964.273	83,005.602	83,015.734	82,542.759	82,700.725	89,912.708
60% LAR - 40% CIR	45%	83,047.605	83,081.836	76,123.153	76,133.285	75,660.308	75,818.274	83,030.271
60% LAR - 40% CIR	50%	76,165.168	76,199.399	69,240.704	69,250.836	68,787.861	68,945.827	76,157.834

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%	186,242.592	186,284.053	172,241.880	172,251.912	171,777.944	171,935.91	186,425.925
60% LAR - 40% CIR	5%	186,242.592	186,284.053	172,241.880	172,251.912	171,777.944	171,935.91	186,425.925
60% LAR - 40% CIR	10%	179,278.115	179,312.346	165,277.413	165,287.445	164,813.541	164,971.507	179,362.539
60% LAR - 40% CIR	15%	172,313.638	172,347.869	158,312.946	158,322.978	157,849.074	158,007.040	172,400.102
60% LAR - 40% CIR	20%	165,349.161	165,383.392	151,348.479	151,358.511	150,884.607	151,042.573	165,430.625
60% LAR - 40% CIR	25%	158,384.684	158,418.915	144,384.018	144,394.050	143,920.140	144,078.106	158,468.148
60% LAR - 40% CIR	30%	151,420.207	151,454.438	137,419.543	137,429.575	136,955.673	137,113.639	151,506.701
60% LAR - 40% CIR	35%	144,455.730	144,490.961	130,455.068	130,465.100	130,000.198	130,158.164	144,593.224
60% LAR - 40% CIR	40%	137,491.253	137,525.484	123,490.593	123,500.625	123,026.729	123,184.695	137,579.746
60% LAR - 40% CIR	45%	130,526.776	130,561.007	116,526.118	116,536.150	116,062.262	116,220.228	130,607.269
60% LAR - 40% CIR	50%	123,562.299	123,596.530	109,561.643	109,571.675	109,100.787	109,258.753	123,642.791



LB Camden  
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone A - Medium Central Zone											
No Units Site Area		Sales value inflation Build cost inflation		Growth Growth											
200 0.23 Ha				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 & 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	
0% LAR - 40% CIR		0% 1158,305,148		0% 1,124,730,897		0% 1,122,762,712		0% 1,122,279,587		0% 1,122,113,025		0% 1,119,315,652		0% 1,117,725,457	
0% LAR - 40% CIR		5% 1,128,436,693		5% 1,116,654,079		5% 1,114,686,696		5% 1,114,510,740		5% 1,114,045,853		5% 1,111,256,530		5% 1,109,706,908	
0% LAR - 40% CIR		10% 1,119,853,303		10% 1,108,556,728		10% 1,106,600,819		10% 1,106,420,418		10% 1,105,957,134		10% 1,103,168,588		10% 1,101,632,483	
0% LAR - 40% CIR		15% 1,111,280,354		15% 1,100,245,343		15% 1,098,493,768		15% 1,098,308,884		15% 1,097,847,022		15% 1,095,058,255		15% 1,093,535,384	
0% LAR - 40% CIR		20% 1,102,688,019		1,092,300,452		1,090,380,725		1,090,195,425		1,089,733,746		1,088,938,804		1,088,379,772	
0% LAR - 40% CIR		25% 1,094,075,277		1,084,141,886		1,082,268,876		1,082,083,535		1,081,621,852		1,080,832,314		1,080,273,971	
0% LAR - 40% CIR		30% 1,085,442,961		1,075,353,600		1,073,970,210		1,073,792,027		1,073,510,419		1,072,721,547		1,072,162,821	
0% LAR - 40% CIR		35% 1,076,791,067		1,067,115,319		1,065,728,614		1,065,572,715		1,065,107,965		1,064,318,467		1,063,770,302	
0% LAR - 40% CIR		40% 1,068,119,462		1,059,407,051		1,057,763,366		1,057,617,785		1,057,310,785		1,056,521,834		1,055,972,548	
0% LAR - 40% CIR		45% 1,059,428,628		1,051,178,576		1,049,227,852		1,049,042,426		1,048,578,986		1,047,789,346		1,047,239,546	
0% LAR - 40% CIR		50% 1,050,683,468		1,042,861,275		1,040,820,221		1,040,746,826		1,040,383,842		1,039,474,771		1,038,925,156	
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		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
0% LAR - 40% CIR		0% 1,159,039,434		0% 1,146,780,867		0% 1,144,869,272		0% 1,144,879,872		0% 1,144,213,311		0% 1,141,413,942		0% 1,139,859,721	
0% LAR - 40% CIR		5% 1,150,500,576		1,140,629,774		1,138,724,365		1,138,734,965		1,138,069,719		1,135,269,350		1,133,715,129	
0% LAR - 40% CIR		10% 1,141,961,718		1,132,535,183		1,130,629,774		1,130,640,374		1,129,975,213		1,127,174,844		1,125,620,623	
0% LAR - 40% CIR		15% 1,133,422,860		1,124,440,592		1,122,535,183		1,122,545,783		1,121,880,222		1,119,079,853		1,117,525,632	
0% LAR - 40% CIR		20% 1,124,884,002		1,115,440,592		1,113,535,183		1,113,545,783		1,112,880,222		1,110,079,853		1,108,525,632	
0% LAR - 40% CIR		25% 1,116,345,144		1,106,901,408		1,105,000,800		1,105,010,400		1,104,345,839		1,101,545,470		1,100,000,249	
0% LAR - 40% CIR		30% 1,107,806,286		1,097,461,816		1,095,561,208		1,095,571,808		1,094,907,247		1,092,106,878		1,090,562,657	
0% LAR - 40% CIR		35% 1,099,267,428		1,089,023,224		1,087,122,616		1,087,132,216		1,086,467,655		1,083,667,286		1,082,123,065	
0% LAR - 40% CIR		40% 1,090,728,570		1,080,484,032		1,078,583,424		1,078,594,024		1,077,929,463		1,075,129,094		1,073,584,873	
0% LAR - 40% CIR		45% 1,082,189,712		1,072,000,440		1,070,100,832		1,070,111,432		1,069,446,871		1,066,646,502		1,065,102,281	
0% LAR - 40% CIR		50% 1,073,650,854		1,063,461,260		1,061,561,652		1,061,572,252		1,060,907,691		1,058,107,322		1,056,563,101	
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		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
0% LAR - 40% CIR		0% 1,159,039,434		0% 1,146,780,867		0% 1,144,869,272		0% 1,144,879,872		0% 1,144,213,311		0% 1,141,413,942		0% 1,139,859,721	
0% LAR - 40% CIR		5% 1,150,500,576		1,140,629,774		1,138,724,365		1,138,734,965		1,138,069,719		1,135,269,350		1,133,715,129	
0% LAR - 40% CIR		10% 1,141,961,718		1,132,535,183		1,130,629,774		1,130,640,374		1,129,975,213		1,127,174,844		1,125,620,623	
0% LAR - 40% CIR		15% 1,133,422,860		1,124,440,592		1,122,535,183		1,122,545,783		1,121,880,222		1,119,079,853		1,117,525,632	
0% LAR - 40% CIR		20% 1,124,884,002		1,115,440,592		1,113,535,183		1,113,545,783		1,112,880,222		1,110,079,853		1,108,525,632	
0% LAR - 40% CIR		25% 1,116,345,144		1,106,901,408		1,105,000,800		1,105,010,400		1,104,345,839		1,101,545,470		1,100,000,249	
0% LAR - 40% CIR		30% 1,107,806,286		1,097,461,816		1,095,561,208		1,095,571,808		1,094,907,247		1,092,106,878		1,090,562,657	
0% LAR - 40% CIR		35% 1,099,267,428		1,089,023,224		1,087,122,616		1,087,132,216		1,086,467,655		1,083,667,286		1,082,123,065	
0% LAR - 40% CIR		40% 1,090,728,570		1,080,484,032		1,078,583,424		1,078,594,024		1,077,929,463		1,075,129,094		1,073,584,873	
0% LAR - 40% CIR		45% 1,082,189,712		1,072,000,440		1,070,100,832		1,070,111,432		1,069,446,871		1,066,646,502		1,065,102,281	
0% LAR - 40% CIR		50% 1,073,650,854		1,063,461,260		1,061,561,652		1,061,572,252		1,060,907,691		1,058,107,322		1,056,563,101	
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space								£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		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
0% LAR - 40% CIR		0% 1,159,039,434		0% 1,146,780,867		0% 1,144,869,272		0% 1,144,879,872		0% 1,144,213,311		0% 1,141,413,942		0% 1,139,859,721	
0% LAR - 40% CIR		5% 1,150,500,576		1,140,629,774		1,138,724,365		1,138,734,965		1,138,069,719		1,135,269,350		1,133,715,129	
0% LAR - 40% CIR		10% 1,141,961,718		1,132,535,183		1,130,629,774		1,130,640,374		1,129,975,213		1,127,174,844		1,125,620,623	
0% LAR - 40% CIR		15% 1,133,422,860		1,124,440,592		1,122,535,183		1,122,545,783		1,121,880,222		1,119,079,853		1,117,525,632	
0% LAR - 40% CIR		20% 1,124,884,002		1,115,440,592		1,113,535,183		1,113,545,783		1,112,880,222		1,110,079,853		1,108,525,632	
0% LAR - 40% CIR		25% 1,116,345,144		1,106,901,408		1,105,000,800		1,105,010,400		1,104,345,839		1,101,545,470		1,100,000,249	
0% LAR - 40% CIR		30% 1,107,806,286		1,097,461,816		1,095,561,208		1,095,571,808		1,094,907,247		1,092,106,878		1,090,562,657	
0% LAR - 40% CIR		35% 1,099,267,428		1,089,023,224		1,087,122,616		1,087,132,216		1,086,467,655		1,083,667,286		1,082,123,065	
0% LAR - 40% CIR		40% 1,090,728,570		1,080,484,032		1,078,583,424		1,078,594,024		1,077,929,463		1,075,129,094		1,073,584,873	
0% LAR - 40% CIR		45% 1,082,189,712		1,072,000,440		1,070,100,832		1,070,111,432		1,069,446,871		1,066,646,502		1,065,102,281	
0% LAR - 40% CIR		50% 1,073,650,854		1,063,461,260		1,061,561,652		1,061,572,252		1,060,907,691		1,058,107,322		1,056,563,101	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access 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			



LB Camden  
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone A - Higher Central Zone															
No Units Site Area		200 0.29 Ha		Sales value Inflation Build cost inflation Tenure		Growth LAR, CIR													
Residual land values:																			
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 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%	£136,113.75		£142,817.05		£140,853.58		£140,965.22		£139,989.02		£137,255.25		£135,645.08		£134,000.00			
0% LAR - 40% CIR	5%	£145,875.12		£153,545.38		£151,589.01		£151,503.04		£151,028.16		£148,248.83		£146,560.21		£144,871.59			
0% LAR - 40% CIR	10%	£156,213.49		£164,054.70		£159,703.35		£159,518.46		£158,025.51		£154,192.09		£151,775.46		£149,358.83			
0% LAR - 40% CIR	15%	£167,258.85		£175,642.43		£173,697.41		£173,512.53		£171,926.66		£167,078.89		£163,739.02		£160,399.15			
0% LAR - 40% CIR	20%	£179,008.90		£188,008.78		£184,070.03		£184,485.75		£182,005.05		£176,205.11		£171,835.11		£167,465.11			
0% LAR - 40% CIR	25%	£192,468.24		£201,556.86		£195,621.85		£195,438.02		£192,978.43		£186,220.88		£180,688.91		£175,150.94			
0% LAR - 40% CIR	30%	£206,637.67		£216,483.50		£208,553.05		£208,590.81		£204,919.99		£197,052.87		£190,552.87		£183,602.87			
0% LAR - 40% CIR	35%	£221,526.30		£232,866.30		£222,463.81		£222,279.33		£217,814.58		£208,476.08		£200,476.91		£192,476.91			
0% LAR - 40% CIR	40%	£237,182.32		£250,653.16		£238,309.30		£238,123.89		£232,659.86		£221,925.06		£212,328.94		£202,730.82			
0% LAR - 40% CIR	45%	£253,547.24		£269,827.54		£256,533.40		£256,544.56		£249,444.56		£237,355.84		£225,155.14		£212,967.72			
0% LAR - 40% CIR	50%	£270,664.89		£291,486.36		£278,637.11		£278,751.91		£269,288.93		£255,811.01		£242,967.72		£229,724.47			
												£97,649,000							



LB Camden  
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone A - Zone 1 and Eastern Central Zone	
No Units	575	Sales value inflation		Growth	
Site Area	2.88 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		LAR, C/R	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & 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 & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access 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, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S10	



LB Camden  
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone A - Kings Cross Lower				
No Units	575	Sales value inflation		Growth				
Site Area	2.88 Ha	Build cost inflation		LAR - CBR				
Residual land values:								
Tenure	%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% CR	5%	£232,847,208	£202,664,077	£198,013,890	£187,274,965	£186,277,727	£189,864,431	£198,172,256
60% LAR - 40% CR	5%	£217,260,739	£188,199,162	£183,567,481	£181,727,599	£182,024,889	£175,408,940	£173,723,407
60% LAR - 40% CR	10%	£201,624,583	£173,684,157	£169,028,075	£168,588,635	£167,480,033	£160,898,419	£157,298,412
60% LAR - 40% CR	15%	£185,939,222	£159,075,836	£154,435,494	£153,997,544	£152,902,667	£146,333,407	£142,883,819
60% LAR - 40% CR	20%	£170,205,143	£144,477,390	£139,791,390	£139,354,799	£138,263,318	£131,714,439	£128,075,172
60% LAR - 40% CR	25%	£154,422,828	£129,709,320	£125,098,277	£124,660,914	£123,572,504	£117,042,051	£113,414,021
60% LAR - 40% CR	30%	£138,592,763	£114,952,124	£110,360,657	£109,923,402	£108,834,992	£102,316,781	£98,693,914
60% LAR - 40% CR	35%	£122,715,432	£100,149,299	£95,555,071	£95,121,778	£94,038,547	£87,513,532	£83,887,466
60% LAR - 40% CR	40%	£106,189,715	£85,262,345	£80,667,018	£80,234,845	£79,152,659	£72,627,645	£69,003,593
60% LAR - 40% CR	45%	£90,736,510	£70,306,309	£65,715,795	£65,283,849	£64,200,982	£57,675,782	£54,051,983
60% LAR - 40% CR	50%	£74,680,084	£55,310,863	£50,697,650	£50,262,306	£49,179,946	£42,655,029	£39,042,720

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

Tenable		%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 & 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	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 & 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
60% LAR, 60% GCR	0%	£37,893,697	£18,926,786	£82,770,015	£83,189,915	£84,963,148	£89,479,444	£89,479,444	£89,479,444
60% LAR, 60% GCR	10%	£38,060,340	£19,030,170	£83,170,800	£83,590,700	£85,372,936	£89,894,236	£89,894,236	£89,894,236
60% LAR, 60% GCR	10%	£118,216,292	£11,710,800	£11,710,800	£11,710,800	£11,710,800	£11,710,800	£11,710,800	£11,710,800
60% LAR, 60% GCR	10%	£84,851,871	£10,965,291	£126,325,381	£126,325,381	£127,439,531	£128,457,486	£128,457,486	£128,457,486
60% LAR, 60% GCR	10%	£108,119,526	£10,965,291	£108,119,526	£108,119,526	£108,119,526	£108,119,526	£108,119,526	£108,119,526
60% LAR, 60% GCR	20%	£138,318,047	£10,917,583	£149,235,630	£149,235,630	£150,349,780	£151,463,930	£151,463,930	£151,463,930
60% LAR, 60% GCR	20%	£145,148,112	£10,917,583	£110,390,824	£110,390,824	£111,491,974	£112,593,124	£112,593,124	£112,593,124
60% LAR, 60% GCR	35%	£138,023,443	£11,894,342	£118,183,894	£118,183,894	£119,218,047	£120,252,200	£120,252,200	£120,252,200
60% LAR, 60% GCR	40%	£138,023,443	£11,894,342	£118,183,894	£118,183,894	£119,218,047	£120,252,200	£120,252,200	£120,252,200
60% LAR, 60% GCR	45%	£138,023,443	£12,404,368	£120,580,000	£120,580,000	£121,640,153	£122,690,306	£122,690,306	£122,690,306
60% LAR, 60% GCR	50%	£138,023,443	£12,404,368	£120,580,000	£120,580,000	£121,640,153	£122,690,306	£122,690,306	£122,690,306



LB Camden  
Local Plan Viability Testing 2025

Res 16 - 575 Flats		Value Area		Zone A - Kings Cross Higher													
No Units Site Area		Sales value inflation Build cost inflation		Growth Growth													
2.88 Ha		2.88 Ha		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, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt 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%		£270,456,650		£239,535,167		£234,884,950		£234,448,055		£233,348,817		£228,765,391		£223,107,831	
60% LAR - 40% CR		5%		£252,459,448		£223,227,118		£218,595,617		£218,158,383		£217,060,480		£212,508,117		£208,865,232	
60% LAR - 40% CR		10%		£235,547,803		£208,868,802		£202,254,002		£201,818,457		£200,729,595		£194,196,423		£190,565,883	
60% LAR - 40% CR		15%		£217,788,631		£190,460,114		£185,860,914		£185,428,847		£184,341,677		£177,828,224		£174,178,637	
60% LAR - 40% CR		20%		£200,181,338		£174,001,747		£169,416,761		£168,984,080		£167,892,238		£161,358,620		£157,718,353	
60% LAR - 40% CR		25%		£182,525,512		£157,494,195		£152,889,822		£152,450,459		£151,362,050		£144,831,597		£141,203,567	
60% LAR - 40% CR		30%		£164,821,034		£140,889,033		£136,853,735		£136,418,311		£135,329,690		£128,793,311		£124,644,823	
60% LAR - 40% CR		35%		£147,071,091		£124,230,573		£119,639,343		£119,206,051		£118,122,820		£111,623,438		£108,012,869	
60% LAR - 40% CR		40%		£129,270,466		£107,523,963		£102,942,358		£102,500,182		£101,416,974		£94,841,375		£91,237,653	
60% LAR - 40% CR		45%		£111,429,544		£90,769,762		£86,194,972		£85,763,246		£84,683,931		£78,169,230		£74,533,341	
60% LAR - 40% CR		50%		£93,507,500		£73,960,961		£69,347,148		£68,911,804		£67,823,444		£61,293,285		£57,665,418	
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															
60% LAR - 40% CR		0%		£27,911,557		£27,911,557		£27,911,557		£27,911,557		£27,911,557		£27,911,557		£27,911,557	
60% LAR - 40% CR		5%		£26,911,557		£26,911,557		£26,911,557		£26,911,557		£26,911,557		£26,911,557		£26,911,557	
60% LAR - 40% CR		10%		£25,911,557		£25,911,557		£25,911,557		£25,911,557		£25,911,557		£25,911,557		£25,911,557	
60% LAR - 40% CR		15%		£24,911,557		£24,911,557		£24,911,557		£24,911,557		£24,911,557		£24,911,557		£24,911,557	
60% LAR - 40% CR		20%		£23,911,557		£23,911,557		£23,911,557		£23,911,557		£23,911,557		£23,911,557		£23,911,557	
60% LAR - 40% CR		25%		£22,911,557		£22,911,557		£22,911,557		£22,911,557		£22,911,557		£22,911,557		£22,911,557	
60% LAR - 40% CR		30%		£21,911,557		£21,911,557		£21,911,557		£21,911,557		£21,911,557		£21,911,557		£21,911,557	
60% LAR - 40% CR		35%		£20,911,557		£20,911,557		£20,911,557		£20,911,557		£20,911,557		£20,911,557		£20,911,557	
60% LAR - 40% CR		40%		£19,911,557		£19,911,557		£19,911,557		£19,911,557		£19,911,557		£19,911,557		£19,911,557	
60% LAR - 40% CR		45%		£18,911,557		£18,911,557		£18,911,557		£18,911,557		£18,911,557		£18,911,557		£18,911,557	
60% LAR - 40% CR		50%		£17,911,557		£17,911,557		£17,911,557		£17,911,557		£17,911,557		£17,911,557		£17,911,557	
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															
60% LAR - 40% CR		0%		£105,848,800		£75,125,417		£70,475,200		£70,036,305		£68,939,067		£62,355,841		£58,898,181	
60% LAR - 40% CR		5%		£88,420,088		£59,817,588		£54,748,613		£54,308,613		£53,211,375		£46,628,149		£43,170,489	
60% LAR - 40% CR		10%		£70,988,063		£42,459,052		£37,844,252		£37,408,707		£36,311,469		£29,726,243		£26,268,583	
60% LAR - 40% CR		15%		£53,579,181		£26,050,364		£21,451,164		£21,015,620		£19,918,382		£13,333,156		£9,875,496	
60% LAR - 40% CR		20%		£36,171,969		£9,641,597		£5,042,011		£4,606,467		£3,509,229		£-1,076,003		£-2,523,743	
60% LAR - 40% CR		25%		£18,715,782		£-8,915,365		£-13,513,608		£-13,078,064		£-11,980,826		£-18,595,599		£-20,042,339	
60% LAR - 40% CR		30%		£1,278,894		£-14,719,177		£-19,484,133		£-19,048,589		£-17,951,351		£-24,566,125		£-26,011,865	
60% LAR - 40% CR		35%		£-11,738,894		£-24,719,177		£-29,470,407		£-29,034,863		£-27,937,625		£-34,508,149		£-35,953,889	
60% LAR - 40% CR		40%		£-21,694,200		£-34,679,177		£-39,430,813		£-38,995,269		£-37,898,031		£-44,439,173		£-45,884,913	
60% LAR - 40% CR		45%		£-31,649,506		£-44,639,177		£-49,386,119		£-48,950,575		£-47,853,337		£-54,390,207		£-55,835,947	
60% LAR - 40% CR		50%		£-41,604,812		£-54,594,177		£-59,341,425		£-58,905,881		£-57,808,643		£-64,341,241		£-65,786,987	
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space								£49,425,000									
				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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt 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%		£154,949,200		£125,327,087		£118,877,456		£118,438,535		£117,341,317		£110,587,891		£106,900,431	
60% LAR - 40% CR		5%		£136,822,348		£107,018,818		£102,388,017		£101,949,096		£100,851,878		£94,100,452		£90,412,992	
60% LAR - 40% CR		10%		£118,700,303		£88,901,302		£84,269,501		£83,830,580		£82,733,362		£76,000,936		£72,313,476	
60% LAR - 40% CR		15%		£100,578,258		£70,783,247		£66,151,406		£65,712,485		£64,615,267		£57,882,841		£54,195,381	
60% LAR - 40% CR		20%		£82,456,213		£52,658,192		£48,026,351		£47,587,430		£46,490,212		£39,757,786		£36,070,326	
60% LAR - 40% CR		25%		£64,334,168		£34,537,137		£29,905,296		£29,466,375		£28,369,157		£21,636,731		£17,949,271	
60% LAR - 40% CR		30%		£46,212,123		£16,415,092		£11,783,251		£11,344,330		£10,247,112		£3,514,686		£-1,172,854	
60% LAR - 40% CR		35%		£28,090,078		£-4,693,043		£-10,080,075		£-9,650,511		£-8,553,293		£-15,380,242		£-16,825,982	
60% LAR - 40% CR		40%		£9,968,033		£-22,815,098		£-28,180,857		£-27,741,936		£-26,644,718		£-33,412,292		£-34,858,032	
60% LAR - 40% CR		45%		£-9,056,012		£-32,871,143		£-38,246,902		£-37,807,981		£-36,710,763		£-43,483,336		£-44,929,076	
60% LAR - 40% CR		50%		£-19,011,318		£-42,926,188		£-48,302,146		£-47,863,225		£-46,766,007		£-53,531,581		£-54,977,321	
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															
60% LAR - 40% CR		0%		£47,128,875		£18,207,292		£17,857,075		£17,812,189		£17,767,303		£16,537,316		£16,187,430	
60% LAR - 40% CR		5%		£46,128,875		£17,207,292		£16,857,075		£16,812,189		£16,767,303		£15,537,316		£15,187,430	
60% LAR - 40% CR		10%		£45,128,875		£16,207,292		£15,857,075		£15,812,189		£15,767,303		£14,537,316		£14,187,430	
60% LAR - 40% CR		15%		£44,128,875		£15,207,292		£14,857,075		£14,812,189		£14,767,303		£13,537,316		£13,187,430	
60% LAR - 40% CR		20%		£43,128,875		£14,207,292		£13,857,075		£13,812,189		£13,767,303		£12,537,316		£12,187,430	
60% LAR - 40% CR		25%		£42,128,875		£13,207,292		£12,857,075		£12,812,189		£12,767,303		£11,537,316		£11,187,430	
60% LAR - 40% CR		30%		£41,128,875		£12,207,292		£11,857,075		£11,812,189		£11,767,303		£10,537,316		£10,187,430	
60% LAR - 40% CR		35%		£40,128,875		£11,207,292		£10,857,075		£10,812,189		£10,767,303		£9,537,316		£9,187,430	
60% LAR - 40% CR		40%		£39,128,875		£10,207,292		£9,857,075		£9,812,189		£9,767,303		£8,537,316		£8,187,430	
60% LAR - 40% CR		45%		£38,128,875		£9,207,292		£8,857,075		£8,812,189		£8,767,303		£7,537,316		£7,187,430	
60% LAR - 40% CR		50%		£37,128,875		£8,207,292		£7,857,075		£7,812,189		£7,767,303		£6,537,316		£6,187,430	



LB Camden  
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone A - Lower Central Zone	
No Units	575	Sales value inflation		Growth	
Site Area	2.88 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		LAR - CR	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 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	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & 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, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
60% LAR - 40% CR	5%	£307,604,670	£276,406,257	£271,756,040	£270,219,907
60% LAR - 40% CR	5%	£286,110,562	£258,254,653	£253,623,050	£252,093,014
60% LAR - 40% CR	10%	£268,967,166	£240,052,783	£235,437,983	£233,913,576
60% LAR - 40% CR	15%	£249,674,962	£221,800,541	£217,201,341	£215,682,103
60% LAR - 40% CR	20%	£230,134,432	£203,498,619	£198,913,034	£197,399,110
60% LAR - 40% CR	25%	£210,628,196	£185,147,512	£180,570,369	£179,065,108
60% LAR - 40% CR	30%	£191,051,108	£166,747,716	£162,170,055	£161,743,600
60% LAR - 40% CR	35%	£171,426,751	£148,299,722	£143,723,616	£142,207,093
60% LAR - 40% CR	40%	£151,755,014	£129,755,619	£125,178,214	£124,750,827
60% LAR - 40% CR	45%	£132,038,180	£111,148,762	£106,573,972	£105,062,530
60% LAR - 40% CR	50%	£112,274,934	£92,494,772	£87,920,221	£86,417,269
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	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & 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, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
60% LAR - 40% CR	5%	£7,559,637	£22,486,022	£27,117,823	£27,554,979
60% LAR - 40% CR	5%	£11,773,769	£30,638,292	£34,303,893	£34,738,430
60% LAR - 40% CR	10%	£31,365,843	£77,242,258	£89,140,024	£90,049,024
60% LAR - 40% CR	15%	£50,899,443	£127,242,258	£147,827,247	£148,299,892
60% LAR - 40% CR	20%	£68,641,355	£167,112,929	£196,165,046	£196,367,196
60% LAR - 40% CR	25%	£89,093,769	£211,911,193	£248,133,826	£248,384,236
60% LAR - 40% CR	30%	£119,314,241	£261,144,241	£307,144,113	£307,394,523
60% LAR - 40% CR	35%	£148,686,341	£316,985,253	£371,985,601	£372,236,011
60% LAR - 40% CR	40%	£148,702,895	£319,592,113	£374,168,003	£374,388,829
60% LAR - 40% CR	50%	£108,465,441	£218,266,103	£262,814,694	£263,045,763
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	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & 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, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
60% LAR - 40% CR	5%	£123,900,812	£93,845,103	£88,213,302	£89,735,148
60% LAR - 40% CR	5%	£153,990,812	£75,643,033	£71,029,233	£70,592,888
60% LAR - 40% CR	10%	£104,557,416	£57,380,791	£52,791,591	£52,357,523
60% LAR - 40% CR	15%	£85,565,212	£39,088,969	£34,501,884	£34,071,185
60% LAR - 40% CR	20%	£65,524,662	£20,737,762	£18,165,619	£17,734,115
60% LAR - 40% CR	25%	£46,218,446	£2,337,666	£1,000,000	£1,000,000
60% LAR - 40% CR	30%	£26,641,355	£19,110,928	£20,899,134	£21,119,427
60% LAR - 40% CR	35%	£7,617,001	£19,110,928	£20,899,134	£21,119,427
60% LAR - 40% CR	40%	£119,314,241	£261,144,241	£307,144,113	£307,394,523
60% LAR - 40% CR	45%	£148,686,341	£316,985,253	£371,985,601	£372,236,011
60% LAR - 40% CR	50%	£148,702,895	£319,592,113	£374,168,003	£374,388,829
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space		£48,425,000			
		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	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & 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, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
60% LAR - 40% CR	5%	£191,269,176	£106,198,797	£105,548,548	£105,109,644
60% LAR - 40% CR	5%	£172,103,062	£142,047,353	£137,410,552	£138,978,368
60% LAR - 40% CR	10%	£152,799,669	£123,645,263	£119,204,493	£119,784,038
60% LAR - 40% CR	15%	£133,367,462	£105,593,041	£100,993,841	£100,599,773
60% LAR - 40% CR	20%	£113,928,532	£87,291,119	£82,706,134	£82,273,412
60% LAR - 40% CR	25%	£94,490,866	£68,940,866	£64,356,866	£63,923,866
60% LAR - 40% CR	30%	£74,843,006	£50,540,216	£46,957,555	£46,548,140
60% LAR - 40% CR	35%	£55,419,251	£32,092,222	£27,516,116	£27,090,823
60% LAR - 40% CR	40%	£35,548,114	£13,548,119	£9,965,774	£9,533,327
60% LAR - 40% CR	45%	£15,833,690	£3,833,690	£2,833,690	£2,833,690
60% LAR - 40% CR	50%	£15,833,690	£3,833,690	£2,833,690	£2,833,690
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	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & 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, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
60% LAR - 40% CR	5%	£246,718,795	£217,178,392	£212,526,189	£212,093,189
60% LAR - 40% CR	5%	£229,282,697	£199,028,978	£194,365,177	£193,932,023
60% LAR - 40% CR	10%	£209,789,291	£180,624,908	£176,210,108	£175,774,963
60% LAR - 40% CR	15%	£190,147,897	£162,372,696	£157,974,496	£157,539,396
60% LAR - 40% CR	20%	£170,506,527	£144,270,744	£139,869,750	£139,434,650
60% LAR - 40% CR	25%	£151,000,321	£125,819,037	£121,418,037	£121,000,937
60% LAR - 40% CR	30%	£131,523,231	£107,519,841	£103,118,841	£102,699,741
60% LAR - 40% CR	35%	£112,188,076	£88,405,721	£84,005,721	£83,586,721
60% LAR - 40% CR	40%	£92,817,139	£70,527,744	£66,127,744	£65,708,744
60% LAR - 40% CR	45%	£72,815,305	£51,920,887	£47,520,887	£47,101,887
60% LAR - 40% CR	50%	£53,047,059	£33,266,897	£28,866,897	£28,447,897
Residual Land values compared to benchmark land values Base Industrial/Storage/Distribution		£20,601,000			
		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	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & 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, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
60% LAR - 40% CR	5%	£191,269,176	£106,198,797	£105,548,548	£105,109,644
60% LAR - 40% CR	5%	£172,103,062	£142,047,353	£137,410,552	£138,978,368
60% LAR - 40% CR	10%	£152,799,669	£123,645,263	£119,204,493	£119,784,038
60% LAR - 40% CR	15%	£133,367,462	£105,593,041	£100,993,841	£100,599,773
60% LAR - 40% CR	20%	£113,928,532	£87,291,119	£82,706,134	£82,273,412
60% LAR - 40% CR	25%	£94,490,866	£68,940,866	£64,356,866	£63,923,866
60% LAR - 40% CR	30%	£74,843,006	£50,540,216	£46,957,555	£46,548,140
60% LAR - 40% CR	35%	£55,419,251	£32,092,222	£27,516,116	£27,090,823
60% LAR - 40% CR	40%	£35,548,114	£13,548,119	£9,965,774	£9,533,327
60% LAR - 40% CR	45%	£15,833,690	£3,833,690	£2,833,690	£2,833,690
60% LAR - 40% CR	50%	£15,833,690	£3,833,690	£2,833,690	£2,833,690
Residual Land values compared to benchmark land values Base Industrial/Storage/Distribution		£20,601,000			
		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	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & 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, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
60% LAR - 40% CR	5%	£191,269,176	£106,198,797	£105,548,548	£105,109,644
60% LAR - 40% CR	5%	£172,103,062	£142,047,353	£137,410,552	£138,978,368
60% LAR - 40% CR	10%	£152,799,669	£123,645,263	£119,204,493	£119,784,038
60% LAR - 40% CR	15%	£133,367,462	£105,593,041	£100,993,841	£100,599,773
60% LAR - 40% CR	20%	£113,928,532	£87,291,119	£82,706,134	£82,273,412
60% LAR - 40% CR	25%	£94,490,866	£68,940,866	£64,356,866	£63,923,866
60% LAR - 40% CR	30%	£74,843,006	£50,540,216	£46,957,555	£46,548,140
60% LAR - 40% CR	35%	£55,419,251	£32,092,222	£27,516,116	£27,090,823
60% LAR - 40% CR	40%	£35,548,114	£13,548,119	£9,965,774	£9,533,327
60% LAR - 40% CR	45%	£15,833,690	£3,833,690	£2,833,690	£2,833,690
60% LAR - 40% CR	50%	£15,833,690	£3,833,690	£2,833,690	£2,833,690
Residual Land values compared to benchmark land values Base Industrial/Storage/Distribution		£20,601,000			
		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	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & 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, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
60% LAR - 40% CR	5%	£191,269,176	£106,198,797	£105,548,548	£105,109,644
60% LAR - 40% CR	5%	£172,103,062	£142,047,353	£137,410,552	£138,978,368
60% LAR - 40% CR	10%	£152,799,669	£123,645,263	£119,204,493	£119,784,038
60% LAR - 40% CR	15%	£133,367,462	£105,593,041	£100,993,841	£100,599,773
60% LAR - 40% CR	20%	£113,928,532	£87,291,119	£82,706,134	£82,273,412
60% LAR - 40% CR	25%	£94,490,866	£68,940,866	£64,356,866	£63,923,866
60% LAR - 40% CR	30%	£74,843,006	£50,540,216	£46,957,555	£46,548,140
60% LAR - 40% CR	35%	£55,419,251	£32,092,222	£27,516,116	£27,090,823
60% LAR - 40% CR	40%	£35,548,114	£13,548,119	£9,965,774	£9,533,327
60% LAR - 40% CR	45%	£15,833,690	£3,833,690	£2,833,690	£2,833,690
60% LAR - 40% CR	50%	£15,833,690	£3,833,690	£2,833,690	£2,833,690
Residual Land values compared to benchmark land values Base Industrial/Storage/Distribution		£20,601,000			
		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	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & 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, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
60% LAR - 40% CR	5%	£191,269,176	£106,198,797	£105,548,548	£105,109,644
60% LAR - 40% CR	5%	£172,103,062	£142,047,353	£137,410,552	£138,978,368
60% LAR - 40% CR	10%	£152,799,669	£123,645,263	£119,204,493	£119,784,038
60% LAR - 40% CR	15%	£133,367,462	£105,593,041	£100,993,841	£100,599,773
60% LAR - 40% CR	20%	£113,928,532	£87,291,119	£82,706,134	£82,273,412
60% LAR - 40% CR	25%	£94,490,866	£68,940,866	£64,356,866	£63,923,866
60% LAR - 40% CR	30%	£74,843,006	£50,540,216	£46,957,555	£46,548,140
60% LAR - 40% CR	35%	£55,419,251	£32,092,222	£27,516,116	£27,090,823
60% LAR - 40% CR	40%				



LB Camden  
Local Plan Viability Testing 2025

Resi 16 - 575 Flats			Value Area	Zone A - Medium Central Zone				
No Units	575		Sales value inflation				Growth	
Site Area	2.88 Ha		Build cost inflation				Growth	
Residual land values:			Tenure				LAR - CBR	
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CBR	0%	£994,750,493	£362,335,152	£357,722,304	£367,287,034	£356,198,635	£349,669,241	£348,011,564
00% LAR - 40% CBR	5%	£171,598,895	£138,921,938	£133,521,448	£144,869,816	£133,800,736	£127,298,429	£124,624,684
00% LAR - 40% CBR	10%	£347,598,518	£317,458,467	£312,867,272	£321,431,727	£311,342,865	£304,809,693	£301,185,153
00% LAR - 40% CBR	15%	£523,648,734	£494,528,202	£490,320,002	£498,894,594	£488,809,766	£482,296,749	£477,681,517
00% LAR - 40% CBR	20%	£699,850,323	£672,324,653	£667,739,688	£676,306,847	£666,226,144	£659,743,327	£654,128,317
00% LAR - 40% CBR	25%	£876,005,265	£848,671,920	£844,099,777	£854,688,273	£843,589,514	£837,116,959	£832,521,098
00% LAR - 40% CBR	30%	£1,052,121,242	£1,024,970,498	£1,020,397,835	£1,031,979,421	£1,021,447,178	£1,014,969,366	£1,010,380,366
00% LAR - 40% CBR	35%	£1,228,172,333	£1,204,220,875	£1,199,679,351	£1,209,240,900	£1,198,167,275	£1,191,725,515	£1,188,148,369
00% LAR - 40% CBR	40%	£1,404,186,021	£1,381,423,552	£1,379,881,834	£1,389,455,224	£1,378,381,689	£1,371,892,501	£1,368,300,730
00% LAR - 40% CBR	45%	£1,580,124,994	£1,558,579,019	£1,556,044,790	£1,565,616,891	£1,554,542,145	£1,548,128,669	£1,544,540,321
00% LAR - 40% CBR	50%	£1,555,990,919	£1,535,687,772	£1,531,154,403	£1,540,723,273	£1,529,645,450	£1,523,178,513	£1,519,585,769
Residual Land values compared to benchmark land values								
Higher Value Secondary Offices								
£97,649,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CBR	0%	£11,099,336	£1,099,336	£1,099,336	£1,099,336	£1,099,336	£1,099,336	£1,099,336
00% LAR - 40% CBR	5%	£90,358,020	£90,358,020	£90,358,020	£90,358,020	£90,358,020	£90,358,020	£90,358,020
00% LAR - 40% CBR	10%	£86,657,243	£86,657,243	£86,657,243	£86,657,243	£86,657,243	£86,657,243	£86,657,243
00% LAR - 40% CBR	15%	£42,907,869	£42,907,869	£42,907,869	£42,907,869	£42,907,869	£42,907,869	£42,907,869
00% LAR - 40% CBR	20%	£11,110,048	£11,110,048	£11,110,048	£11,110,048	£11,110,048	£11,110,048	£11,110,048
00% LAR - 40% CBR	25%	£1,099,336	£1,099,336	£1,099,336	£1,099,336	£1,099,336	£1,099,336	£1,099,336
00% LAR - 40% CBR	30%	£28,528,533	£28,528,533	£28,528,533	£28,528,533	£28,528,533	£28,528,533	£28,528,533
00% LAR - 40% CBR	35%	£1,099,336	£1,099,336	£1,099,336	£1,099,336	£1,099,336	£1,099,336	£1,099,336
00% LAR - 40% CBR	40%	£1,099,336	£1,099,336	£1,099,336	£1,099,336	£1,099,336	£1,099,336	£1,099,336
00% LAR - 40% CBR	45%	£1,099,336	£1,099,336	£1,099,336	£1,099,336	£1,099,336	£1,099,336	£1,099,336
00% LAR - 40% CBR	50%	£1,099,336	£1,099,336	£1,099,336	£1,099,336	£1,099,336	£1,099,336	£1,099,336
Residual Land values compared to benchmark land values								
Medium Value Secondary Offices								
£57,186,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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% CBR	0%	£230,340,533	£197,925,402	£193,319,844	£192,877,284	£191,788,885	£185,258,491	£181,801,814
00% LAR - 40% CBR	5%	£208,589,145	£175,512,189	£171,917,690	£170,484,086	£169,396,686	£162,866,292	£159,413,634
00% LAR - 40% CBR	10%	£192,988,468	£153,048,717	£148,457,522	£148,021,977	£146,933,115	£140,399,843	£136,779,403
00% LAR - 40% CBR	15%	£156,236,284	£116,518,425	£112,913,252	£112,478,707	£111,389,307	£104,858,913	£101,406,255
00% LAR - 40% CBR	20%	£142,907,869	£107,514,903	£103,909,816	£103,475,271	£102,386,871	£95,856,477	£92,403,819
00% LAR - 40% CBR	25%	£111,595,515	£85,262,720	£80,660,027	£80,225,523	£79,136,784	£72,607,209	£69,154,546
00% LAR - 40% CBR	30%	£87,762,583	£63,811,125	£59,206,801	£58,772,256	£57,683,856	£51,153,479	£47,700,821
00% LAR - 40% CBR	35%	£63,782,583	£39,811,125	£35,206,801	£34,772,256	£33,683,856	£27,153,479	£23,700,821
00% LAR - 40% CBR	40%	£39,811,125	£15,213,319	£10,608,914	£10,174,369	£9,085,969	£3,555,592	£1,002,934
00% LAR - 40% CBR	45%	£15,213,319	£1,610,311	£1,005,906	£961,401	£852,001	£297,596	£42,191
00% LAR - 40% CBR	50%	£1,610,311	£28,271,678	£23,667,347	£23,232,802	£22,144,402	£15,614,018	£12,161,360
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
00% LAR - 40% CBR	0%	£279,542,733	£246,127,852	£241,513,895	£241,079,350	£239,991,135	£233,460,741	£229,805,962
00% LAR - 40% CBR	5%	£254,891,395	£223,714,439	£219,110,948	£218,676,403	£217,588,003	£211,057,609	£207,414,184
00% LAR - 40% CBR	10%	£231,190,718	£201,290,967	£196,687,722	£196,253,177	£195,164,777	£188,634,383	£184,977,053
00% LAR - 40% CBR	15%	£207,441,234	£178,720,702	£174,117,502	£173,682,957	£172,594,557	£166,064,163	£162,410,738
00% LAR - 40% CBR	20%	£183,643,423	£156,117,153	£151,513,196	£151,078,651	£150,000,251	£143,469,857	£139,815,432
00% LAR - 40% CBR	25%	£159,797,765	£133,494,420	£128,890,473	£128,455,928	£127,367,528	£120,837,134	£117,182,709
00% LAR - 40% CBR	30%	£135,904,742	£110,762,996	£106,158,039	£105,723,494	£104,635,094	£98,104,700	£94,450,275
00% LAR - 40% CBR	35%	£111,964,833	£86,013,375	£81,408,418	£80,973,873	£79,885,473	£73,355,079	£69,700,654
00% LAR - 40% CBR	40%	£87,978,521	£62,216,052	£57,611,095	£57,176,550	£56,088,150	£49,557,756	£45,903,331
00% LAR - 40% CBR	45%	£63,917,694	£37,313,319	£32,708,362	£32,273,817	£31,185,417	£24,655,023	£21,000,598
00% LAR - 40% CBR	50%	£38,782,719	£19,480,272	£14,875,803	£14,441,258	£13,352,858	£6,822,464	£3,267,039
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% CBR	0%	£1,011,877,000	£983,107,277	£983,107,277	£983,107,277	£983,107,277	£983,107,277	£983,107,277
00% LAR - 40% CBR	5%	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064
00% LAR - 40% CBR	10%	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064
00% LAR - 40% CBR	15%	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064
00% LAR - 40% CBR	20%	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064
00% LAR - 40% CBR	25%	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064
00% LAR - 40% CBR	30%	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064
00% LAR - 40% CBR	35%	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064
00% LAR - 40% CBR	40%	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064
00% LAR - 40% CBR	45%	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064
00% LAR - 40% CBR	50%	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064	£280,684,064



LB Camden  
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone A - Higher Central Zone				
No Units	575	Sales value inflation		Growth				
Site Area	2.88 Ha	Build cost inflation		Growth				
		Tenure		LAR - CIR				
Residual land values:								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs & 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£444,547,777	£411,336,375	£406,720,618	£405,288,259	£405,199,859	£398,669,454	£395,041,468
60% LAR, 40% CIR	10%	£131,038,992	£386,473,101	£381,974,611	£381,444,939	£380,960,986	£372,556,418	£370,242,818
60% LAR, 40% CIR	15%	£362,215,963	£358,559,568	£356,981,942	£356,549,556	£355,469,815	£348,689,271	£345,388,969
60% LAR, 40% CIR	20%	£365,676,603	£336,596,267	£332,034,116	£331,603,545	£330,627,117	£324,068,550	£320,468,753
60% LAR, 40% CIR	25%	£339,688,817	£311,583,687	£307,038,036	£306,604,401	£305,533,312	£299,053,489	£295,457,486
60% LAR, 40% CIR	30%	£313,553,380	£286,522,318	£281,970,868	£281,539,362	£280,460,603	£273,988,050	£270,392,188
60% LAR, 40% CIR	35%	£286,910,487	£258,383,513	£253,832,852	£253,402,439	£252,323,610	£245,850,195	£242,254,633
60% LAR, 40% CIR	40%	£260,540,704	£238,175,819	£233,625,296	£233,195,846	£232,122,919	£225,650,459	£222,051,704
60% LAR, 40% CIR	45%	£234,940,416	£210,508,423	£205,957,036	£205,526,624	£204,453,592	£198,448,373	£194,847,633
60% LAR, 40% CIR	50%	£207,542,404	£185,617,818	£181,083,589	£180,653,090	£179,565,944	£173,167,469	£169,567,649
60% LAR, 40% CIR	55%	£180,870,382	£160,268,499	£155,740,453	£155,313,146	£154,244,879	£147,835,276	£144,274,387
Residual Land values compared to benchmark land values		£97,649,886						
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%	£137,895,639	£105,732,226	£101,137,736	£100,704,103	£100,626,961	£93,116,543	£90,501,943
60% LAR, 40% CIR	10%	£111,475,088	£80,810,603	£76,241,067	£75,809,031	£74,726,940	£68,248,396	£64,648,094
60% LAR, 40% CIR	15%	£85,215,728	£56,855,392	£51,291,241	£50,860,410	£49,786,942	£43,327,875	£39,721,878
60% LAR, 40% CIR	20%	£58,848,042	£30,842,812	£26,294,761	£25,863,526	£24,782,437	£18,322,614	£14,716,605
60% LAR, 40% CIR	25%	£32,560,127	£1,917,443	£1,917,443	£1,917,443	£1,917,443	£1,917,443	£1,917,443
60% LAR, 40% CIR	30%	£9,229,612	£1,917,443	£1,917,443	£1,917,443	£1,917,443	£1,917,443	£1,917,443
60% LAR, 40% CIR	35%	£1,917,443	£1,917,443	£1,917,443	£1,917,443	£1,917,443	£1,917,443	£1,917,443
60% LAR, 40% CIR	40%	£1,917,443	£1,917,443	£1,917,443	£1,917,443	£1,917,443	£1,917,443	£1,917,443
60% LAR, 40% CIR	45%	£1,917,443	£1,917,443	£1,917,443	£1,917,443	£1,917,443	£1,917,443	£1,917,443
60% LAR, 40% CIR	50%	£1,917,443	£1,917,443	£1,917,443	£1,917,443	£1,917,443	£1,917,443	£1,917,443
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
60% LAR, 40% CIR	5%	£253,986,784	£222,063,351	£217,469,891	£217,035,528	£215,951,148	£209,448,688	£205,821,089
60% LAR, 40% CIR	10%	£227,806,213	£197,148,618	£192,574,192	£192,140,196	£191,060,065	£184,579,521	£180,979,219
60% LAR, 40% CIR	15%	£201,586,653	£172,198,517	£167,624,396	£167,190,750	£166,117,367	£159,636,800	£156,036,504
60% LAR, 40% CIR	20%	£175,279,197	£147,173,937	£142,600,886	£142,168,811	£141,088,610	£134,607,736	£131,007,756
60% LAR, 40% CIR	25%	£148,943,936	£122,112,568	£117,540,116	£117,108,112	£116,028,053	£109,547,300	£105,947,300
60% LAR, 40% CIR	30%	£122,560,127	£96,973,733	£92,401,102	£91,969,689	£90,889,654	£84,408,445	£80,808,463
60% LAR, 40% CIR	35%	£96,130,964	£71,766,069	£67,193,546	£66,761,096	£65,681,469	£59,200,709	£55,601,954
60% LAR, 40% CIR	40%	£69,664,766	£46,510,673	£41,940,951	£41,509,340	£40,429,812	£33,949,452	£30,350,452
60% LAR, 40% CIR	45%	£43,132,054	£21,208,068	£16,673,830	£16,243,420	£15,176,194	£8,797,719	£5,191,690
60% LAR, 40% CIR	50%	£16,565,032	£4,481,067	£4,950,452	£4,986,804	£4,986,804	£4,986,804	£4,986,804
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	5%	£268,340,277	£205,126,875	£200,516,116	£200,082,739	£198,999,359	£192,481,864	£188,851,964
60% LAR, 40% CIR	10%	£262,199,014	£220,265,601	£200,671,111	£200,237,478	£199,154,398	£207,648,918	£204,030,318
60% LAR, 40% CIR	15%	£276,508,463	£245,352,068	£240,734,442	£240,302,408	£239,220,315	£232,711,771	£229,101,469
60% LAR, 40% CIR	20%	£249,789,103	£220,388,767	£215,826,616	£215,396,045	£214,319,617	£207,801,050	£204,281,253
60% LAR, 40% CIR	25%	£223,481,417	£195,378,187	£190,826,136	£190,395,881	£189,325,812	£182,808,889	£179,249,889
60% LAR, 40% CIR	30%	£197,148,688	£170,344,618	£165,793,366	£165,362,892	£164,283,109	£157,766,913	£154,166,988
60% LAR, 40% CIR	35%	£170,762,067	£145,176,013	£140,616,352	£140,184,939	£139,108,904	£132,592,695	£129,000,913
60% LAR, 40% CIR	40%	£144,333,204	£119,968,319	£115,417,796	£114,986,346	£113,914,719	£107,472,959	£103,884,204
60% LAR, 40% CIR	45%	£117,857,016	£94,712,923	£90,171,205	£89,742,592	£88,671,062	£82,241,873	£78,676,102
60% LAR, 40% CIR	50%	£91,324,063	£69,410,318	£64,876,089	£64,445,190	£63,378,444	£56,959,089	£53,344,149
60% LAR, 40% CIR	55%	£64,762,882	£44,060,999	£39,532,953	£39,105,846	£38,037,379	£31,627,776	£28,066,887
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	5%	£385,108,568	£357,245,266	£352,659,746	£352,227,103	£351,150,023	£344,628,543	£338,871,943
60% LAR, 40% CIR	10%	£352,988,098	£302,331,693	£297,754,067	£297,322,031	£296,249,940	£289,761,396	£286,161,094
60% LAR, 40% CIR	15%	£306,148,128	£227,368,362	£222,789,241	£222,357,670	£221,285,610	£214,800,875	£211,200,875
60% LAR, 40% CIR	20%	£280,461,042	£252,355,812	£247,780,771	£247,352,526	£246,280,437	£239,835,614	£236,235,625
60% LAR, 40% CIR	25%	£254,725,611	£227,294,443	£222,719,891	£222,287,860	£221,215,770	£214,760,175	£211,164,311
60% LAR, 40% CIR	30%	£227,742,812	£202,155,639	£197,584,977	£197,154,584	£196,082,529	£190,632,320	£187,032,605
60% LAR, 40% CIR	35%	£201,712,829	£176,947,944	£172,380,423	£171,950,971	£170,884,244	£164,434,544	£160,834,829
60% LAR, 40% CIR	40%	£174,836,641	£151,692,548	£147,126,830	£146,702,717	£145,630,687	£139,221,488	£135,648,721
60% LAR, 40% CIR	45%	£148,314,529	£126,389,943	£121,855,714	£121,427,815	£120,359,069	£113,939,594	£110,379,774
60% LAR, 40% CIR	50%	£121,742,207	£101,040,624	£96,512,678	£96,085,271	£95,017,004	£88,607,401	£85,046,572



LB Camden  
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone B - £900 psf				
No Units	4	Sales value inflation		Growth				
Site Area	0.045 Ha	Build cost inflation		Growth				
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, Renewable 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 & Embodied Carbon	
Tenure	% AH	£1,081,302	£769,457	£765,900	£762,737	£733,742	£665,210	£555,936
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, Renewable 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 & Embodied Carbon	
Tenure	% AH	£1,012,503	£1,024,746	£1,026,306	£1,031,696	£1,080,493	£1,105,865	£1,156,266
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, Renewable 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 & Embodied Carbon
Tenure	% AH	£1,025,000	£1,026,306	£1,026,306	£1,031,696	£1,080,493	£1,105,865	£1,156,266
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, Renewable 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 & Embodied Carbon
Tenure	% AH	£1,017,586	£1,020,425	£1,023,000	£1,026,195	£1,085,158	£1,105,865	£1,156,266
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, Renewable 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 & Embodied Carbon
Tenure	% AH	£1,015,257	£1,016,100	£1,016,100	£1,021,490	£1,080,493	£1,105,865	£1,156,266



LB Camden  
Local Plan Viability Testing 2025

Res1 1 - 4 Houses		Value Area		Zone B - £980 psf				
No Units	4	Sales value inflation		Growth				
Site Area	0.045 Ha	Build cost inflation		Growth				
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%	£1,211,758	£987,827	£984,270	£891,107	£862,112	£793,580	£788,309
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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£1,182,447	£1,498,478	£1,494,933	£1,363,096	£1,532,091	£1,800,626	£1,808,808
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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£1,182,447	£1,498,478	£1,494,933	£1,363,096	£1,532,091	£1,800,626	£1,808,808
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	8%	£697,142	£921,075	£924,630	£827,765	£956,786	£1,092,620	£1,098,587
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	8%	£565,113						



LB Camden  
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone B - £1,000 psf				
No Units	4	Sales value inflation		Growth				
Site Area	0.045 Ha	Build cost inflation		Growth				
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							
PL	8%	£1,342,214	£1,026,197	£1,022,640	£1,019,477	£990,483	£921,951	£916,679
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£3,561,861	£3,368,606	£3,371,865	£3,374,726	£3,406,722	£3,477,264	£3,477,264
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£2,745,162	£1,524,112	£1,524,112	£1,524,112	£2,026,417	£2,026,348	£2,026,221
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£275,690	£750,703	£750,290	£750,423	£926,417	£926,348	£926,221
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							
PL	8%	£415,189	£36,132	£65,502	£62,432	£53,434		



LB Camden  
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone B - £1,050 psf	
No Units	4	Sales value inflation		Growth	
Site Area	0.045 Ha	Build cost inflation		Growth	
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	Base Build Costs, 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%	£1,472,871	£1,154,567	£1,151,010	£1,147,847
Residual Land values compared to benchmark land values				£1,118,853	
Higher Value Secondary Offices				£1,050,321	
				£1,045,050	
				£97,649,000	



LB Camden  
Local Plan Viability Testing 2025

Res1 1 - 4 Houses		Value Area		Zone B - £1,100 pcf				
No Units	4	Sales value inflation		Growth				
Site Area	0.045 Ha	Build cost inflation		Growth				
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%	£1,603,127	£1,282,938	£1,279,381	£1,276,217	£1,247,223	£1,178,691	£1,173,420
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, Building Regs 2022 & 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%	£2,761,878	£3,111,587	£3,114,824	£3,117,886	£3,148,862	£3,210,614	£3,228,738
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, Building Regs 2022 & 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%	£2,761,878	£3,111,587	£3,114,824	£3,117,886	£3,148,862	£3,210,614	£3,228,738
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	8%	£2,115,773	£2,535,362	£2,539,510	£2,542,883	£2,571,877	£2,640,208	£2,645,480
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	8%	£1,603,147	£1,282,338	£1,279,381	£1,276,217	£1,247,223	£1,178,691	£1,173,420



LB Camden  
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone B - £1,150 pcf	
No Units	4	Sales value inflation		Growth	
Site Area	0.045 Ha	Build cost inflation		Growth	
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	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£1,733,563	£1,411,308	£1,407,751	£1,456,587
Residual Land values compared to benchmark land values				£1,375,594	
Higher Value Secondary Offices				£1,307,062	
				£1,301,790	
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, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£2,560,822	£2,582,807	£2,586,424	£2,586,816
Residual Land values compared to benchmark land values				£3,018,811	
Medium Value Secondary Offices				£3,087,421	
				£3,086,415	
Residual Land values compared to benchmark land values				£27,186,000	
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, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£3,086,816	£3,087,421	£3,088,026	£3,088,631
Residual Land values compared to benchmark land values				£3,089,236	
Lower Value Secondary Offices / Community Space				£27,186,000	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£403,617	£407,592	£411,140	£414,613
Residual Land values compared to benchmark land values				£443,306	
Secondary Industrial/Storage/Distribution				£511,836	
				£517,130	
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, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£403,617	£407,592	£411,140	£414,613
Residual Land values compared to benchmark land values				£443,306	
Secondary Industrial/Storage/Distribution				£511,836	
				£517,130	
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, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£403,617	£407,592	£411,140	£414,613
Residual Land values compared to benchmark land values				£443,306	
Secondary Industrial/Storage/Distribution				£511,836	
				£517,130	
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, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£403,617	£407,592	£411,140	£414,613
Residual Land values compared to benchmark land values				£443,306	
Secondary Industrial/Storage/Distribution				£511,836	
				£517,130	
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, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£403,617	£407,592	£411,140	£414,613
Residual Land values compared to benchmark land values				£443,306	
Secondary Industrial/Storage/Distribution				£511,836	
				£517,130	
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, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£403,617	£407,592	£411,140	£414,613
Residual Land values compared to benchmark land values				£443,306	
Secondary Industrial/Storage/Distribution				£511,836	
				£517,130	
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, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£403,617	£407,592	£411,140	£414,613
Residual Land values compared to benchmark land values				£443,306	
Secondary Industrial/Storage/Distribution				£511,836	
				£517,130	
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, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£403,617	£407,592	£411,140	£414,613
Residual Land values compared to benchmark land values				£443,306	
Secondary Industrial/Storage/Distribution				£511,836	
				£517,130	
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, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£403,617	£407,592	£411,140	£414,613
Residual Land values compared to benchmark land values				£443,306	
Secondary Industrial/Storage/Distribution				£511,836	
				£517,130	
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, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£403,617	£407,592	£411,140	£414,613
Residual Land values compared to benchmark land values				£443,306	
Secondary Industrial/Storage/Distribution				£511,836	
				£517,130	
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, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£403,617	£407,592	£411,140	£414,613
Residual Land values compared to benchmark land values				£443,306	
Secondary Industrial/Storage/Distribution				£511,836	
				£517,130	
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, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£403,617	£407,592	£411,140	£414,613
Residual Land values compared to benchmark land values				£443,306	
Secondary Industrial/Storage/Distribution				£511,836	
				£517,130	
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, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£403,617	£407,592	£411,140	£414,613
Residual Land values compared to benchmark land values				£443,306	
Secondary Industrial/Storage/Distribution				£511,836	
				£517,130	
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, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£403,617	£407,592	£411,140	£414,613
Residual Land values compared to benchmark land values				£443,306	
Secondary Industrial/Storage/Distribution				£511,836	
				£517,130	
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, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£403,617	£407,592	£411,140	£414,613
Residual Land values compared to benchmark land values				£443,306	
Secondary Industrial/Storage/Distribution				£511,836	
				£517,130	
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, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£403,617	£407,592	£411,140	£414,613
Residual Land values compared to benchmark land values				£443,306	
Secondary Industrial/Storage/Distribution				£511,836	
				£517,130	
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, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£403,617	£407,592	£411,140	£414,613
Residual Land values compared to benchmark land values				£443,306	
Secondary Industrial/Storage/Distribution				£511,836	
				£517,130	
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, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£403,617	£407,592	£411,140	£414,613
Residual Land values compared to benchmark land values				£443,306	
Secondary Industrial/Storage/Distribution				£511,836	
				£517,130	
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, 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & St	



LB Camden  
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone B - £1,200 paf				
No Units	4	Sales value inflation		Growth				
Site Area	0.045 Ha	Build cost inflation		Growth				
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%	£1,884,039	£1,630,678	£1,636,121	£1,532,958	£1,503,064	£1,436,432	£1,436,161
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%	£2,586,168	£2,864,607	£2,868,084	£2,961,247	£2,860,241	£2,808,771	£2,864,044
Residual Land values compared to benchmark land values		£87,186,000						
Medium Value Secondary Offices								
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£2,626,281	£2,904,720	£2,846,197	£2,991,360	£2,890,354	£2,838,884	£2,894,157
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%	£45,139	£279,222	£282,710	£285,342	£214,936	£283,468	£288,736
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%	£38,059	£1,128,011	£100,776	£106,911	£29,819	£89,337	£88,118



LB Camden  
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone B - £1,250 pcf	
No Units	4	Sales value inflation		Growth	
Site Area	0.045 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		PL	



LB Camden  
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone B - £1,300 pcf	
No Units	4	Sales value inflation		Growth	
Site Area	0.045 Ha	Build cost inflation		Growth	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt 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	
Tenure	% AH				
PL	8%	£2,124,952	£1,796,419	£1,792,861	£1,780,698
Residual Land values compared to benchmark land values				£1,760,704	
Higher Value Secondary Offices				£1,692,172	
				£1,686,900	
£97,649,000					



LB Camden  
Local Plan Viability Testing 2025

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



LB Camden  
Local Plan Viability Testing 2025

Res1 2 - 6 Flats		Value Area		Zone B - £980 psf	
No Units	6	Sales value inflation		Growth	
Site Area	0.03 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		PL	



LB Camden  
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone B - £1,000 psf				
No Units	6	Sales value inflation		Growth				
Site Area	0.03 Ha	Build cost inflation		Growth				
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%	£347,874	£484,015	£491,541	£486,784	£474,888	£403,514	£363,862
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£1,868,824	£2,302,781	£2,325,267	£2,336,914	£2,341,818	£2,410,284	£2,439,938
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%	£1,868,824	£2,302,781	£2,325,267	£2,336,914	£2,341,818	£2,410,284	£2,439,938
Residual Land values compared to benchmark land values		£46,426,000						
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, 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%	£217,887	£271,948	£274,451	£275,115	£281,875	£276,447	£282,098
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, 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%	£353,714	£411,916	£414,419	£415,083	£421,843	£416,415	£422,066



LB Camden  
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone B - £1,050 psf				
No Units	6	Sales value inflation		Growth				
Site Area	0.03 Ha	Build cost inflation		Growth				
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							
PL	10%	£1,090,658	£630,481	£628,008	£623,249	£611,354	£539,980	£500,328
Residual Land values compared to benchmark land values								
Higher Value Secondary Offices								£97,649,000



LB Camden  
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone B - £1,100 pcf	
No Units	6	Sales value inflation		Growth	
Site Area	0.03 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		P/L	
			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, Biodiversity & Renewable Offset Payments
Tenure	% AH				
P/L	10%	£1,925,341	£760,947	£764,473	£759,715
Residual Land values compared to benchmark land values				£747,819	
Higher Value Secondary Offices				£97,649,000	
			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 & 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
Tenure	% AH				
P/L	10%	£1,991,497	£2,049,801	£2,092,325	£2,097,585
Residual Land values compared to benchmark land values				£2,088,979	
Medium Value Secondary Offices				£2,146,356	
			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 & 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
Tenure	% AH				
P/L	10%				
Residual Land values compared to benchmark land values				£27,186,000	
Lower Value Secondary Offices / Community Space				£40,420,000	
			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
Tenure	% AH				
P/L	10%	£59,379	£366,014	£401,498	£406,447
Residual Land values compared to benchmark land values				£418,142	
Secondary Industrial/Storage/Distribution				£496,915	
			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 & 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
Tenure	% AH				
P/L	10%				
Residual Land values compared to benchmark land values				£20,891,000	
			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 & 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
Tenure	% AH				
P/L	10%				



LB Camden  
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone B - £1,150 pcf	
No Units	6	Sales value inflation		Growth	
Site Area	0.03 Ha	Build cost inflation		Growth	
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	10%	£1,384,025	£903,413	£900,939	£895,180
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
PL	10%	£1,452,775	£1,818,388	£1,815,808	£1,808,816
Residual Land values compared to benchmark land values		£87,184,000			
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
PL	10%	£26,281	£1,212,371	£1,209,801	£1,202,809
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
PL	10%	£168,063	£262,549	£260,001	£253,009
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
PL	10%	£168,798	£305,163	£302,675	£295,683



LB Camden  
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone B - £1,200 pcf	
No Units	6	Sales value inflation		Growth	
Site Area	0.03 Ha	Build cost inflation		Growth	
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	10%	£1,592,758	£1,039,878	£1,037,405	£1,030,647
Residual Land values compared to benchmark land values				£1,020,751	
Higher Value Secondary Offices				£949,377	
				£909,725	
				£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
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	10%	£1,114,880	£1,778,800	£1,775,360	£1,784,151
Residual Land values compared to benchmark land values				£1,786,847	
Medium Value Secondary Offices				£1,807,421	
				£1,809,073	
				£97,184,000	
			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	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	10%	£1,114,880	£1,242,100	£1,242,100	£1,242,100
Residual Land values compared to benchmark land values				£1,242,100	
Lower Value Secondary Offices / Community Space				£1,242,100	
				£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	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	10%	£336,746	£126,063	£126,056	£133,315
Residual Land values compared to benchmark land values				£145,210	
Secondary Industrial/Storage/Distribution				£216,564	
				£256,236	
				£26,891,000	
			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	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	10%	£368,448	£44,519	£44,146	£48,367



LB Camden  
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone B - £1,250 pcf	
No Units	6	Sales value inflation		Growth	
Site Area	0.03 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		PL	



LB Camden  
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone B - £1,300 pcf				
No Units	6	Sales value inflation		Growth				
Site Area	0.03 Ha	Build cost inflation		Growth				
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, 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%	£1,780,075	£1,312,811	£1,310,336	£1,305,578	£1,293,683	£1,222,310	£1,182,658
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, 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%	£1,636,725	£1,308,887	£1,306,482	£1,311,226	£1,328,118	£1,388,488	£1,834,146
Residual Land values compared to benchmark land values		£87,186,000						
Medium Value Secondary Offices								
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, 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%	£1,304,175	£1,304,175	£1,304,175	£1,304,175	£1,304,175	£1,304,175	£1,304,175
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, 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%	£814,113	£148,849	£144,375	£139,616	£127,721	£56,348	£18,698
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, 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%	£1,186,914	£716,581	£716,077	£711,116	£688,423	£628,026	£585,363



LB Camden  
Local Plan Viability Testing 2025

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



LB Camden  
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone B - £960 psf	
No Units	9	Sales value inflation		Growth	
Site Area	0.025 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		PL	



LB Camden  
Local Plan Viability Testing 2025

Resi 3 - 9 Flats			Value Area			Zone B - £1,000 psf		
No Units		9	Sales value inflation		Growth			
Site Area		0.025 Ha	Build cost inflation		Growth			
			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, Sustainability & Embodied Carbon
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			
PL	14%	£1,373,262	£570,117	£966,405	£505,207	£541,424	£434,364	£374,886
Residual Land values compared to benchmark land values								
Higher Value Secondary Offices						£97,649,000		
Tenure	% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£1,607,863	£1,871,106	£1,874,820	£1,861,856	£1,868,891	£2,006,861	£2,006,816
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 & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£1,607,863	£1,871,106	£1,874,820	£1,861,856	£1,868,891	£2,006,861	£2,006,816
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 & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£962,762	£446,369	£444,056	£451,813	£466,976	£576,156	£652,614
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 & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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	14%	£668,237	£36,692	£37,380	£46,242	£58,961	£74,361	£84,361



LB Camden  
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone B - £1,050 psf	
No Units	9	Sales value inflation		Growth	
Site Area	0.029 Ha	Build cost inflation		Growth	
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 & 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	14%	£1,581,287	£774,816	£771,103	£783,966
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 & 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	14%	£266,836	£1,099,408	£1,070,122	£1,077,256
Residual Land values compared to benchmark land values		£87,186,000			
Medium Value Secondary Offices					
			Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	14%	£121,837	£4,442,402	£4,420,122	£4,427,256
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 & 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	14%	£570,787	£2,936,664	£2,914,382	£2,921,516
Residual Land values compared to benchmark land values		£26,691,000			
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 & 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	14%	£1,066,262	£2,603,781	£2,581,500	£2,588,634







LB Camden  
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone B - £1,150 pcf	
No Units	9	Sales value inflation		Growth	
Site Area	0.028 Ha	Build cost inflation		Growth	
		Tenure		PL	
Residual land values:					



LB Camden  
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone B - £1,200 pcf				
No Units	9	Sales value inflation		Growth				
Site Area	0.028 Ha	Build cost inflation		Growth				
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							
PL	14%	£2,205,363	£1,388,912	£1,385,200	£1,378,063	£1,360,220	£1,253,159	£1,163,681
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices								
								</



LB Camden  
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone B - £1,250 pcf				
No Units	9	Sales value inflation		Growth				
Site Area	0.025 Ha	Build cost inflation		Growth				
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
PfL	14%	£2,413,388	£1,993,611	£1,589,899	£1,562,752	£1,564,917	£1,487,858	£1,398,380
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 & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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
PfL	14%	£27,817	£647,614	£651,326	£656,461	£676,306	£663,367	£1,042,849
Residual Land values compared to benchmark land values		£97,194,000						
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
PfL	14%	£383,738	£163,981	£160,249	£153,112	£135,267	£28,208	£1,042,849
Residual Land values compared to benchmark land values		£46,429,000						
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
PfL	14%	£1,492,888	£583,111	£579,399	£572,262	£554,417	£447,358	£387,880
Residual Land values compared to benchmark land values		£26,891,000						
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
PfL	14%	£1,686,361	£1,019,366	£1,014,874	£1,067,751	£1,049,892	£942,831	£883,355



LB Camden  
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone B - £1,300 pcf				
No Units	9	Sales value inflation		Growth				
Site Area	0.028 Ha	Build cost inflation		Growth				
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
PL	14%	£2,621,412	£1,798,310	£1,794,598	£1,787,460	£1,769,616	£1,682,587	£1,603,078
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%	£185,187	£648,816	£646,627	£656,716	£671,896	£776,868	£838,147
Residual Land values compared to benchmark land values		Medium Value Secondary Offices		£87,184,000				
			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%	£1,181,782	£368,885	£364,946	£387,878	£330,846	£252,567	£173,428
Residual Land values compared to benchmark land values		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%	£1,610,912	£787,810	£784,098	£776,960	£759,116	£682,067	£582,678
Residual Land values compared to benchmark land values		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%	£1,196,387	£1,263,265	£1,276,573	£1,272,438	£1,264,581	£1,147,552	£1,086,653



LB Camden  
Local Plan Viability Testing 2025

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

No Units	16
Site Area	0.02 Ha

Residual land values:

Value Area	Zone B - £900 psd
------------	-------------------

Sales value inflation	Growth
Build cost inflation	Growth
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%	£1,027,950	£905,130	£817,100	£866,400	£1,017,897	£948,297	£975,918
60% LAR - 40% CR	5%	£903,895	£790,205	£703,032	£748,485	£873,118	£804,912	£827,886
60% LAR - 40% CR	10%	£783,885	£674,890	£587,107	£631,611	£752,106	£684,558	£707,860
60% LAR - 40% CR	15%	£662,949	£559,447	£476,352	£517,812	£629,596	£561,234	£584,492
60% LAR - 40% CR	16%	£638,861	£539,426	£457,426	£498,542	£604,729	£536,452	£559,744
60% LAR - 40% CR	20%	£541,053	£451,699	£371,161	£412,006	£515,154	£446,880	£469,105
60% LAR - 40% CR	25%	£418,327	£350,036	£285,916	£327,472	£390,364	£322,324	£345,421
60% LAR - 40% CR	30%	£284,660	£217,819	£211,950	£253,041	£257,736	£199,569	£222,778
60% LAR - 40% CR	35%	£170,099	£133,407	£137,835	£146,804	£169,574	£105,995	£128,163
60% LAR - 40% CR	40%	£44,655	£29,045	£29,666	£29,718	£29,349	£42,134	£49,870
60% LAR - 40% CR	45%	£37,792	£24,620	£23,743	£23,474	£24,071	£35,659	£43,466
60% LAR - 40% CR	50%	£22,584	£14,724	£14,134	£14,003	£14,272	£20,618	£25,002

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% CR	0%	£1,742,421	£1,462,241	£1,212,121	£1,312,011	£1,602,299	£1,472,119	£1,492,943
60% LAR - 40% CR	5%	£1,498,821	£1,248,641	£1,018,521	£1,118,411	£1,368,699	£1,238,519	£1,258,343
60% LAR - 40% CR	10%	£1,255,221	£1,005,041	£773,901	£873,791	£1,125,099	£994,919	£1,014,743
60% LAR - 40% CR	15%	£1,011,621	£761,441	£529,301	£629,191	£881,499	£751,319	£771,143
60% LAR - 40% CR	16%	£987,541	£737,361	£505,221	£605,111	£857,419	£727,239	£747,063
60% LAR - 40% CR	20%	£824,341	£634,161	£422,021	£521,911	£734,219	£604,039	£623,863
60% LAR - 40% CR	25%	£661,141	£510,961	£338,821	£438,711	£611,019	£480,839	£500,663
60% LAR - 40% CR	30%	£497,941	£387,761	£255,621	£355,511	£487,819	£357,639	£377,463
60% LAR - 40% CR	35%	£334,741	£264,561	£172,421	£272,311	£364,619	£234,439	£254,283
60% LAR - 40% CR	40%	£171,541	£141,361	£109,221	£109,111	£241,419	£110,239	£130,063
60% LAR - 40% CR	45%	£108,341	£78,161	£76,021	£75,911	£158,219	£67,039	£86,863
60% LAR - 40% CR	50%	£45,141	£16,961	£14,821	£14,711	£67,019	£18,839	£38,663

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

£87,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,352,421	£1,072,241	£822,121	£922,011	£1,212,299	£1,082,119	£1,102,943
60% LAR - 40% CR	5%	£1,108,821	£828,641	£578,521	£678,411	£968,699	£838,519	£858,343
60% LAR - 40% CR	10%	£865,221	£585,041	£334,901	£434,791	£725,099	£594,919	£614,743
60% LAR - 40% CR	15%	£621,621	£341,441	£90,301	£190,191	£501,499	£371,319	£391,143
60% LAR - 40% CR	16%	£597,541	£317,361	£66,221	£166,111	£477,419	£347,239	£367,063
60% LAR - 40% CR	20%	£434,341	£214,161	£22,021	£121,911	£354,219	£224,039	£243,863
60% LAR - 40% CR	25%	£271,141	£110,961	£-38,821	£21,711	£191,019	£67,839	£87,663
60% LAR - 40% CR	30%	£107,941	£-24,761	£-155,621	£-144,511	£27,819	£-103,639	£-83,463
60% LAR - 40% CR	35%	£-55,259	£-150,961	£-272,421	£-272,311	£-104,619	£-234,439	£-254,283
60% LAR - 40% CR	40%	£-192,059	£-297,761	£-389,221	£-389,111	£-221,419	£-357,639	£-377,463
60% LAR - 40% CR	45%	£-328,859	£-444,561	£-506,021	£-505,911	£-338,219	£-467,839	£-487,663
60% LAR - 40% CR	50%	£-465,659	£-591,361	£-622,821	£-622,711	£-455,019	£-604,639	£-624,463

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building 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%	£762,950	£625,724	£475,724	£515,250	£765,250	£695,250	£715,250
60% LAR - 40% CR	5%	£662,950	£525,724	£375,724	£415,250	£665,250	£595,250	£615,250
60% LAR - 40% CR	10%	£562,950	£425,724	£275,724	£315,250	£565,250	£495,250	£515,250
60% LAR - 40% CR	15%	£462,950	£325,724	£175,724	£215,250	£465,250	£395,250	£415,250
60% LAR - 40% CR	16%	£442,950	£305,724	£155,724	£195,250	£445,250	£375,250	£395,250
60% LAR - 40% CR	20%	£362,950	£245,724	£115,724	£155,250	£365,250	£295,250	£315,250
60% LAR - 40% CR	25%	£282,950	£185,724	£75,724	£115,250	£285,250	£215,250	£235,250
60% LAR - 40% CR	30%	£202,950	£125,724	£35,724	£75,250	£205,250	£135,250	£155,250
60% LAR - 40% CR	35%	£122,950	£65,724	£-24,724	£15,250	£125,250	£55,250	£75,250
60% LAR - 40% CR	40%	£42,950	£5,724	£-84,724	£-35,250	£45,250	£-15,250	£5,250
60% LAR - 40% CR	45%	£-37,050	£-54,276	£-144,724	£-105,250	£-35,250	£-115,250	£-95,250
60% LAR - 40% CR	50%	£-87,050	£-104,276	£-204,724	£-165,250	£-85,250	£-165,250	£-145,250

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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building 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%	£205,332	£152,641	£126,468	£136,468	£205,332	£177,721	£177,721
60% LAR - 40% CR	5%	£180,332	£127,641	£101,468	£111,468	£180,332	£152,721	£152,721
60% LAR - 40% CR	10%	£155,332	£102,641	£76,468	£86,468	£155,332	£127,721	£127,721
60% LAR - 40% CR	15%	£130,332	£77,641	£51,468	£61,468	£130,332	£102,721	£102,721
60% LAR - 40% CR	16%	£128,332	£75,641	£49,468	£59,468	£128,332	£100,721	£100,721
60% LAR - 40% CR	20%	£103,332	£50,641	£24,468	£34,468	£103,332	£75,721	£75,721
60% LAR - 40% CR	25%	£78,332	£25,641	£-1,468	£9,468	£78,332	£50,721	£50,721
60% LAR - 40% CR	30%	£53,332	£0,641	£-26,468	£-16,468	£53,332	£25,721	£25,721
60% LAR - 40% CR	35%	£28,332	£-24,359	£-51,468	£-41,468	£28,332	£0,721	£0,721
60% LAR - 40% CR	40%	£3,332	£-49,359	£-76,468	£-66,468	£3,332	£-24,721	£-24,721
60% LAR - 40% CR	45%	£-21,668	£-74,359	£-101,468	£-91,468	£-21,668	£-49,721	£-49,721
60% LAR - 40% CR	50%	£-46,668	£-99,359	£-126,468	£-116,468	£-46,668	£-74,721	£-74,721







LB Camden  
Local Plan Viability Testing 2025

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

No Units	10
Site Area	0.02 Ha

Residual land values:

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

Sales value inflation	Growth
Build cost inflation	Growth
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
		£1,085,247	£1,085,018	£1,085,892	£1,085,312	£1,085,864	£881,179	£881,010
60% LAR - 40% CR	0%	£1,343,060	£339,346	£335,173	£326,627	£305,259	£177,054	£170,829
60% LAR - 40% CR	10%	£1,159,336	£153,624	£151,326	£147,348	£141,854	£81,452	£78,977
60% LAR - 40% CR	15%	£1,055,885	£687,100	£682,956	£674,445	£651,240	£323,687	£315,136
60% LAR - 40% CR	16%	£1,028,584	£661,674	£657,421	£649,048	£627,333	£308,848	£300,444
60% LAR - 40% CR	20%	£915,113	£559,654	£555,471	£547,095	£525,881	£195,658	£189,311
60% LAR - 40% CR	25%	£765,036	£421,203	£427,581	£418,638	£397,229	£120,836	£120,513
60% LAR - 40% CR	30%	£618,264	£267,927	£269,796	£266,310	£248,911	£41,961	£1,792
60% LAR - 40% CR	35%	£470,580	£171,725	£167,619	£159,213	£138,195	£12,093	£-82,231
60% LAR - 40% CR	40%	£322,922	£40,653	£38,565	£28,172	£7,182	£-127,234	£-239,170
60% LAR - 40% CR	45%	£172,587	£-498,154	£-402,568	£-411,608	£-434,205	£-609,194	£-649,120
60% LAR - 40% CR	50%	£22,281	£-1,382,152	£-1,245,602	£-1,277,452	£-1,327,452	£-1,412,811	£-1,468,070

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
		£255,235	£173,152	£171,142	£172,574	£175,574	£814,733	£814,733
60% LAR - 40% CR	0%	£255,235	£173,152	£171,142	£172,574	£175,574	£814,733	£814,733
60% LAR - 40% CR	10%	£153,500	£861,732	£863,611	£874,428	£885,921	£1,123,481	£1,124,439
60% LAR - 40% CR	15%	£119,181	£1,088,357	£1,093,481	£1,100,941	£1,109,182	£1,149,548	£1,152,580
60% LAR - 40% CR	16%	£114,473	£1,113,963	£1,117,963	£1,124,664	£1,131,678	£1,174,876	£1,178,844
60% LAR - 40% CR	20%	£864,321	£1,218,832	£1,219,959	£1,219,959	£1,249,088	£1,178,512	£1,147,128
60% LAR - 40% CR	25%	£618,264	£421,203	£427,581	£418,638	£397,229	£120,836	£120,513
60% LAR - 40% CR	30%	£1,117,102	£1,273,859	£1,277,923	£1,280,388	£1,307,108	£1,191,445	£1,173,884
60% LAR - 40% CR	35%	£1,204,456	£1,363,112	£1,363,112	£1,363,112	£1,363,112	£1,363,112	£1,363,112
60% LAR - 40% CR	40%	£1,281,113	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723
60% LAR - 40% CR	45%	£1,363,112	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723
60% LAR - 40% CR	50%	£1,445,112	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
		£255,235	£173,152	£171,142	£172,574	£175,574	£814,733	£814,733
60% LAR - 40% CR	0%	£255,235	£173,152	£171,142	£172,574	£175,574	£814,733	£814,733
60% LAR - 40% CR	10%	£153,500	£861,732	£863,611	£874,428	£885,921	£1,123,481	£1,124,439
60% LAR - 40% CR	15%	£119,181	£1,088,357	£1,093,481	£1,100,941	£1,109,182	£1,149,548	£1,152,580
60% LAR - 40% CR	16%	£114,473	£1,113,963	£1,117,963	£1,124,664	£1,131,678	£1,174,876	£1,178,844
60% LAR - 40% CR	20%	£864,321	£1,218,832	£1,219,959	£1,219,959	£1,249,088	£1,178,512	£1,147,128
60% LAR - 40% CR	25%	£618,264	£421,203	£427,581	£418,638	£397,229	£120,836	£120,513
60% LAR - 40% CR	30%	£1,117,102	£1,273,859	£1,277,923	£1,280,388	£1,307,108	£1,191,445	£1,173,884
60% LAR - 40% CR	35%	£1,204,456	£1,363,112	£1,363,112	£1,363,112	£1,363,112	£1,363,112	£1,363,112
60% LAR - 40% CR	40%	£1,281,113	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723
60% LAR - 40% CR	45%	£1,363,112	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723
60% LAR - 40% CR	50%	£1,445,112	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
		£255,235	£173,152	£171,142	£172,574	£175,574	£814,733	£814,733
60% LAR - 40% CR	0%	£255,235	£173,152	£171,142	£172,574	£175,574	£814,733	£814,733
60% LAR - 40% CR	10%	£153,500	£861,732	£863,611	£874,428	£885,921	£1,123,481	£1,124,439
60% LAR - 40% CR	15%	£119,181	£1,088,357	£1,093,481	£1,100,941	£1,109,182	£1,149,548	£1,152,580
60% LAR - 40% CR	16%	£114,473	£1,113,963	£1,117,963	£1,124,664	£1,131,678	£1,174,876	£1,178,844
60% LAR - 40% CR	20%	£864,321	£1,218,832	£1,219,959	£1,219,959	£1,249,088	£1,178,512	£1,147,128
60% LAR - 40% CR	25%	£618,264	£421,203	£427,581	£418,638	£397,229	£120,836	£120,513
60% LAR - 40% CR	30%	£1,117,102	£1,273,859	£1,277,923	£1,280,388	£1,307,108	£1,191,445	£1,173,884
60% LAR - 40% CR	35%	£1,204,456	£1,363,112	£1,363,112	£1,363,112	£1,363,112	£1,363,112	£1,363,112
60% LAR - 40% CR	40%	£1,281,113	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723
60% LAR - 40% CR	45%	£1,363,112	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723
60% LAR - 40% CR	50%	£1,445,112	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
		£255,235	£173,152	£171,142	£172,574	£175,574	£814,733	£814,733
60% LAR - 40% CR	0%	£255,235	£173,152	£171,142	£172,574	£175,574	£814,733	£814,733
60% LAR - 40% CR	10%	£153,500	£861,732	£863,611	£874,428	£885,921	£1,123,481	£1,124,439
60% LAR - 40% CR	15%	£119,181	£1,088,357	£1,093,481	£1,100,941	£1,109,182	£1,149,548	£1,152,580
60% LAR - 40% CR	16%	£114,473	£1,113,963	£1,117,963	£1,124,664	£1,131,678	£1,174,876	£1,178,844
60% LAR - 40% CR	20%	£864,321	£1,218,832	£1,219,959	£1,219,959	£1,249,088	£1,178,512	£1,147,128
60% LAR - 40% CR	25%	£618,264	£421,203	£427,581	£418,638	£397,229	£120,836	£120,513
60% LAR - 40% CR	30%	£1,117,102	£1,273,859	£1,277,923	£1,280,388	£1,307,108	£1,191,445	£1,173,884
60% LAR - 40% CR	35%	£1,204,456	£1,363,112	£1,363,112	£1,363,112	£1,363,112	£1,363,112	£1,363,112
60% LAR - 40% CR	40%	£1,281,113	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723
60% LAR - 40% CR	45%	£1,363,112	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723
60% LAR - 40% CR	50%	£1,445,112	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723	£1,374,723







LB Camden  
Local Plan Viability Testing 2025

Resi 4-10 Flats			Value Area	Zone B - £1,100 psf
No Units	10			
Site Area	0.02 Ha			
Residual land values:			Sales value inflation Build cost inflation Tenure	Growth Growth 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%	£1,782,224	£1,371,486	£1,362,318
60% LAR - 40% CR	5%	£1,615,465	£1,263,081	£1,254,062
60% LAR - 40% CR	10%	£1,448,822	£1,073,753	£1,065,608
60% LAR - 40% CR	15%	£1,281,178	£1,043,776	£1,036,836
60% LAR - 40% CR	20%	£1,114,535	£1,013,799	£1,007,064
60% LAR - 40% CR	25%	£947,892	£983,822	£977,292
60% LAR - 40% CR	30%	£781,249	£953,845	£947,315
60% LAR - 40% CR	35%	£614,606	£923,868	£917,338
60% LAR - 40% CR	40%	£447,963	£893,891	£887,361
60% LAR - 40% CR	45%	£281,320	£863,914	£857,384
60% LAR - 40% CR	50%	£114,677	£833,937	£827,407
60% LAR - 40% CR	55%	£-49,966	£803,960	£797,430
60% LAR - 40% CR	60%	£-215,403	£773,983	£767,453
60% LAR - 40% CR	65%	£-430,840	£743,996	£737,476
60% LAR - 40% CR	70%	£-646,277	£714,019	£707,499
60% LAR - 40% CR	75%	£-861,714	£684,042	£677,522
60% LAR - 40% CR	80%	£-1,077,151	£654,065	£647,545
60% LAR - 40% CR	85%	£-1,292,588	£624,088	£617,568
60% LAR - 40% CR	90%	£-1,508,025	£594,111	£587,591
60% LAR - 40% CR	95%	£-1,723,462	£564,134	£557,614
60% LAR - 40% CR	100%	£-1,938,899	£534,157	£527,637
60% LAR - 40% CR	105%	£-2,154,336	£504,180	£497,660
60% LAR - 40% CR	110%	£-2,369,773	£474,203	£467,683
60% LAR - 40% CR	115%	£-2,585,210	£444,226	£437,706
60% LAR - 40% CR	120%	£-2,800,647	£414,249	£407,729
60% LAR - 40% CR	125%	£-3,016,084	£384,272	£377,752
60% LAR - 40% CR	130%	£-3,231,521	£354,295	£347,775
60% LAR - 40% CR	135%	£-3,446,958	£324,318	£317,798
60% LAR - 40% CR	140%	£-3,662,395	£294,341	£287,821
60% LAR - 40% CR	145%	£-3,877,832	£264,364	£257,844
60% LAR - 40% CR	150%	£-4,093,269	£234,387	£227,867
60% LAR - 40% CR	155%	£-4,308,706	£204,410	£197,890
60% LAR - 40% CR	160%	£-4,524,143	£174,433	£167,913
60% LAR - 40% CR	165%	£-4,739,580	£144,456	£137,936
60% LAR - 40% CR	170%	£-4,955,017	£114,479	£107,959
60% LAR - 40% CR	175%	£-5,170,454	£84,502	£77,982
60% LAR - 40% CR	180%	£-5,385,891	£54,525	£47,995
60% LAR - 40% CR	185%	£-5,601,328	£24,548	£17,998
60% LAR - 40% CR	190%	£-5,816,765	£-6,429	£-12,001
60% LAR - 40% CR	195%	£-6,032,202	£-36,452	£-42,004
60% LAR - 40% CR	200%	£-6,247,639	£-66,475	£-72,007
60% LAR - 40% CR	205%	£-6,463,076	£-96,498	£-102,010
60% LAR - 40% CR	210%	£-6,678,513	£-126,521	£-132,013
60% LAR - 40% CR	215%	£-6,893,950	£-156,544	£-162,016
60% LAR - 40% CR	220%	£-7,109,387	£-186,567	£-192,019
60% LAR - 40% CR	225%	£-7,324,824	£-216,590	£-222,022
60% LAR - 40% CR	230%	£-7,540,261	£-246,613	£-252,025
60% LAR - 40% CR	235%	£-7,755,698	£-276,636	£-282,028
60% LAR - 40% CR	240%	£-7,971,135	£-306,659	£-312,031
60% LAR - 40% CR	245%	£-8,186,572	£-336,682	£-342,034
60% LAR - 40% CR	250%	£-8,402,009	£-366,705	£-372,037
60% LAR - 40% CR	255%	£-8,617,446	£-396,728	£-402,040
60% LAR - 40% CR	260%	£-8,832,883	£-426,751	£-432,043
60% LAR - 40% CR	265%	£-9,048,320	£-456,774	£-462,046
60% LAR - 40% CR	270%	£-9,263,757	£-486,797	£-492,049
60% LAR - 40% CR	275%	£-9,479,194	£-516,820	£-522,052
60% LAR - 40% CR	280%	£-9,694,631	£-546,843	£-552,055
60% LAR - 40% CR	285%	£-9,910,068	£-576,866	£-582,058
60% LAR - 40% CR	290%	£-10,125,505	£-606,889	£-612,061
60% LAR - 40% CR	295%	£-10,340,942	£-636,912	£-642,064
60% LAR - 40% CR	300%	£-10,556,379	£-666,935	£-672,067
60% LAR - 40% CR	305%	£-10,771,816	£-696,958	£-702,070
60% LAR - 40% CR	310%	£-10,987,253	£-726,981	£-732,073
60% LAR - 40% CR	315%	£-11,202,690	£-757,004	£-762,076
60% LAR - 40% CR	320%	£-11,418,127	£-787,027	£-792,079
60% LAR - 40% CR	325%	£-11,633,564	£-817,050	£-822,082
60% LAR - 40% CR	330%	£-11,849,001	£-847,073	£-852,085
60% LAR - 40% CR	335%	£-12,064,438	£-877,096	£-882,088
60% LAR - 40% CR	340%	£-12,279,875	£-907,119	£-912,091
60% LAR - 40% CR	345%	£-12,495,312	£-937,142	£-942,094
60% LAR - 40% CR	350%	£-12,710,749	£-967,165	£-972,097
60% LAR - 40% CR	355%	£-12,926,186	£-997,188	£-1,002,100
60% LAR - 40% CR	360%	£-13,141,623	£-1,027,211	£-1,032,103
60% LAR - 40% CR	365%	£-13,357,060	£-1,057,234	£-1,062,106
60% LAR - 40% CR	370%	£-13,572,497	£-1,087,257	£-1,092,109
60% LAR - 40% CR	375%	£-13,787,934	£-1,117,280	£-1,122,112
60% LAR - 40% CR	380%	£-14,003,371	£-1,147,303	£-1,152,115
60% LAR - 40% CR	385%	£-14,218,808	£-1,177,326	£-1,182,118
60% LAR - 40% CR	390%	£-14,434,245	£-1,207,349	£-1,212,121
60% LAR - 40% CR	395%	£-14,649,682	£-1,237,372	£-1,242,124
60% LAR - 40% CR	400%	£-14,865,119	£-1,267,395	£-1,272,127
60% LAR - 40% CR	405%	£-15,080,556	£-1,297,418	£-1,302,130
60% LAR - 40% CR	410%	£-15,295,993	£-1,327,441	£-1,332,133
60% LAR - 40% CR	415%	£-15,511,430	£-1,357,464	£-1,362,136
60% LAR - 40% CR	420%	£-15,726,867	£-1,387,487	£-1,392,139
60% LAR - 40% CR	425%	£-15,942,304	£-1,417,510	£-1,422,142
60% LAR - 40% CR	430%	£-16,157,741	£-1,447,533	£-1,452,145
60% LAR - 40% CR	435%	£-16,373,178	£-1,477,556	£-1,482,148
60% LAR - 40% CR	440%	£-16,588,615	£-1,507,579	£-1,512,151
60% LAR - 40% CR	445%	£-16,804,052	£-1,537,602	£-1,542,154
60% LAR - 40% CR	450%	£-17,019,489	£-1,567,625	£-1,572,157
60% LAR - 40% CR	455%	£-17,234,926	£-1,597,648	£-1,602,160
60% LAR - 40% CR	460%	£-17,450,363	£-1,627,671	£-1,632,163
60% LAR - 40% CR	465%	£-17,665,800	£-1,657,694	£-1,662,166
60% LAR - 40% CR	470%	£-17,881,237	£-1,687,717	£-1,692,169
60% LAR - 40% CR	475%	£-18,096,674	£-1,717,740	£-1,722,172
60% LAR - 40% CR	480%	£-18,312,111	£-1,747,763	£-1,752,175
60% LAR - 40% CR	485%	£-18,527,548	£-1,777,786	£-1,782,178
60% LAR - 40% CR	490%	£-18,742,985	£-1,807,809	£-1,812,181
60% LAR - 40% CR	495%	£-18,958,422	£-1,837,832	£-1,842,184
60% LAR - 40% CR	500%	£-19,173,859	£-1,867,855	£-1,872,187
60% LAR - 40% CR	505%	£-19,389,296	£-1,897,878	£-1,902,190
60% LAR - 40% CR	510%	£-19,604,733	£-1,927,901	£-1,932,193
60% LAR - 40% CR	515%	£-19,820,170	£-1,957,924	£-1,962,196
60% LAR - 40% CR	520%	£-20,035,607	£-1,987,947	£-1,992,199
60% LAR - 40% CR	525%	£-20,251,044	£-2,017,970	£-2,022,202
60% LAR - 40% CR	530%	£-20,466,481	£-2,047,993	£-2,052,205
60% LAR - 40% CR	535%	£-20,681,918	£-2,078,016	£-2,082,208
60% LAR - 40% CR	540%	£-20,897,355	£-2,108,039	£-2,112,211
60% LAR - 40% CR	545%	£-21,112,792	£-2,138,062	£-2,142,214
60% LAR - 40% CR	550%	£-21,328,229	£-2,168,085	£-2,172,217
60% LAR - 40% CR	555%	£-21,543,666	£-2,198,108	£-2,202,220
60% LAR - 40% CR	560%	£-21,759,103	£-2,228,131	£-2,232,223
60% LAR - 40% CR	565%	£-21,974,540	£-2,258,154	£-2,262,226
60% LAR - 40% CR	570%	£-22,189,977	£-2,288,177	£-2,292,229
60% LAR - 40% CR	575%	£-22,405,414	£-2,318,200	£-2,322,232
60% LAR - 40% CR	580%	£-22,620,851	£-2,348,223	£-2,352,235
60% LAR - 40% CR	585%	£-22,836,288	£-2,378,246	£-2,382,238
60% LAR - 40% CR	590%	£-23,051,725	£-2,408,269	£-2,412,241
60% LAR - 40% CR	595%	£-23,267,162	£-2,438,292	£-2,442,244
60% LAR - 40% CR	600%	£-23,482,599	£-2,468,315	£-2,472,247
60% LAR - 40% CR	605%	£-23,698,036	£-2,498,338	£-2,502,250
60% LAR - 40% CR	610%	£-23,913,473	£-2,528,361	£-2,532,253
60% LAR - 40% CR	615%	£-24,128,910	£-2,558,384	£-2,562,256
60% LAR - 40% CR	620%	£-24,344,347	£-2,588,407	£-2,592,259
60% LAR - 40% CR	625%	£-24,559,784	£-2,618,430	£-2,622,262
60% LAR - 40% CR	630%	£-24,775,221	£-2,648,453	£-2,652,265
60% LAR - 40% CR	635%	£-24,990,658	£-2,678,476	£-2,682,268
60% LAR - 40% CR	640%	£-25,206,095	£-2,708,499	£-2,712,271
60% LAR - 40% CR	645%	£-25,421,532	£-2,738,522	£-2,742,274
60% LAR - 40% CR	650%	£-25,636,969	£-2,768,545	£-2,772,277
60% LAR - 40% CR	655%	£-25,852,406	£-2,798,568	£-2,802,280
60% LAR - 40% CR	660%	£-26,067,843	£-2,828,591	£-2,832,283
60% LAR - 40% CR	665%	£-26,283,280	£-2,858,614	£-2,862,286
60% LAR - 40% CR	670%	£-26,498,717	£-2,888,637	£-2,892,289
60% LAR - 40% CR	675%	£-26,714,154	£-2,918,660	£-2,922,292
60% LAR - 40% CR	680%	£-26,929,591	£-2,948,683	£-2,952,295
60% LAR - 40% CR	685%	£-27,145,028	£-2,978,706	£-2,982,298
60% LAR - 40% CR	690%	£-27,360,465	£-3,008,729	£-3,012,301
60% LAR - 40% CR	695%	£-27,575,902	£-3,038,752	£-3,042,304
60% LAR - 40% CR	700%	£-27,791,339	£-3,068,775	£-3,072,307
60% LAR - 40% CR	705%	£-28,006,776	£-3,098,798	£-3,102,310
60% LAR - 40% CR	710%	£-28,222,213	£-3,128,821	£-3,132,313
60% LAR - 40% CR	715%	£-28,437,650	£-3,158,844	£-3,162,316
60% LAR - 40% CR	720%	£-28,653,087	£-3,188,867	£-3,192,319
60% LAR - 40% CR	725%	£-28,868,524	£-3,218,890	£-3,222,322
60% LAR - 40% CR	730%	£-29,083,961	£-3,248,913	£-3,252,325
60% LAR - 40% CR	735%	£-29,299,398	£-3,278,936	£-3,282,328
60% LAR - 40% CR	740%	£-29,514,835	£-3,308,959	£-3,312,331
60% LAR - 40% CR	745%	£-29,730,272	£-3,338,982	£-3,342,334
60% LAR - 40% CR	750%	£-29,945,709	£-3,369,005	£-3,372,337
60% LAR - 40% CR	755%	£-30,161,146	£-3,399,028	



LB Camden  
Local Plan Viability Testing 2025

Resi 4-10 Flats		Value Area		Zone B - £1,150 paf	
No. Units	12	Sales value inflation	Growth		
Site Area	0.02 Ha	Build cost inflation	Growth		
Residual land values:		Tenure	LAR - CR		



LB Camden  
Local Plan Viability Testing 2025

Resi 4-10 Flats			Value Area	Zone B - £1,200 paf
No Units	10		Sales value Inflation	Growth
Site Area	0.02 Ha		Build cost Inflation	Growth
Residual land values:			Temure	LAR : CR



LB Camden  
Local Plan Viability Testing 2025

Resi 4-10 Flats			Value Area		Zone B - £1,250 psf			
No Units 10 Site Area 0.02 Ha			Sales value inflation Build cost inflation Tenure		Growth 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 & 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%		£2,445,969	£2,019,701	£2,015,528	£2,008,982	£1,985,614	£1,857,498
60% LAR - 40% CR	5%		£2,245,102	£1,817,177	£1,813,140	£1,804,462	£1,781,452	£1,654,417
60% LAR - 40% CR	10%		£2,038,226	£1,603,733	£1,600,588	£1,591,988	£1,569,873	£1,442,820
60% LAR - 40% CR	15%		£1,827,748	£1,388,824	£1,385,791	£1,376,947	£1,354,994	£1,228,119
60% LAR - 40% CR	20%		£1,615,471	£1,169,376	£1,166,423	£1,157,778	£1,135,814	£1,008,939
60% LAR - 40% CR	25%		£1,401,807	£945,114	£942,269	£933,549	£911,540	£784,665
60% LAR - 40% CR	30%		£1,187,442	£719,788	£716,943	£708,223	£686,214	£559,339
60% LAR - 40% CR	35%		£1,221,782	£910,814	£908,009	£899,402	£877,396	£750,521
60% LAR - 40% CR	40%		£1,015,438	£722,882	£719,884	£710,962	£688,922	£562,047
60% LAR - 40% CR	45%		£808,219	£534,200	£531,108	£522,127	£500,177	£373,302
60% LAR - 40% CR	50%		£600,133	£344,546	£341,458	£332,487	£310,527	£183,652
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 & 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%		£955,506	£425,889	£421,872	£413,501	£391,642	£362,882
60% LAR - 40% CR	5%		£864,652	£374,265	£370,248	£361,877	£340,018	£311,258
60% LAR - 40% CR	10%		£773,798	£322,641	£318,624	£310,253	£288,394	£259,634
60% LAR - 40% CR	15%		£682,944	£271,017	£267,000	£258,629	£236,770	£208,010
60% LAR - 40% CR	20%		£592,090	£219,393	£215,376	£207,005	£185,146	£156,386
60% LAR - 40% CR	25%		£501,236	£167,769	£163,752	£155,381	£133,522	£104,762
60% LAR - 40% CR	30%		£410,382	£116,145	£112,128	£103,757	£81,898	£53,138
60% LAR - 40% CR	35%		£319,528	£64,521	£60,504	£52,133	£30,274	£1,514
60% LAR - 40% CR	40%		£228,674	£12,897	£8,880	£4,509	£-17,350	£-48,590
60% LAR - 40% CR	45%		£137,820	£-38,727	£-44,744	£-50,761	£-62,902	£-75,043
60% LAR - 40% CR	50%		£46,966	£-90,153	£-96,170	£-102,187	£-114,328	£-126,469
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
60% LAR - 40% CR	0%		£1,117,324	£517,907	£513,890	£505,519	£483,660	£454,900
60% LAR - 40% CR	5%		£1,026,470	£466,283	£462,266	£453,895	£432,036	£403,276
60% LAR - 40% CR	10%		£935,616	£414,659	£410,642	£402,271	£380,412	£351,652
60% LAR - 40% CR	15%		£844,762	£363,035	£359,018	£350,647	£328,788	£299,028
60% LAR - 40% CR	20%		£753,908	£311,411	£307,394	£299,023	£277,164	£247,404
60% LAR - 40% CR	25%		£663,054	£259,787	£255,770	£247,399	£225,540	£195,780
60% LAR - 40% CR	30%		£572,200	£208,163	£204,146	£195,775	£173,916	£144,156
60% LAR - 40% CR	35%		£481,346	£156,539	£152,522	£144,151	£122,292	£92,532
60% LAR - 40% CR	40%		£390,492	£104,915	£100,898	£92,527	£70,668	£40,908
60% LAR - 40% CR	45%		£300,638	£53,291	£49,274	£40,903	£19,044	£-11,216
60% LAR - 40% CR	50%		£210,784	£1,667	£-2,350	£-30,068	£-52,209	£-82,449
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
60% LAR - 40% CR	0%		£1,902,532	£1,406,395	£1,402,167	£1,393,818	£1,372,079	£1,350,279
60% LAR - 40% CR	5%		£1,715,500	£1,219,363	£1,215,135	£1,206,786	£1,185,047	£1,163,247
60% LAR - 40% CR	10%		£1,528,468	£1,032,331	£1,028,103	£1,019,754	£998,015	£976,215
60% LAR - 40% CR	15%		£1,341,436	£845,299	£841,071	£832,722	£810,983	£789,183
60% LAR - 40% CR	20%		£1,154,404	£658,267	£654,039	£645,690	£623,951	£602,151
60% LAR - 40% CR	25%		£967,372	£471,235	£467,007	£458,658	£436,919	£415,119
60% LAR - 40% CR	30%		£780,340	£284,203	£280,975	£272,626	£250,887	£229,087
60% LAR - 40% CR	35%		£593,308	£97,171	£93,943	£85,594	£63,855	£42,055
60% LAR - 40% CR	40%		£406,276	£-99,861	£-106,093	£-112,325	£-130,526	£-148,726
60% LAR - 40% CR	45%		£219,244	£-216,893	£-223,125	£-229,357	£-247,558	£-265,758
60% LAR - 40% CR	50%		£30,212	£-333,925	£-340,157	£-346,389	£-364,590	£-382,790
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 & 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%		£2,085,436	£1,648,137	£1,644,965	£1,636,616	£1,614,877	£1,593,137
60% LAR - 40% CR	5%		£1,898,404	£1,461,105	£1,457,933	£1,449,584	£1,427,845	£1,406,105
60% LAR - 40% CR	10%		£1,711,372	£1,274,073	£1,270,901	£1,262,552	£1,240,813	£1,219,073
60% LAR - 40% CR	15%		£1,524,340	£1,087,041	£1,083,869	£1,075,520	£1,053,781	£1,032,041
60% LAR - 40% CR	20%		£1,337,308	£899,009	£895,837	£887,488	£865,749	£844,009
60% LAR - 40% CR	25%		£1,150,276	£711,977	£708,805	£700,456	£678,717	£656,977
60% LAR - 40% CR	30%		£963,244	£524,945	£521,773	£513,424	£491,685	£469,945
60% LAR - 40% CR	35%		£776,212	£337,913	£334,741	£326,392	£304,653	£282,913
60% LAR - 40% CR	40%		£589,180	£150,881	£147,709	£139,360	£117,621	£95,881
60% LAR - 40% CR	45%		£402,148	£-38,151	£-44,383	£-50,615	£-68,816	£-87,016
60% LAR - 40% CR	50%		£215,116	£-151,119	£-157,351	£-163,583	£-181,784	£-200,044
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution								
£30,691,000								



LB Camden  
Local Plan Viability Testing 2025

Resi 4- 10 Flats			Value Area		Zone B - £1,300 paf	
No Units	10		Sales value inflation		Growth	
Site Area	0.02 Ha		Build cost inflation		Growth	
			Tenure		LAR : CR	
Residual land values:						

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

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, 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, Build Regs 2022 & Staircases, Wchair Prt M4(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		Base Build Costs, Access Prt 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, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
			£1,095,642	£925,302	£940,114	£910,995
60% LAR - 40% CR	0%		£1,095,642	£925,302	£940,524	£860,395
60% LAR - 40% CR	5%		£980,110	£809,335	£824,557	£744,438
60% LAR - 40% CR	10%		£872,662	£706,448	£721,670	£641,551
60% LAR - 40% CR	15%		£769,288	£593,573	£608,795	£528,686
60% LAR - 40% CR	20%		£668,468	£490,699	£505,921	£426,217
60% LAR - 40% CR	25%		£570,106	£397,820	£413,042	£333,748
60% LAR - 40% CR	30%		£473,723	£304,941	£321,163	£242,269
60% LAR - 40% CR	35%		£379,340	£212,062	£228,284	£149,785
60% LAR - 40% CR	40%		£287,957	£119,183	£135,415	£57,316
60% LAR - 40% CR	45%		£191,574	£26,304	£42,536	£-35,773
60% LAR - 40% CR	50%		£100,191	£-68,877	£-68,057	£-150,760

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

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 & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & 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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt 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 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, Wchair Prt M4(3), BREEAM 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
60% LAR - 40% CR	0%	£1,020,636	£1,020,636	£1,384,004	£1,378,255	£1,374,778	£1,248,000	£1,194,500	£1,184,500	
60% LAR - 40% CR	5%	£905,104	£905,104	£1,196,853	£1,191,103	£1,187,626	£1,062,045	£1,007,545	£997,545	
60% LAR - 40% CR	10%	£790,572	£790,572	£1,032,131	£1,026,381	£1,022,904	£900,000	£845,500	£835,500	
60% LAR - 40% CR	15%	£676,040	£676,040	£867,189	£861,439	£857,962	£736,045	£681,545	£671,545	
60% LAR - 40% CR	20%	£561,508	£561,508	£702,187	£696,437	£693,060	£570,090	£515,590	£505,590	
60% LAR - 40% CR	25%	£446,976	£446,976	£537,185	£531,435	£528,058	£406,095	£351,595	£341,595	
60% LAR - 40% CR	30%	£332,444	£332,444	£372,183	£366,433	£363,056	£244,090	£189,590	£179,590	
60% LAR - 40% CR	35%	£217,912	£217,912	£207,181	£201,431	£200,054	£122,090	£67,590	£57,590	
60% LAR - 40% CR	40%	£103,380	£103,380	£98,179	£92,429	£91,052	£50,090	£-4,510	£-14,510	
60% LAR - 40% CR	45%	£-112,152	£-112,152	£-107,177	£-101,427	£-100,050	£-160,090	£-205,590	£-215,590	
60% LAR - 40% CR	50%	£-226,684	£-226,684	£-211,175	£-205,425	£-204,048	£-264,090	£-309,590	£-319,590	

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, 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
60% LAR - 40% CR	0%	£2,137,132	£1,693,828	£1,699,641	£1,681,262	£1,699,612	£1,579,612
60% LAR - 40% CR	5%	£1,903,442	£1,460,138	£1,465,951	£1,448,114	£1,465,922	£1,345,922
60% LAR - 40% CR	10%	£1,670,752	£1,226,448	£1,232,261	£1,214,290	£1,232,232	£1,112,232
60% LAR - 40% CR	15%	£1,438,062	£982,764	£988,577	£970,318	£988,548	£868,548
60% LAR - 40% CR	20%	£1,205,372	£750,080	£755,893	£737,060	£755,864	£635,864
60% LAR - 40% CR	25%	£972,682	£517,396	£523,209	£504,366	£523,180	£403,180
60% LAR - 40% CR	30%	£740,002	£284,712	£290,525	£271,532	£290,496	£170,496
60% LAR - 40% CR	35%	£507,312	£52,028	£57,841	£38,240	£57,812	£-62,190
60% LAR - 40% CR	40%	£274,622	£-180,756	£-180,727	£-161,764	£-180,698	£-290,698
60% LAR - 40% CR	45%	£42,932	£-295,720	£-295,691	£-276,728	£-295,662	£-405,662
60% LAR - 40% CR	50%	£-189,958	£-400,732	£-400,703	£-381,736	£-400,674	£-510,674

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

Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution			£30,691,000				
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£2,287,598	£2,054,174	£2,049,094	£2,041,067	£1,991,950	£1,819,733
60% LAR - 40% CR	5%	£2,073,908	£1,861,208	£1,856,128	£1,848,101	£1,797,000	£1,624,783
60% LAR - 40% CR	10%	£1,860,218	£1,667,313	£1,662,234	£1,654,207	£1,603,090	£1,430,873
60% LAR - 40% CR	15%	£1,646,528	£1,473,418	£1,468,339	£1,460,312	£1,409,195	£1,236,978
60% LAR - 40% CR	20%	£1,432,838	£1,279,523	£1,274,444	£1,266,417	£1,215,300	£1,043,083
60% LAR - 40% CR	25%	£1,219,148	£1,085,628	£1,080,549	£1,072,522	£1,021,405	£849,188
60% LAR - 40% CR	30%	£1,005,458	£891,733	£886,654	£878,627	£827,510	£655,293
60% LAR - 40% CR	35%	£791,768	£697,838	£692,759	£684,732	£633,615	£461,398
60% LAR - 40% CR	40%	£578,078	£503,943	£498,864	£490,837	£439,720	£267,503
60% LAR - 40% CR	45%	£364,388	£310,048	£304,969	£296,942	£245,825	£71,586
60% LAR - 40% CR	50%	£150,698	£116,153	£111,074	£103,047	£51,930	£-122,287



LB Camden  
Local Plan Viability Testing 2025

Resi 5-13 Flats		Value Area		Zone B - £900 psf	
No. Units	13	Sales value inflation		Growth	
Site Area	0.03 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		LAR : CR	
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, Wchair Prt M4(3) & BREEAM 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
60% LAR - 40% CR	0%	1,070,920	1,075,300	1,078,675	1,078,231
60% LAR - 40% CR	5%	1,094,263	1,099,599	1,102,919	1,102,475
60% LAR - 40% CR	10%	1,243,265	1,248,420	1,251,942	1,251,498
60% LAR - 40% CR	15%	1,530,039	1,535,039	1,538,562	1,538,118
60% LAR - 40% CR	20%	1,835,515	1,840,315	1,843,906	1,843,462
60% LAR - 40% CR	25%	2,172,162	2,176,699	2,180,289	2,179,845
60% LAR - 40% CR	30%	2,547,730	2,551,668	2,555,299	2,554,855
60% LAR - 40% CR	35%	2,971,669	2,975,308	2,978,937	2,978,493
60% LAR - 40% CR	40%	3,447,284	3,450,821	3,454,451	3,453,997
60% LAR - 40% CR	45%	3,977,331	3,980,868	3,984,498	3,984,044
60% LAR - 40% CR	50%	4,577,418	4,580,955	4,584,585	4,584,131

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			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building 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%	£1,269,772		£1,262,117		£1,258,117		£1,255,607		£1,256,787		£1,256,519		£1,254,763			
60% LAR - 40% CR	5%	£1,273,285		£1,265,630		£1,261,630		£1,259,120		£1,260,300		£1,260,032		£1,258,276			
60% LAR - 40% CR	10%	£1,380,059		£1,372,404		£1,368,404		£1,365,894		£1,367,074		£1,366,806		£1,365,050			
60% LAR - 40% CR	15%	£1,546,833		£1,539,178		£1,535,178		£1,532,668		£1,533,848		£1,533,580		£1,531,824			
60% LAR - 40% CR	20%	£1,785,480		£1,777,825		£1,773,825		£1,771,315		£1,772,495		£1,772,227		£1,770,471			
60% LAR - 40% CR	25%	£2,104,127		£2,096,472		£2,092,472		£2,089,962		£2,091,142		£2,090,874		£2,089,118			
60% LAR - 40% CR	30%	£2,501,774		£2,494,119		£2,490,119		£2,487,609		£2,488,789		£2,488,521		£2,486,765			
60% LAR - 40% CR	35%	£2,976,941		£2,969,286		£2,965,286		£2,962,776		£2,963,956		£2,963,688		£2,961,932			
60% LAR - 40% CR	40%	£3,531,108		£3,523,453		£3,519,453		£3,516,943		£3,518,123		£3,517,855		£3,516,100			
60% LAR - 40% CR	45%	£4,166,275		£4,158,620		£4,154,620		£4,152,110		£4,153,290		£4,153,022		£4,151,266			
60% LAR - 40% CR	50%	£4,885,442		£4,877,787		£4,873,787		£4,871,277		£4,872,457		£4,872,189		£4,870,433			

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			
60% LAR - 40% CR	0%	£1,082,817		£1,075,162		£1,071,162		£1,068,652		£1,069,832		£1,069,564		£1,067,808			
60% LAR - 40% CR	5%	£1,086,330		£1,078,675		£1,074,675		£1,072,165		£1,073,345		£1,073,077		£1,071,321			
60% LAR - 40% CR	10%	£1,193,104		£1,185,449		£1,181,449		£1,178,939		£1,180,119		£1,179,851		£1,178,095			
60% LAR - 40% CR	15%	£1,359,878		£1,352,223		£1,348,223		£1,345,713		£1,346,893		£1,346,625		£1,344,869			
60% LAR - 40% CR	20%	£1,598,525		£1,590,870		£1,586,870		£1,584,360		£1,585,540		£1,585,272		£1,583,516			
60% LAR - 40% CR	25%	£1,917,172		£1,909,517		£1,905,517		£1,903,007		£1,904,187		£1,903,919		£1,902,163			
60% LAR - 40% CR	30%	£2,314,819		£2,307,164		£2,303,164		£2,300,654		£2,301,834		£2,301,566		£2,299,810			
60% LAR - 40% CR	35%	£2,790,986		£2,783,331		£2,779,331		£2,776,821		£2,778,001		£2,777,733		£2,775,977			
60% LAR - 40% CR	40%	£3,345,153		£3,337,498		£3,333,498		£3,330,988		£3,332,168		£3,331,900		£3,330,144			
60% LAR - 40% CR	45%	£3,980,320		£3,972,665		£3,968,665		£3,966,155		£3,967,335		£3,967,067		£3,965,311			
60% LAR - 40% CR	50%	£4,699,487		£4,691,832		£4,687,832		£4,685,322		£4,686,502		£4,686,234		£4,684,478			

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon					
	0%	£1,060,627	£1,050,627	£1,046,627	£1,044,117	£1,045,297	£1,045,029	£1,043,273					
60% LAR - 40% CR	5%	£1,064,140	£1,054,140	£1,050,140	£1,047,630	£1,048,810	£1,048,542	£1,046,786					
60% LAR - 40% CR	10%	£1,113,142	£1,103,142	£1,099,142	£1,096,632	£1,097,812	£1,097,544	£1,095,788					
60% LAR - 40% CR	15%	£1,219,916	£1,209,916	£1,205,916	£1,203,406	£1,204,586	£1,204,318	£1,202,562					
60% LAR - 40% CR	20%	£1,395,392	£1,385,392	£1,381,392	£1,378,882	£1,380,062	£1,379,794	£1,378,038					
60% LAR - 40% CR	25%	£1,634,039	£1,624,039	£1,620,039	£1,617,529	£1,618,709	£1,618,441	£1,616,685					
60% LAR - 40% CR	30%	£1,936,706	£1,926,706	£1,922,706	£1,920,196	£1,921,376	£1,921,108	£1,919,352					
60% LAR - 40% CR	35%	£2,307,645	£2,297,645	£2,293,645	£2,291,135	£2,292,315	£2,292,047	£2,290,291					
60% LAR - 40% CR	40%	£2,752,812	£2,742,812	£2,738,812	£2,736,302	£2,737,482	£2,737,214	£2,735,458					
60% LAR - 40% CR	45%	£3,277,979	£3,267,979	£3,263,979	£3,261,469	£3,262,649	£3,262,381	£3,260,625					
60% LAR - 40% CR	50%	£3,885,442	£3,875,442	£3,871,442	£3,868,932	£3,870,112	£3,869,844	£3,868,088					























LB Camden  
Local Plan Viability Testing 2025

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

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
	0%	£357,051	£379,983	£374,707	£369,431	£364,155	£364,155	£349,879	£345,603
60% LAR - 40% CR	5%	£376,150	£379,983	£374,707	£369,431	£364,155	£364,155	£349,879	£345,603
60% LAR - 40% CR	10%	£376,150	£379,983	£374,707	£369,431	£364,155	£364,155	£349,879	£345,603
60% LAR - 40% CR	15%	£373,810	£379,983	£374,707	£369,431	£364,155	£364,155	£349,879	£345,603
60% LAR - 40% CR	20%	£368,101	£379,983	£374,707	£369,431	£364,155	£364,155	£349,879	£345,603
60% LAR - 40% CR	25%	£360,472	£379,983	£374,707	£369,431	£364,155	£364,155	£349,879	£345,603
60% LAR - 40% CR	30%	£351,141	£379,983	£374,707	£369,431	£364,155	£364,155	£349,879	£345,603
60% LAR - 40% CR	35%	£340,180	£379,983	£374,707	£369,431	£364,155	£364,155	£349,879	£345,603
60% LAR - 40% CR	40%	£327,416	£379,983	£374,707	£369,431	£364,155	£364,155	£349,879	£345,603
60% LAR - 40% CR	45%	£313,222	£379,983	£374,707	£369,431	£364,155	£364,155	£349,879	£345,603
60% LAR - 40% CR	50%	£2,113,349	£379,983	£374,707	£369,431	£364,155	£364,155	£349,879	£345,603

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%	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138
60% LAR - 40% CR	5%	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138
60% LAR - 40% CR	10%	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138
60% LAR - 40% CR	15%	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138
60% LAR - 40% CR	20%	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138
60% LAR - 40% CR	25%	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138
60% LAR - 40% CR	30%	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138
60% LAR - 40% CR	35%	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138
60% LAR - 40% CR	40%	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138
60% LAR - 40% CR	45%	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138
60% LAR - 40% CR	50%	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138	£1,135,138

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, 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%	£1,802,882	£1,218,891	£1,212,444	£1,201,248	£1,177,809	£1,177,809	£1,093,356
60% LAR - 40% CR	5%	£1,802,882	£1,218,891	£1,212,444	£1,201,248	£1,177,809	£1,177,809	£1,093,356
60% LAR - 40% CR	10%	£1,802,882	£1,218,891	£1,212,444	£1,201,248	£1,177,809	£1,177,809	£1,093,356
60% LAR - 40% CR	15%	£1,802,882	£1,218,891	£1,212,444	£1,201,248	£1,177,809	£1,177,809	£1,093,356
60% LAR - 40% CR	20%	£1,802,882	£1,218,891	£1,212,444	£1,201,248	£1,177,809	£1,177,809	£1,093,356
60% LAR - 40% CR	25%	£1,802,882	£1,218,891	£1,212,444	£1,201,248	£1,177,809	£1,177,809	£1,093,356
60% LAR - 40% CR	30%	£1,802,882	£1,218,891	£1,212,444	£1,201,248	£1,177,809	£1,177,809	£1,093,356
60% LAR - 40% CR	35%	£1,802,882	£1,218,891	£1,212,444	£1,201,248	£1,177,809	£1,177,809	£1,093,356
60% LAR - 40% CR	40%	£1,802,882	£1,218,891	£1,212,444	£1,201,248	£1,177,809	£1,177,809	£1,093,356
60% LAR - 40% CR	45%	£1,802,882	£1,218,891	£1,212,444	£1,201,248	£1,177,809	£1,177,809	£1,093,356
60% LAR - 40% CR	50%	£1,802,882	£1,218,891	£1,212,444	£1,201,248	£1,177,809	£1,177,809	£1,093,356

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
	0%	£1,593,173	£1,734,155	£1,718,842	£1,691,705	£1,608,000	£1,508,000	£1,439,000
60% LAR - 40% CR	0%	£2,081,368	£1,515,323	£1,505,888	£1,488,046	£1,468,416	£1,290,638	£1,191,872
60% LAR - 40% CR	5%	£2,081,368	£1,515,323	£1,505,888	£1,488,046	£1,468,416	£1,290,638	£1,191,872
60% LAR - 40% CR	10%	£2,081,368	£1,515,323	£1,505,888	£1,488,046	£1,468,416	£1,290,638	£1,191,872
60% LAR - 40% CR	15%	£1,589,865	£1,073,745	£1,068,583	£1,047,151	£1,035,585	£876,246	£792,446
60% LAR - 40% CR	20%	£1,342,191	£861,025	£854,675	£833,844	£824,655	£694,568	£628,468
60% LAR - 40% CR	22%	£1,243,778	£781,425	£778,256	£754,530	£745,215	£633,320	£541,691
60% LAR - 40% CR	25%	£1,091,265	£682,141	£679,139	£650,339	£640,339	£533,143	£441,691
60% LAR - 40% CR	30%	£843,168	£461,020	£458,973	£433,891	£425,689	£370,470	£297,872
60% LAR - 40% CR	35%	£591,451	£249,625	£247,565	£225,165	£218,556	£183,143	£141,691
60% LAR - 40% CR	40%	£326,102	£122,702	£121,487	£108,596	£104,193	£72,772	£49,691
60% LAR - 40% CR	45%	£135,168	£49,073	£48,266	£42,071	£40,567	£24,271	£16,691
60% LAR - 40% CR	50%	£101,006	£34,126	£33,842	£28,937	£28,017	£16,271	£10,691







LB Camden  
Local Plan Viability Testing 2025

Resi 5- 13 Flats		Value Area	Zone B - £1,300 paf
No Units	13	Sales value inflation	Growth
Site Area	0.03 Ha	Build cost inflation	Growth
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), BREEM Excellent & Biodiversity
		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), BREAM 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), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
		Base Build Costs and Access Pmt M4(2) & Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	% AH		
60% LAR - 40% CR	0%	£3,187,907	£2,587,308
60% LAR - 40% CR	5%	£3,217,717	£2,646,138
60% LAR - 40% CR	10%	£2,636,308	£2,106,631
60% LAR - 40% CR	15%	£2,658,592	£2,164,391
60% LAR - 40% CR	20%	£2,684,960	£2,184,387
60% LAR - 40% CR	22%	£2,247,182	£1,763,137
60% LAR - 40% CR	25%	£2,079,614	£1,606,247
60% LAR - 40% CR	30%	£1,769,367	£1,361,482
60% LAR - 40% CR	35%	£1,617,821	£1,095,008
60% LAR - 40% CR	40%	£1,235,225	£836,305
60% LAR - 40% CR	45%	£991,523	£579,896
60% LAR - 40% CR	50%	£666,214	£320,250

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%	£322,289	£322,289	£318,843	£304,505	£272,202	£266,724	£257,973
60% LAR - 40% CR	5%	£333,877	£333,877	£330,431	£316,093	£283,790	£278,312	£269,561
60% LAR - 40% CR	10%	£287,424	£287,424	£283,978	£269,640	£237,337	£231,859	£223,108
60% LAR - 40% CR	15%	£291,732	£291,732	£288,286	£273,948	£241,645	£236,167	£227,416
60% LAR - 40% CR	22%	£271,712	£271,712	£268,266	£253,928	£221,625	£216,147	£207,396
60% LAR - 40% CR	25%	£251,692	£251,692	£248,246	£233,908	£201,605	£196,127	£187,376
60% LAR - 40% CR	30%	£231,672	£231,672	£228,226	£213,888	£181,585	£176,107	£167,356
60% LAR - 40% CR	35%	£211,652	£211,652	£208,206	£193,868	£161,565	£156,087	£147,336
60% LAR - 40% CR	40%	£1,301,543	£1,301,543	£1,297,097	£1,282,759	£1,268,421	£1,263,943	£1,259,465
60% LAR - 40% CR	45%	£1,091,523	£1,091,523	£1,087,077	£1,072,739	£1,058,401	£1,053,923	£1,049,445
60% LAR - 40% CR	50%	£781,503	£781,503	£777,057	£762,719	£748,381	£743,903	£739,425

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%	£1,126,897	£1,126,897	£1,122,451	£1,108,113	£1,093,775	£1,089,329	£1,084,883
60% LAR - 40% CR	5%	£1,137,485	£1,137,485	£1,133,039	£1,118,701	£1,104,363	£1,099,917	£1,095,471
60% LAR - 40% CR	10%	£1,148,073	£1,148,073	£1,143,627	£1,129,289	£1,114,951	£1,110,505	£1,106,059
60% LAR - 40% CR	15%	£1,158,661	£1,158,661	£1,154,215	£1,139,877	£1,125,539	£1,121,093	£1,116,647
60% LAR - 40% CR	20%	£1,169,249	£1,169,249	£1,164,803	£1,150,465	£1,136,127	£1,131,681	£1,127,235
60% LAR - 40% CR	22%	£1,179,837	£1,179,837	£1,175,391	£1,161,053	£1,146,715	£1,142,269	£1,137,823
60% LAR - 40% CR	25%	£1,190,425	£1,190,425	£1,185,979	£1,171,641	£1,157,303	£1,152,857	£1,148,411
60% LAR - 40% CR	30%	£1,201,013	£1,201,013	£1,196,567	£1,182,229	£1,167,891	£1,163,445	£1,159,000
60% LAR - 40% CR	35%	£1,211,601	£1,211,601	£1,207,155	£1,192,817	£1,178,479	£1,174,033	£1,169,587
60% LAR - 40% CR	40%	£1,222,189	£1,222,189	£1,217,743	£1,203,405	£1,189,067	£1,184,621	£1,180,175
60% LAR - 40% CR	45%	£1,232,777	£1,232,777	£1,228,331	£1,213,993	£1,200,000	£1,195,554	£1,191,108
60% LAR - 40% CR	50%	£1,243,365	£1,243,365	£1,238,919	£1,224,581	£1,210,588	£1,206,142	£1,201,696

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

		£40,420,000						
Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, 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%	£2,412,848	£1,810,253	£1,804,787	£1,792,200	£1,780,129	£1,768,058	£1,755,987
60% LAR - 40% CR	5%	£2,433,436	£1,830,841	£1,825,375	£1,812,788	£1,800,717	£1,788,646	£1,776,575
60% LAR - 40% CR	10%	£2,454,024	£1,851,429	£1,845,963	£1,833,376	£1,821,305	£1,809,234	£1,797,163
60% LAR - 40% CR	15%	£2,474,612	£1,872,017	£1,866,551	£1,853,964	£1,841,893	£1,829,822	£1,817,751
60% LAR - 40% CR	20%	£2,495,200	£1,892,605	£1,887,139	£1,874,572	£1,862,501	£1,850,430	£1,838,359
60% LAR - 40% CR	22%	£2,515,788	£1,913,193	£1,907,727	£1,895,185	£1,883,114	£1,871,043	£1,858,972
60% LAR - 40% CR	25%	£2,536,376	£1,933,781	£1,928,315	£1,915,793	£1,903,722	£1,891,651	£1,879,580
60% LAR - 40% CR	30%	£2,556,964	£1,954,369	£1,948,903	£1,936,381	£1,924,310	£1,912,239	£1,900,168
60% LAR - 40% CR	35%	£2,577,552	£1,974,957	£1,969,437	£1,956,969	£1,944,898	£1,932,827	£1,920,756
60% LAR - 40% CR	40%	£2,598,140	£1,995,545	£1,990,025	£1,977,557	£1,965,486	£1,953,415	£1,941,344
60% LAR - 40% CR	45%	£2,618,728	£2,016,133	£2,010,613	£1,998,145	£1,986,074	£1,974,003	£1,961,932
60% LAR - 40% CR	50%	£2,639,316	£2,036,721	£2,031,201	£2,018,733	£2,006,662	£1,994,591	£1,982,520

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%	£2,077,107	£2,077,107	£2,072,661	£2,058,323	£2,043,985	£2,039,539	£2,035,093
60% LAR - 40% CR	5%	£2,087,695	£2,087,695	£2,083,249	£2,068,911	£2,054,573	£2,050,127	£2,045,681
60% LAR - 40% CR	10%	£2,098,283	£2,098,283	£2,093,837	£2,079,499	£2,065,161	£2,060,715	£2,056,269
60% LAR - 40% CR	15%	£2,108,871	£2,108,871	£2,104,425	£2,090,087	£2,075,749	£2,071,303	£2,066,857
60% LAR - 40% CR	20%	£2,119,459	£2,119,459	£2,115,013	£2,100,675	£2,086,337	£2,081,891	£2,077,445
60% LAR - 40% CR	22%	£2,129,047	£2,129,047	£2,124,601	£2,110,263	£2,095,925	£2,091,479	£2,087,033
60% LAR - 40% CR	25%	£2,139,635	£2,139,635	£2,135,189	£2,120,851	£2,106,513	£2,102,067	£2,097,621
60% LAR - 40% CR	30%	£2,150,223	£2,150,223	£2,145,777	£2,131,439	£2,117,101	£2,112,655	£2,108,209
60% LAR - 40% CR	35%	£2,160,811	£2,160,811	£2,156,365	£2,142,027	£2,127,689	£2,123,243	£2,118,797
60% LAR - 40% CR	40%	£2,171,399	£2,171,399	£2,166,953	£2,152,615	£2,138,277	£2,133,831	£2,129,385
60% LAR - 40% CR	45%	£2,181,987	£2,181,987	£2,177,541	£2,163,203	£2,148,865	£2,144,419	£2,139,973
60% LAR - 40% CR	50%	£2,192,575	£2,192,575	£2,188,129	£2,173,791	£2,159,453	£2,155,007	£2,150,561



Value Area	Zone B - £900 psf
------------	-------------------

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CR

Residual land values:

[illegible]

Residual Land values compared to benchmark land values

Higher Value Secondary Officers

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) 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, 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, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£2,628,348	£2,437,740	£2,354,008	£2,267,563	£2,187,871	£2,097,500	£2,003,260
60% LAR - 40% CIR	10%	£2,628,348	£2,437,740	£2,354,008	£2,267,563	£2,187,871	£2,097,500	£2,003,260
60% LAR - 40% CIR	15%	£2,628,348	£2,437,740	£2,354,008	£2,267,563	£2,187,871	£2,097,500	£2,003,260
60% LAR - 40% CIR	20%	£2,628,348	£2,437,740	£2,354,008	£2,267,563	£2,187,871	£2,097,500	£2,003,260
60% LAR - 40% CIR	25%	£2,628,348	£2,437,740	£2,354,008	£2,267,563	£2,187,871	£2,097,500	£2,003,260
60% LAR - 40% CIR	30%	£2,628,348	£2,437,740	£2,354,008	£2,267,563	£2,187,871	£2,097,500	£2,003,260
60% LAR - 40% CIR	35%	£2,628,348	£2,437,740	£2,354,008	£2,267,563	£2,187,871	£2,097,500	£2,003,260
60% LAR - 40% CIR	40%	£2,628,348	£2,437,740	£2,354,008	£2,267,563	£2,187,871	£2,097,500	£2,003,260
60% LAR - 40% CIR	45%	£2,628,348	£2,437,740	£2,354,008	£2,267,563	£2,187,871	£2,097,500	£2,003,260
60% LAR - 40% CIR	50%	£2,628,348	£2,437,740	£2,354,008	£2,267,563	£2,187,871	£2,097,500	£2,003,260
60% LAR - 40% CIR	55%	£2,628,348	£2,437,740	£2,354,008	£2,267,563	£2,187,871	£2,097,500	£2,003,260
60% LAR - 40% CIR	60%	£2,628,348	£2,437,740	£2,354,008	£2,267,563	£2,187,871	£2,097,500	£2,003,260
60% LAR - 40% CIR	65%	£2,628,348	£2,437,740	£2,354,008	£2,267,563	£2,187,871	£2,097,500	£2,003,260
60% LAR - 40% CIR	70%	£2,628,348	£2,437,740	£2,354,008	£2,267,563	£2,187,871	£2,097,500	£2,003,260
60% LAR - 40% CIR	75%	£2,628,348	£2,437,740	£2,354,008	£2,267,563	£2,187,871	£2,097,500	£2,003,260
60% LAR - 40% CIR	80%	£2,628,348	£2,437,740	£2,354,008	£2,267,563	£2,187,871	£2,097,500	£2,003,260
60% LAR - 40% CIR	85%	£2,628,348	£2,437,740	£2,354,008	£2,267,563	£2,187,871	£2,097,500	£2,003,260
60% LAR - 40% CIR	90%	£2,628,348	£2,437,740	£2,354,008	£2,267,563	£2,187,871	£2,097,500	£2,003,260
60% LAR - 40% CIR	95%	£2,628,348	£2,437,740	£2,354,008	£2,267,563	£2,187,871	£2,097,500	£2,003,260
60% LAR - 40% CIR	100%	£2,628,348	£2,437,740	£2,354,008	£2,267,563	£2,187,871	£2,097,500	£2,003,260

Residual Land values compared to benchmark land values

Medium Value Secondary Office

£57,186,000

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) & BREAM Excellent	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREAM 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), BREAM 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), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£1,168,385	£1,710,340	£1,768,245	£1,768,245	£1,988,217	£2,103,387
60% LAR - 40% CIR	10%	£1,340,788	£1,886,385	£1,886,385	£1,886,385	£2,186,161	£2,312,536
60% LAR - 40% CIR	15%	£1,449,676	£2,033,188	£2,041,417	£2,050,011	£2,303,982	£2,435,889
60% LAR - 40% CIR	20%	£1,558,564	£2,179,991	£2,187,762	£2,196,245	£2,421,803	£2,553,688
60% LAR - 40% CIR	25%	£1,653,548	£2,361,086	£2,367,357	£2,382,350	£2,618,760	£2,697,341
60% LAR - 40% CIR	30%	£1,868,384	£2,634,335	£2,616,604	£2,616,175	£2,872,685	£2,788,478
60% LAR - 40% CIR	35%	£2,121,776	£2,955,105	£2,917,611	£2,916,126	£3,268,608	£2,919,726
60% LAR - 40% CIR	40%	£2,327,240	£3,292,344	£3,258,988	£3,273,500	£3,672,214	£3,096,231
60% LAR - 40% CIR	45%	£2,470,097	£3,637,092	£3,603,392	£3,628,396	£4,082,685	£3,248,441
60% LAR - 40% CIR	45%	£2,517,848	£3,640,689	£3,606,339	£3,670,772	£4,235,885	£3,268,387
60% LAR - 40% CIR	50%	£2,625,588	£3,725,588	£3,694,888	£3,744,622	£4,344,622	£3,344,444

Residual Land values compared to benchmark land values

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

£40,430,000

Tenure	% AH	Base Build Costs and Access Prt M4(2), Building Safety Levy	Base Build Costs, Access 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, Wchahr Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchahr Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchahr 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, Wchahr Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchahr Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CR	5%	£1,480,234	£1,101,660	£1,197,685	£1,217,195	£1,155,744	£1,568,913	£1,674,833
60% LAR, 40% CR	10%	£1,480,234	£1,083,338	£1,189,363	£1,208,873	£1,147,422	£1,560,246	£1,666,166
60% LAR, 40% CR	15%	£1,480,234	£1,065,016	£1,181,041	£1,200,551	£1,138,700	£1,551,579	£1,657,499
60% LAR, 40% CR	20%	£1,480,234	£1,046,694	£1,172,719	£1,192,229	£1,130,028	£1,542,912	£1,648,832
60% LAR, 40% CR	25%	£1,480,234	£1,028,372	£1,164,397	£1,183,907	£1,121,356	£1,534,245	£1,640,165
60% LAR, 40% CR	30%	£1,480,234	£1,010,050	£1,156,075	£1,175,585	£1,112,684	£1,525,578	£1,631,498
60% LAR, 40% CR	35%	£1,480,234	£991,728	£1,147,753	£1,167,263	£1,104,012	£1,516,911	£1,622,831
60% LAR, 40% CR	40%	£1,480,234	£973,406	£1,139,431	£1,158,941	£1,095,340	£1,508,244	£1,614,164
60% LAR, 40% CR	45%	£1,480,234	£955,084	£1,131,109	£1,150,619	£1,086,668	£1,499,577	£1,605,497
60% LAR, 40% CR	50%	£1,480,234	£936,762	£1,122,787	£1,142,297	£1,078,000	£1,490,910	£1,596,830
60% LAR, 40% CR	55%	£1,480,234	£918,440	£1,114,465	£1,133,975	£1,069,328	£1,482,243	£1,588,163
60% LAR, 40% CR	60%	£1,480,234	£900,118	£1,106,143	£1,125,653	£1,060,656	£1,473,576	£1,579,496
60% LAR, 40% CR	65%	£1,480,234	£881,796	£1,097,821	£1,117,331	£1,051,984	£1,464,909	£1,570,829
60% LAR, 40% CR	70%	£1,480,234	£863,474	£1,089,499	£1,109,009	£1,043,312	£1,456,242	£1,562,162
60% LAR, 40% CR	75%	£1,480,234	£845,152	£1,081,177	£1,100,687	£1,034,640	£1,447,575	£1,553,495
60% LAR, 40% CR	80%	£1,480,234	£826,830	£1,072,855	£1,092,365	£1,025,968	£1,438,908	£1,544,828
60% LAR, 40% CR	85%	£1,480,234	£808,508	£1,064,533	£1,084,043	£1,017,296	£1,430,241	£1,536,161
60% LAR, 40% CR	90%	£1,480,234	£790,186	£1,056,211	£1,075,721	£1,008,624	£1,421,574	£1,527,494
60% LAR, 40% CR	95%	£1,480,234	£771,864	£1,047,889	£1,067,399	£1,000,000	£1,412,907	£1,518,827
60% LAR, 40% CR	100%	£1,480,234	£753,542	£1,039,567	£1,059,077	£991,378	£1,404,240	£1,510,160

Residual land values compared to benchmark land values

Residual Land values compared to bench  
Secondary Industrial/Storage/Distribution

£30,601,000

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, Whchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchair Prt M4(3), BREEAM Excellent & Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CBR	6%	1,262,955	1,358,448	1,354,708	1,376,384	1,412,271	1,511,705	1,511,860
60% LAR - 40% CBR	10%	1,284,162	1,380,116	1,375,780	1,397,908	1,434,208	1,533,848	1,534,003
60% LAR - 40% CBR	15%	1,298,108	1,395,261	1,390,679	1,403,064	1,439,754	1,539,393	1,539,548
60% LAR - 40% CBR	20%	1,277,885	1,370,255	1,365,713	1,382,120	1,419,045	1,519,855	1,520,010
60% LAR - 40% CBR	25%	1,248,195	1,340,148	1,335,606	1,351,915	1,388,836	1,489,846	1,490,001
60% LAR - 40% CBR	30%	1,197,897	1,312,893	1,312,893	1,324,233	1,340,648	1,439,122	1,439,277
60% LAR - 40% CBR	35%	1,124,172	1,241,172	1,241,172	1,251,172	1,261,172	1,361,172	1,361,172
60% LAR - 40% CBR	40%	1,030,902	1,130,410	1,132,000	1,131,999	1,137,942	1,238,448	1,238,448
60% LAR - 40% CBR	45%	914,140	1,000,132	1,000,884	1,000,884	1,004,648	1,105,148	1,105,148
60% LAR - 40% CBR	45%	811,247,838	1,167,747	1,169,834	1,170,834	1,173,961	1,275,011	1,275,011







LB Camden  
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone B - £1,000 paf				
No Units	19	Sales value inflation	Growth		Growth			
Site Area	0.04 Ha	Build cost inflation	Growth		Growth			
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, BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building 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%	£1,098,238	£1,098,203	£1,265,043	£1,042,367	£1,208,179	£893,090	£968,090
60% LAR - 40% CR	5%	£1,694,238	£1,692,510	£1,956,043	£1,738,060	£1,698,179	£893,462	£969,462
60% LAR - 40% CR	10%	£1,269,803	£1,268,257	£1,553,038	£1,339,454	£1,315,493	£893,728	£968,728
60% LAR - 40% CR	15%	£1,048,135	£1,046,536	£1,354,236	£1,142,165	£1,116,528	£893,174	£968,174
60% LAR - 40% CR	20%	£851,490	£849,837	£1,155,485	£930,676	£906,902	£892,620	£967,620
60% LAR - 40% CR	25%	£787,739	£786,034	£1,056,884	£832,480	£818,723	£146,777	£160,322
60% LAR - 40% CR	26%	£718,172	£716,472	£1,056,884	£759,123	£741,272	£146,888	£160,053
60% LAR - 40% CR	30%	£591,407	£589,124	£1,068,124	£630,633	£616,905	£138,940	£147,445
60% LAR - 40% CR	35%	£489,237	£486,986	£1,023,828	£510,912	£496,921	£134,977	£146,475
60% LAR - 40% CR	40%	£357,894	£355,612	£1,079,735	£421,499	£407,855	£174,595	£189,117
60% LAR - 40% CR	50%	£200,847	£198,116	£1,124,731	£274,177	£270,251	£188,599	£201,780
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, BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building 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%	£1,767,688	£1,767,688	£2,121,111	£1,767,688	£1,767,688	£1,767,688	£1,767,688
60% LAR - 40% CR	5%	£2,189,224	£2,189,224	£2,593,580	£2,189,224	£2,189,224	£2,189,224	£2,189,224
60% LAR - 40% CR	10%	£1,811,074	£1,811,074	£2,215,361	£1,811,074	£1,811,074	£1,811,074	£1,811,074
60% LAR - 40% CR	15%	£1,432,924	£1,432,924	£1,837,142	£1,432,924	£1,432,924	£1,432,924	£1,432,924
60% LAR - 40% CR	20%	£1,054,774	£1,054,774	£1,458,923	£1,054,774	£1,054,774	£1,054,774	£1,054,774
60% LAR - 40% CR	25%	£676,624	£676,624	£1,080,704	£676,624	£676,624	£676,624	£676,624
60% LAR - 40% CR	26%	£577,873	£577,873	£982,103	£577,873	£577,873	£577,873	£577,873
60% LAR - 40% CR	30%	£341,817	£341,817	£1,038,027	£341,817	£341,817	£341,817	£341,817
60% LAR - 40% CR	35%	£115,761	£115,761	£1,093,951	£115,761	£115,761	£115,761	£115,761
60% LAR - 40% CR	40%	£1,491,501	£1,491,501	£1,312,895	£1,491,501	£1,491,501	£1,491,501	£1,491,501
60% LAR - 40% CR	45%	£1,827,241	£1,827,241	£1,531,839	£1,827,241	£1,827,241	£1,827,241	£1,827,241
60% LAR - 40% CR	50%	£1,861,424	£1,861,424	£1,565,983	£1,861,424	£1,861,424	£1,861,424	£1,861,424
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, BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building 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%	£1,767,688	£1,767,688	£2,121,111	£1,767,688	£1,767,688	£1,767,688	£1,767,688
60% LAR - 40% CR	5%	£2,189,224	£2,189,224	£2,593,580	£2,189,224	£2,189,224	£2,189,224	£2,189,224
60% LAR - 40% CR	10%	£1,811,074	£1,811,074	£2,215,361	£1,811,074	£1,811,074	£1,811,074	£1,811,074
60% LAR - 40% CR	15%	£1,432,924	£1,432,924	£1,837,142	£1,432,924	£1,432,924	£1,432,924	£1,432,924
60% LAR - 40% CR	20%	£1,054,774	£1,054,774	£1,458,923	£1,054,774	£1,054,774	£1,054,774	£1,054,774
60% LAR - 40% CR	25%	£676,624	£676,624	£1,080,704	£676,624	£676,624	£676,624	£676,624
60% LAR - 40% CR	26%	£577,873	£577,873	£982,103	£577,873	£577,873	£577,873	£577,873
60% LAR - 40% CR	30%	£341,817	£341,817	£1,038,027	£341,817	£341,817	£341,817	£341,817
60% LAR - 40% CR	35%	£115,761	£115,761	£1,093,951	£115,761	£115,761	£115,761	£115,761
60% LAR - 40% CR	40%	£1,491,501	£1,491,501	£1,312,895	£1,491,501	£1,491,501	£1,491,501	£1,491,501
60% LAR - 40% CR	45%	£1,827,241	£1,827,241	£1,531,839	£1,827,241	£1,827,241	£1,827,241	£1,827,241
60% LAR - 40% CR	50%	£1,861,424	£1,861,424	£1,565,983	£1,861,424	£1,861,424	£1,861,424	£1,861,424
Residual Land values compared to benchmark land values								
Lower Value Secondary Offices / Community Space								
£40,420,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 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, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building 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%	£990,267	£990,267	£1,160,431	£990,267	£990,267	£990,267	£990,267
60% LAR - 40% CR	5%	£1,178,488	£1,178,488	£1,348,652	£1,178,488	£1,178,488	£1,178,488	£1,178,488
60% LAR - 40% CR	10%	£1,000,267	£1,000,267	£1,170,431	£1,000,267	£1,000,267	£1,000,267	£1,000,267
60% LAR - 40% CR	15%	£822,047	£822,047	£992,211	£822,047	£822,047	£822,047	£822,047
60% LAR - 40% CR	20%	£643,826	£643,826	£813,991	£643,826	£643,826	£643,826	£643,826
60% LAR - 40% CR	25%	£465,605	£465,605	£635,771	£465,605	£465,605	£465,605	£465,605
60% LAR - 40% CR	26%	£387,384	£387,384	£557,550	£387,384	£387,384	£387,384	£387,384
60% LAR - 40% CR	30%	£209,163	£209,163	£379,330	£209,163	£209,163	£209,163	£209,163
60% LAR - 40% CR	35%	£31,942	£31,942	£191,109	£31,942	£31,942	£31,942	£31,942
60% LAR - 40% CR	40%	£1,161,513	£1,161,513	£1,331,319	£1,161,513	£1,161,513	£1,161,513	£1,161,513
60% LAR - 40% CR	45%	£1,349,734	£1,349,734	£1,519,539	£1,349,734	£1,349,734	£1,349,734	£1,349,734
60% LAR - 40% CR	50%	£1,537,955	£1,537,955	£1,707,759	£1,537,955	£1,537,955	£1,537,955	£1,537,955
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, BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building 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%	£1,133,888	£1,133,888	£1,304,108	£1,133,888	£1,133,888	£1,133,888	£1,133,888
60% LAR - 40% CR	5%	£1,321,109	£1,321,109	£1,491,329	£1,321,109	£1,321,109	£1,321,109	£1,321,109
60% LAR - 40% CR	10%	£1,102,888	£1,102,888	£1,272,108	£1,102,888	£1,102,888	£1,102,888	£1,102,888
60% LAR - 40% CR	15%	£884,667	£884,667	£1,052,887	£884,667	£884,667	£884,667	£884,667
60% LAR - 40% CR	20%	£666,446	£666,446	£833,666	£666,446	£666,446	£666,446	£666,446
60% LAR - 40% CR	25%	£448,225	£448,225	£614,445	£448,225	£448,225	£448,225	£448,225
60% LAR - 40% CR	26%	£369,999	£369,999	£536,219	£369,999	£369,999	£369,999	£369,999
60% LAR - 40% CR	30%	£191,778	£191,778	£357,998	£191,778	£191,778	£191,778	£191,778
60% LAR - 40% CR	35%	£31,557	£31,557	£179,777	£31,557	£31,557	£31,557	£31,557
60% LAR - 40% CR	40%	£1,161,513	£1,161,513	£1,331,319	£1,161,513	£1,161,513	£1,161,513	£1,161,513
60% LAR - 40% CR	45%	£1,349,734	£1,349,734	£1,519,539	£1,349,734	£1,349,734	£1,349,734	£1,349,734
60% LAR - 40% CR	50%	£1,537,955	£1,537,955	£1,707,759	£1,537,955	£1,537,955	£1,537,955	£1,537,955
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, BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building 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%	£1,133,888	£1,133,888	£1,304,108	£1,133,888	£1,133,888	£1,133,888	£1,133,888
60% LAR - 40% CR	5%	£1,321,109	£1,321,109	£1,491,329	£1,321,109	£1,321,109	£1,321,109	£1,321,109
60% LAR - 40% CR	10%	£1,102,888	£1,102,888	£1,272,108	£1,102,888	£1,102,888	£1,102,888	£1,102,888
60% LAR - 40% CR	15%	£884,667	£884,667	£1,052,887	£884,667	£884,667	£884,667	£884,667
60% LAR - 40% CR	20%	£666,446	£666,446	£833,666	£666,446	£666,446	£666,446	£666,446
60% LAR - 40% CR	25%	£448,225	£448,225	£614,445	£448,225	£448,225	£448,225	£448,225
60% LAR - 40% CR	26%	£369,999	£369,999	£536,219	£369,999	£369,999	£369,999	£369,999
60% LAR - 40% CR	30%	£191,778	£191,778	£357,998	£191,778	£191,778	£191,778	£191,778
60% LAR - 40% CR	35%	£31,557	£31,557	£179,777	£31,557	£31,557	£31,557	£31,557
60% LAR - 40% CR	40%	£1,161,513	£1,161,513	£1,331,319	£1,161,513	£1,161,513	£1,161,513	£1,161,513
60% LAR - 40% CR	45%	£1,349,734	£1,349,734	£1,519,539	£1,349,734	£1,349,734	£1,349,734	£1,349,734
60% LAR - 40% CR	50%	£1,537,955	£1,537,955	£1,707,759	£1,537,955	£1,537,955	£1,537,955	£1,537,955
Residual Land values compared to benchmark land values								
Secondary Industrial/Storage/Distribution								
£30,691,000								



LB Camden  
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone B - £1,050 psf	
No Units	16	Sales value inflation		Growth	
Site Area	0.04 Ha	Build cost inflation		Growth	
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, Whchair 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		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		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 & Sustainability	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Prt M4	

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	
60% LAR - 40% CR	0%	£2,023,612	£1,389,419	£1,389,148	£1,389,473	£1,127,197
60% LAR - 40% CR	5%	£1,792,500	£1,183,546	£1,183,275	£1,183,600	£1,013,107
60% LAR - 40% CR	10%	£1,561,387	£979,246	£979,028	£979,444	£808,616
60% LAR - 40% CR	15%	£1,330,274	£774,899	£774,722	£775,224	£604,812
60% LAR - 40% CR	20%	£1,099,161	£569,244	£569,099	£569,649	£401,008
60% LAR - 40% CR	25%	£868,048	£363,589	£363,516	£364,162	£197,204
60% LAR - 40% CR	30%	£636,935	£157,934	£157,836	£158,482	£-10,600
60% LAR - 40% CR	35%	£405,822	£-48,721	£-48,603	£-48,485	£-246,249
60% LAR - 40% CR	40%	£174,709	£-282,367	£-282,229	£-282,091	£-449,876
60% LAR - 40% CR	45%	£-53,404	£-478,013	£-477,836	£-477,659	£-692,717
60% LAR - 40% CR	50%	£-282,300	£-673,658	£-673,441	£-673,224	£-897,560

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	
60% LAR - 40% CR	0%	£2,023,612	£1,389,419	£1,389,148	£1,389,473	£1,127,197
60% LAR - 40% CR	5%	£1,792,500	£1,183,546	£1,183,275	£1,183,600	£1,013,107
60% LAR - 40% CR	10%	£1,561,387	£979,246	£979,028	£979,444	£808,616
60% LAR - 40% CR	15%	£1,330,274	£774,899	£774,722	£775,224	£604,812
60% LAR - 40% CR	20%	£1,099,161	£569,244	£569,099	£569,649	£401,008
60% LAR - 40% CR	25%	£868,048	£363,589	£363,516	£364,162	£197,204
60% LAR - 40% CR	30%	£636,935	£157,934	£157,836	£158,482	£-10,600
60% LAR - 40% CR	35%	£405,822	£-48,721	£-48,603	£-48,485	£-246,249
60% LAR - 40% CR	40%	£174,709	£-282,367	£-282,229	£-282,091	£-449,876
60% LAR - 40% CR	45%	£-53,404	£-478,013	£-477,836	£-477,659	£-692,717
60% LAR - 40% CR	50%	£-282,300	£-673,658	£-673,441	£-673,224	£-897,560

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

			£40,420,000			
Tenure	% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	
60% LAR - 40% CR	0%	£2,023,612	£1,389,419	£1,389,148	£1,389,473	£1,127,197
60% LAR - 40% CR	5%	£1,792,500	£1,183,546	£1,183,275	£1,183,600	£1,013,107
60% LAR - 40% CR	10%	£1,561,387	£979,246	£979,028	£979,444	£808,616
60% LAR - 40% CR	15%	£1,330,274	£774,899	£774,722	£775,224	£604,812
60% LAR - 40% CR	20%	£1,099,161	£569,244	£569,099	£569,649	£401,008
60% LAR - 40% CR	25%	£868,048	£363,589	£363,516	£364,162	£197,204
60% LAR - 40% CR	30%	£636,935	£157,934	£157,836	£158,482	£-10,600
60% LAR - 40% CR	35%	£405,822	£-48,721	£-48,603	£-48,485	£-246,249
60% LAR - 40% CR	40%	£174,709	£-282,367	£-282,229	£-282,091	£-449,876
60% LAR - 40% CR	45%	£-53,404	£-478,013	£-477,836	£-477,659	£-692,717
60% LAR - 40% CR	50%	£-282,300	£-673,658	£-673,441	£-673,224	£-897,560

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	
60% LAR - 40% CR	0%	£2,023,612	£1,389,419	£1,389,148	£1,389,473	£1,127,197
60% LAR - 40% CR	5%	£1,792,500	£1,183,546	£1,183,275	£1,183,600	£1,013,107
60% LAR - 40% CR	10%	£1,561,387	£979,246	£979,028	£979,444	£808,616
60% LAR - 40% CR	15%	£1,330,274	£774,899	£774,722	£775,224	£604,812
60% LAR - 40% CR	20%	£1,099,161	£569,244	£569,099	£569,649	£401,008
60% LAR - 40% CR	25%	£868,048	£363,589	£363,516	£364,162	£197,204
60% LAR - 40% CR	30%	£636,935	£157,934	£157,836	£158,482	£-10,600
60% LAR - 40% CR	35%	£405,822	£-48,721	£-48,603	£-48,485	£-246,249
60% LAR - 40% CR	40%	£174,709	£-282,367	£-282,229	£-282,091	£-449,876
60% LAR - 40% CR	45%	£-53,404	£-478,013	£-477,836	£-477,659	£-692,717
60% LAR - 40% CR	50%	£-282,300	£-673,658	£-673,441	£-673,224	£-897,560























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 - £900 psd
------------	-------------------

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CR

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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	5%	£1,563,439	£840,151	£532,558	£817,010	£778,145	£544,918	£415,350
60% LAR - 40% CR	10%	£1,548,746	£858,412	£494,546	£533,587	£844,915	£562,404	£333,387
60% LAR - 40% CR	15%	£1,132,354	£471,398	£463,854	£448,408	£409,797	£178,127	£49,420
60% LAR - 40% CR	20%	£1,714,295	£1,284,520	£277,250	£281,096	£221,786	£8,887	£144,727
60% LAR - 40% CR	25%	£1,054,584	£66,051	£88,495	£13,139	£34,739	£207,313	£343,624
60% LAR - 40% CR	30%	£473,521	£39,665	£187,817	£123,898	£164,600	£486,816	£444,484
60% LAR - 40% CR	35%	£220,754	£303,409	£311,538	£137,687	£365,507	£111,703	£147,510
60% LAR - 40% CR	40%	£26,687	£308,838	£35,780	£332,881	£373,530	£816,828	£951,963
60% LAR - 40% CR	45%	£212,895	£115,364	£733,897	£740,083	£780,564	£1,024,486	£1,108,447
60% LAR - 40% CR	50%	£454,645	£924,736	£392,640	£948,817	£389,261	£1,231,921	£1,369,732

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£37,645,000

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	5%	£2,128,544	£2,460,232	£2,867,825	£2,863,373	£2,502,243	£2,155,466	£3,285,033
60% LAR - 40% CR	10%	£2,128,544	£2,460,232	£2,867,825	£2,863,373	£2,502,243	£2,155,466	£3,285,033
60% LAR - 40% CR	15%	£2,128,544	£2,460,232	£2,867,825	£2,863,373	£2,502,243	£2,155,466	£3,285,033
60% LAR - 40% CR	20%	£2,128,544	£2,460,232	£2,867,825	£2,863,373	£2,502,243	£2,155,466	£3,285,033
60% LAR - 40% CR	25%	£2,128,544	£2,460,232	£2,867,825	£2,863,373	£2,502,243	£2,155,466	£3,285,033
60% LAR - 40% CR	30%	£2,128,544	£2,460,232	£2,867,825	£2,863,373	£2,502,243	£2,155,466	£3,285,033
60% LAR - 40% CR	35%	£2,128,544	£2,460,232	£2,867,825	£2,863,373	£2,502,243	£2,155,466	£3,285,033
60% LAR - 40% CR	40%	£2,128,544	£2,460,232	£2,867,825	£2,863,373	£2,502,243	£2,155,466	£3,285,033
60% LAR - 40% CR	45%	£2,128,544	£2,460,232	£2,867,825	£2,863,373	£2,502,243	£2,155,466	£3,285,033
60% LAR - 40% CR	50%	£2,128,544	£2,460,232	£2,867,825	£2,863,373	£2,502,243	£2,155,466	£3,285,033

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£37,184,000

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	5%	£2,128,544	£2,460,232	£2,867,825	£2,863,373	£2,502,243	£2,155,466	£3,285,033
60% LAR - 40% CR	10%	£2,128,544	£2,460,232	£2,867,825	£2,863,373	£2,502,243	£2,155,466	£3,285,033
60% LAR - 40% CR	15%	£2,128,544	£2,460,232	£2,867,825	£2,863,373	£2,502,243	£2,155,466	£3,285,033
60% LAR - 40% CR	20%	£2,128,544	£2,460,232	£2,867,825	£2,863,373	£2,502,243	£2,155,466	£3,285,033
60% LAR - 40% CR	25%	£2,128,544	£2,460,232	£2,867,825	£2,863,373	£2,502,243	£2,155,466	£3,285,033
60% LAR - 40% CR	30%	£2,128,544	£2,460,232	£2,867,825	£2,863,373	£2,502,243	£2,155,466	£3,285,033
60% LAR - 40% CR	35%	£2,128,544	£2,460,232	£2,867,825	£2,863,373	£2,502,243	£2,155,466	£3,285,033
60% LAR - 40% CR	40%	£2,128,544	£2,460,232	£2,867,825	£2,863,373	£2,502,243	£2,155,466	£3,285,033
60% LAR - 40% CR	45%	£2,128,544	£2,460,232	£2,867,825	£2,863,373	£2,502,243	£2,155,466	£3,285,033
60% LAR - 40% CR	50%	£2,128,544	£2,460,232	£2,867,825	£2,863,373	£2,502,243	£2,155,466	£3,285,033

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	5%	£31,733	£891,354	£899,127	£714,655	£703,985	£399,785	£1,118,355
60% LAR - 40% CR	10%	£31,733	£891,354	£899,127	£714,655	£703,985	£399,785	£1,118,355
60% LAR - 40% CR	15%	£31,733	£891,354	£899,127	£714,655	£703,985	£399,785	£1,118,355
60% LAR - 40% CR	20%	£31,733	£891,354	£899,127	£714,655	£703,985	£399,785	£1,118,355
60% LAR - 40% CR	25%	£31,733	£891,354	£899,127	£714,655	£703,985	£399,785	£1,118,355
60% LAR - 40% CR	30%	£31,733	£891,354	£899,127	£714,655	£703,985	£399,785	£1,118,355
60% LAR - 40% CR	35%	£31,733	£891,354	£899,127	£714,655	£703,985	£399,785	£1,118,355
60% LAR - 40% CR	40%	£31,733	£891,354	£899,127	£714,655	£703,985	£399,785	£1,118,355
60% LAR - 40% CR	45%	£31,733	£891,354	£899,127	£714,655	£703,985	£399,785	£1,118,355
60% LAR - 40% CR	50%	£31,733	£891,354	£899,127	£714,655	£703,985	£399,785	£1,118,355

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,661,000

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	5%	£782,769	£159,492	£51,685	£79,341	£22,835	£235,712	£265,319
60% LAR - 40% CR	10%	£688,071	£129,698	£42,898	£65,546	£18,040	£195,918	£237,381
60% LAR - 40% CR	15%	£301,685	£109,274	£23,818	£33,281	£10,872	£103,541	£121,249
60% LAR - 40% CR	20%	£113,625	£84,668	£10,888	£17,630	£4,888	£48,888	£58,888
60% LAR - 40% CR	25%	£113,625	£84,668	£10,888	£17,630	£4,888	£48,888	£58,888
60% LAR - 40% CR	30%	£237,495	£88,334	£48,636	£48,636	£48,636	£48,636	£48,636
60% LAR - 40% CR	35%	£237,495	£88,334	£48,636	£48,636	£48,636	£48,636	£48,636
60% LAR - 40% CR	40%	£237,495	£88,334	£48,636	£48,636	£48,636	£48,636	£48,636
60% LAR - 40% CR	45%	£237,495	£88,334	£48,636	£48,636	£48,636	£48,636	£48,636
60% LAR - 40% CR	50%	£237,495	£88,334	£48,636	£48,636	£48,636	£48,636	£48,636







LB Camden  
Local Plan Viability Testing 2025

Resi 7 - 18 Flats			Value Area		Zone B - £1,000 paf	
No Units	18		Sales value inflation		Growth	
Site Area	0.04 Ha		Build cost inflation		Growth	
Residual land values:			Tenure		LAR - CR	
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%	£1,088,192	£1,088,192	£1,088,192	£1,088,192	£1,088,192
60% LAR - 40% CR	5%	£2,353,935	£1,018,007	£1,610,414	£1,594,895	£1,322,773
60% LAR - 40% CR	10%	£2,097,631	£1,363,537	£1,363,537	£1,317,466	£1,099,263
60% LAR - 40% CR	15%	£1,839,639	£1,187,372	£1,159,829	£1,144,384	£874,152
60% LAR - 40% CR	20%	£1,579,178	£988,857	£932,555	£873,176	£641,803
60% LAR - 40% CR	25%	£1,318,660	£770,096	£702,595	£667,235	£418,438
60% LAR - 40% CR	30%	£1,056,762	£479,808	£471,523	£466,189	£188,884
60% LAR - 40% CR	35%	£791,119	£249,325	£248,835	£227,142	£181,880
60% LAR - 40% CR	40%	£524,928	£12,004	£4,547	£11,039	£294,874
60% LAR - 40% CR	45%	£267,443	£227,496	£245,408	£261,600	£645,940
60% LAR - 40% CR	50%	£12,815	£489,773	£487,878	£513,855	£796,960

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%	£1,345,448	£2,082,276	£2,082,276	£2,105,818	£2,277,816
60% LAR - 40% CR	5%	£2,082,276	£2,082,276	£2,082,276	£2,082,276	£2,082,276
60% LAR - 40% CR	10%	£1,865,744	£2,553,011	£2,540,564	£2,555,585	£2,554,987
60% LAR - 40% CR	15%	£2,125,425	£2,150,826	£2,159,548	£2,163,747	£2,161,080
60% LAR - 40% CR	20%	£1,361,712	£2,560,267	£2,567,768	£2,571,148	£2,569,844
60% LAR - 40% CR	25%	£2,444,681	£2,321,375	£2,328,859	£2,344,184	£2,348,688
60% LAR - 40% CR	30%	£2,444,681	£2,321,375	£2,328,859	£2,344,184	£2,348,688
60% LAR - 40% CR	35%	£2,444,681	£2,321,375	£2,328,859	£2,344,184	£2,348,688
60% LAR - 40% CR	40%	£2,444,681	£2,321,375	£2,328,859	£2,344,184	£2,348,688
60% LAR - 40% CR	45%	£2,444,681	£2,321,375	£2,328,859	£2,344,184	£2,348,688
60% LAR - 40% CR	50%	£2,444,681	£2,321,375	£2,328,859	£2,344,184	£2,348,688

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%	£1,158,399	£2,048,032	£2,048,032	£2,072,181	£2,244,275
60% LAR - 40% CR	5%	£2,048,032	£2,048,032	£2,048,032	£2,048,032	£2,048,032
60% LAR - 40% CR	10%	£1,865,744	£2,553,011	£2,540,564	£2,555,585	£2,554,987
60% LAR - 40% CR	15%	£2,125,425	£2,150,826	£2,159,548	£2,163,747	£2,161,080
60% LAR - 40% CR	20%	£1,361,712	£2,560,267	£2,567,768	£2,571,148	£2,569,844
60% LAR - 40% CR	25%	£2,444,681	£2,321,375	£2,328,859	£2,344,184	£2,348,688
60% LAR - 40% CR	30%	£2,444,681	£2,321,375	£2,328,859	£2,344,184	£2,348,688
60% LAR - 40% CR	35%	£2,444,681	£2,321,375	£2,328,859	£2,344,184	£2,348,688
60% LAR - 40% CR	40%	£2,444,681	£2,321,375	£2,328,859	£2,344,184	£2,348,688
60% LAR - 40% CR	45%	£2,444,681	£2,321,375	£2,328,859	£2,344,184	£2,348,688
60% LAR - 40% CR	50%	£2,444,681	£2,321,375	£2,328,859	£2,344,184	£2,348,688

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%	£262,259	£99,302	£78,768	£93,180	£24,289
60% LAR - 40% CR	5%	£262,259	£99,302	£78,768	£93,180	£24,289
60% LAR - 40% CR	10%	£262,259	£99,302	£78,768	£93,180	£24,289
60% LAR - 40% CR	15%	£262,259	£99,302	£78,768	£93,180	£24,289
60% LAR - 40% CR	20%	£262,259	£99,302	£78,768	£93,180	£24,289
60% LAR - 40% CR	25%	£262,259	£99,302	£78,768	£93,180	£24,289
60% LAR - 40% CR	30%	£262,259	£99,302	£78,768	£93,180	£24,289
60% LAR - 40% CR	35%	£262,259	£99,302	£78,768	£93,180	£24,289
60% LAR - 40% CR	40%	£262,259	£99,302	£78,768	£93,180	£24,289
60% LAR - 40% CR	45%	£262,259	£99,302	£78,768	£93,180	£24,289
60% LAR - 40% CR	50%	£262,259	£99,302	£78,768	£93,180	£24,289

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%	£1,875,265	£837,337	£829,146	£814,185	£842,194
60% LAR - 40% CR	5%	£1,875,265	£837,337	£829,146	£814,185	£842,194
60% LAR - 40% CR	10%	£1,875,265	£837,337	£829,146	£814,185	£842,194
60% LAR - 40% CR	15%	£1,875,265	£837,337	£829,146	£814,185	£842,194
60% LAR - 40% CR	20%	£1,875,265	£837,337	£829,146	£814,185	£842,194
60% LAR - 40% CR	25%	£1,875,265	£837,337	£829,146	£814,185	£842,194
60% LAR - 40% CR	30%	£1,875,265	£837,337	£829,146	£814,185	£842,194
60% LAR - 40% CR	35%	£1,875,265	£837,337	£829,146	£814,185	£842,194
60% LAR - 40% CR	40%	£1,875,265	£837,337	£829,146	£814,185	£842,194
60% LAR - 40% CR	45%	£1,875,265	£837,337	£829,146	£814,185	£842,194
60% LAR - 40% CR	50%	£1,875,265	£837,337	£829,146	£814,185	£842,194



LB Camden  
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area		Zone B - £1,950 psf	
No Units	18	Sales value inflation		Growth	
Site Area	0.04 Ha	Build cost inflation		Growth	
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 Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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%	£393,351	£1,693,449	£1,711,042	£1,716,265	£1,735,460	£1,688,635	£2,118,291					
60% LAR - 40% CR	5%	£1,528,337	£1,450,569	£1,449,269	£1,449,269	£1,449,269	£1,449,269	£1,449,269					
60% LAR - 40% CR	10%	£1,567,101	£2,185,024	£2,183,988	£2,208,011	£2,246,022	£2,476,263	£2,806,569					
60% LAR - 40% CR	15%	£1,737,595	£2,453,308	£2,449,030	£2,450,220	£2,498,726	£2,725,720	£2,884,002					
60% LAR - 40% CR	20%	£1,336,686	£2,463,740	£2,463,740	£2,463,740	£2,463,740	£2,463,740	£2,463,740					
60% LAR - 40% CR	25%	£1,233,444	£2,854,787	£2,842,293	£2,847,888	£2,848,917	£2,848,917	£2,848,917					
60% LAR - 40% CR	30%	£1,177,860	£1,177,860	£1,177,860	£1,177,860	£1,177,860	£1,177,860	£1,177,860					
60% LAR - 40% CR	35%	£1,733,539	£1,443,740	£1,443,740	£1,443,740	£1,443,740	£1,443,740	£1,443,740					
60% LAR - 40% CR	40%	£1,214,413	£2,601,265	£2,601,265	£2,601,265	£2,601,265	£2,601,265	£2,601,265					
60% LAR - 40% CR	45%	£1,814,524	£1,977,678	£1,977,678	£1,977,678	£1,977,678	£1,977,678	£1,977,678					

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 p/sf	
No Units		Sales value inflation		Growth	
Site Area		Build cost inflation		Growth	
0.04 Ha		Temure		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, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, 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	

Residual Land values compared to benchmark land values

Higher Value Secondary Offices



LB Camden  
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area		Zone B - £1,200 paf	
No Units	18	Sales value inflation		Growth	
Site Area	0.04 Ha	Build cost inflation		Growth	
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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & 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	

Residual Land values compared to benchmark land values

Higher Value Secondary Offices



Residual Land values compared to benchmark land values

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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt 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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, 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%	£2,105,686	£1,311,337	£1,303,714	£1,288,106	£1,249,091	£1,014,066	£1,014,066	£1,014,066	£1,014,066	£1,014,066	£1,014,066	£1,014,066
60% LAR - 40% CR	5%	£1,197,418	£1,058,669	£1,060,010	£1,043,536	£1,044,537	£1,044,537	£1,044,537	£1,044,537	£1,044,537	£1,044,537	£1,044,537	£1,044,537
60% LAR - 40% CR	10%	£1,424,983	£1,730,331	£1,697,749	£1,677,248	£1,680,000	£1,680,000	£1,680,000	£1,680,000	£1,680,000	£1,680,000	£1,680,000	£1,680,000
60% LAR - 40% CR	15%	£1,087,126	£330,725	£330,725	£330,725	£330,725	£330,725	£330,725	£330,725	£330,725	£330,725	£330,725	£330,725
60% LAR - 40% CR	20%	£744,280	£82,580	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
60% LAR - 40% CR	25%	£399,192	£399,192	£399,192	£399,192	£399,192	£399,192	£399,192	£399,192	£399,192	£399,192	£399,192	£399,192
60% LAR - 40% CR	30%	£33,094	£241,728	£245,213	£244,036	£249,847	£252,711	£256,415	£259,279	£262,143	£265,007	£267,871	£270,735
60% LAR - 40% CR	35%	£246,468	£246,468	£246,468	£246,468	£246,468	£246,468	£246,468	£246,468	£246,468	£246,468	£246,468	£246,468
60% LAR - 40% CR	40%	£243,851	£1,172,480	£1,179,947	£1,169,214	£1,233,381	£1,462,379	£1,589,820	£1,717,261	£1,844,702	£1,972,143	£2,100,584	£2,228,658
60% LAR - 40% CR	45%	£1,005,285	£1,400,263	£1,400,263	£1,400,263	£1,400,263	£1,400,263	£1,400,263	£1,400,263	£1,400,263	£1,400,263	£1,400,263	£1,400,263
60% LAR - 40% CR	50%	£1,547,388	£1,809,684	£1,817,022	£1,832,248	£1,879,316	£1,926,384	£1,973,452	£2,020,520	£2,067,588	£2,114,656	£2,161,724	£2,208,792

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 - £1,250 psf	
No Units	18	Sales value inflation		Growth	
Site Area	0.04 Ha	Build cost inflation		Growth	
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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & 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 & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, C			

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	0%	£552,790	£470,728	£442,331	£436,895	£436,895	£436,895	£436,895
60% LAR - 40% CIR	5%	£559,474	£478,072	£449,444	£443,998	£443,998	£443,998	£443,998
60% LAR - 40% CIR	10%	£566,158	£485,416	£456,814	£451,368	£451,368	£451,368	£451,368
60% LAR - 40% CIR	15%	£572,842	£492,760	£464,158	£458,712	£458,712	£458,712	£458,712
60% LAR - 40% CIR	20%	£579,526	£500,104	£471,502	£466,056	£466,056	£466,056	£466,056
60% LAR - 40% CIR	25%	£586,210	£507,448	£478,846	£473,400	£473,400	£473,400	£473,400
60% LAR - 40% CIR	30%	£592,894	£514,792	£486,190	£480,744	£480,744	£480,744	£480,744
60% LAR - 40% CIR	35%	£599,578	£522,136	£493,534	£488,088	£488,088	£488,088	£488,088
60% LAR - 40% CIR	40%	£606,262	£529,480	£500,878	£495,432	£495,432	£495,432	£495,432
60% LAR - 40% CIR	45%	£612,946	£536,824	£508,222	£502,776	£502,776	£502,776	£502,776
60% LAR - 40% CIR	50%	£619,630	£544,168	£515,566	£510,120	£510,120	£510,120	£510,120

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	0%	£2,181,125	£1,365,597	£1,368,504	£1,372,255	£1,331,585	£1,100,362	£1,070,705
60% LAR - 40% CIR	5%	£2,181,125	£1,365,597	£1,368,504	£1,372,255	£1,331,585	£1,100,362	£1,070,705
60% LAR - 40% CIR	10%	£2,181,125	£1,365,597	£1,368,504	£1,372,255	£1,331,585	£1,100,362	£1,070,705
60% LAR - 40% CIR	15%	£2,181,125	£1,365,597	£1,368,504	£1,372,255	£1,331,585	£1,100,362	£1,070,705
60% LAR - 40% CIR	20%	£2,181,125	£1,365,597	£1,368,504	£1,372,255	£1,331,585	£1,100,362	£1,070,705
60% LAR - 40% CIR	25%	£2,181,125	£1,365,597	£1,368,504	£1,372,255	£1,331,585	£1,100,362	£1,070,705
60% LAR - 40% CIR	30%	£2,181,125	£1,365,597	£1,368,504	£1,372,255	£1,331,585	£1,100,362	£1,070,705
60% LAR - 40% CIR	35%	£2,181,125	£1,365,597	£1,368,504	£1,372,255	£1,331,585	£1,100,362	£1,070,705
60% LAR - 40% CIR	40%	£2,181,125	£1,365,597	£1,368,504	£1,372,255	£1,331,585	£1,100,362	£1,070,705
60% LAR - 40% CIR	45%	£2,181,125	£1,365,597	£1,368,504	£1,372,255	£1,331,585	£1,100,362	£1,070,705
60% LAR - 40% CIR	50%	£2,181,125	£1,365,597	£1,368,504	£1,372,255	£1,331,585	£1,100,362	£1,070,705

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	0%	£2,798,458	£2,030,940	£2,032,947	£2,037,798	£1,998,928	£1,736,196	£1,698,136
60% LAR - 40% CIR	5%	£2,798,458	£2,030,940	£2,032,947	£2,037,798	£1,998,928	£1,736,196	£1,698,136
60% LAR - 40% CIR	10%	£2,798,458	£2,030,940	£2,032,947	£2,037,798	£1,998,928	£1,736,196	£1,698,136
60% LAR - 40% CIR	15%	£2,798,458	£2,030,940	£2,032,947	£2,037,798	£1,998,928	£1,736,196	£1,698,136
60% LAR - 40% CIR	20%	£2,798,458	£2,030,940	£2,032,947	£2,037,798	£1,998,928	£1,736,196	£1,698,136
60% LAR - 40% CIR	25%	£2,798,458	£2,030,940	£2,032,947	£2,037,798	£1,998,928	£1,736,196	£1,698,136
60% LAR - 40% CIR	30%	£2,798,458	£2,030,940	£2,032,947	£2,037,798	£1,998,928	£1,736,196	£1,698,136
60% LAR - 40% CIR	35%	£2,798,458	£2,030,940	£2,032,947	£2,037,798	£1,998,928	£1,736,196	£1,698,136
60% LAR - 40% CIR	40%	£2,798,458	£2,030,940	£2,032,947	£2,037,798	£1,998,928	£1,736,196	£1,698,136
60% LAR - 40% CIR	45%	£2,798,458	£2,030,940	£2,032,947	£2,037,798	£1,998,928	£1,736,196	£1,698,136
60% LAR - 40% CIR	50%	£2,798,458	£2,030,940	£2,032,947	£2,037,798	£1,998,928	£1,736,196	£1,698,136

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% CIR	0%	£3,549,804	£2,781,076	£2,774,383	£2,758,834	£2,719,964	£2,486,141	£2,357,174
60% LAR - 40% CIR	5%	£3,549,804	£2,781,076	£2,774,383	£2,758,834	£2,719,964	£2,486,141	£2,357,174
60% LAR - 40% CIR	10%	£3,549,804	£2,781,076	£2,774,383	£2,758,834	£2,719,964	£2,486,141	£2,357,174
60% LAR - 40% CIR	15%	£3,549,804	£2,781,076	£2,774,383	£2,758,834	£2,719,964	£2,486,141	£2,357,174
60% LAR - 40% CIR	20%	£3,549,804	£2,781,076	£2,774,383	£2,758,834	£2,719,964	£2,486,141	£2,357,174
60% LAR - 40% CIR	25%	£3,549,804	£2,781,076	£2,774,383	£2,758,834	£2,719,964	£2,486,141	£2,357,174
60% LAR - 40% CIR	30%	£3,549,804	£2,781,076	£2,774,383	£2,758,834	£2,719,964	£2,486,141	£2,357,174
60% LAR - 40% CIR	35%	£3,549,804	£2,781,076	£2,774,383	£2,758,834	£2,719,964	£2,486,141	£2,357,174
60% LAR - 40% CIR	40%	£3,549,804	£2,781,076	£2,774,383	£2,758,834	£2,719,964	£2,486,141	£2,357,174
60% LAR - 40% CIR	45%	£3,549,804	£2,781,076	£2,774,383	£2,758,834	£2,719,964	£2,486,141	£2,357,174
60% LAR - 40% CIR	50%	£3,549,804	£2,781,076	£2,774,383	£2,758,834	£2,719,964	£2,486,141	£2,357,174



LB Camden  
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area		Zone B - £1,300 paf	
No Units	18	Sales value inflation		Growth	
Site Area	0.04 Ha	Build cost inflation		Growth	
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) & BREEAM 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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM	

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

Higher Value Secondary Offices		£1,949,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£1,404,454	£396,786	£396,786	£373,349	£354,306	£300,447	£170,380
60% LAR - 40% CIR	5%	£1,025,038	£249,170	£249,170	£228,045	£209,000	£188,177	£170,380
60% LAR - 40% CIR	10%	£764,919	£180,130	£180,130	£171,010	£159,006	£150,817	£149,834
60% LAR - 40% CIR	15%	£640,464	£144,644	£144,644	£144,644	£136,663	£128,682	£128,682
60% LAR - 40% CIR	20%	£512,964	£117,818	£117,818	£117,818	£110,838	£103,857	£103,857
60% LAR - 40% CIR	25%	£424,477	£97,498	£97,498	£97,498	£90,518	£83,537	£83,537
60% LAR - 40% CIR	30%	£397,271	£1,861,896	£1,869,241	£1,844,214	£1,844,214	£1,844,214	£1,844,214
60% LAR - 40% CIR	35%	£1,177,878	£2,374,548	£2,374,548	£2,374,548	£2,374,548	£2,374,548	£2,374,548
60% LAR - 40% CIR	40%	£1,630,108	£2,471,860	£2,471,860	£2,471,860	£2,471,860	£2,471,860	£2,471,860
60% LAR - 40% CIR	50%	£2,841,457	£2,841,457	£2,841,457	£2,841,457	£2,841,457	£2,841,457	£2,841,457

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

Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs	
------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--

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

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% CR	0%	£3,193,716	£2,419,887	£2,412,274	£2,395,726	£2,357,855	£2,124,834	£1,996,096	
60% LAR - 40% CR	5%	£2,212,587	£2,212,587	£2,212,587	£2,212,587	£2,212,587	£2,212,587	£2,212,587	
60% LAR - 40% CR	15%	£2,429,791	£1,723,034	£1,718,051	£1,700,008	£1,661,965	£1,430,324	£1,301,618	
60% LAR - 40% CR	20%	£2,243,313	£1,772,589	£1,768,448	£1,750,008	£1,711,539	£1,480,291	£1,350,729	
60% LAR - 40% CR	25%	£1,659,181	£1,020,680	£1,013,179	£997,818	£959,419	£729,052	£601,025	
60% LAR - 40% CR	30%	£1,271,467	£668,772	£659,287	£643,363	£605,652	£378,789	£248,087	
60% LAR - 40% CR	35%	£882,415	£311,126	£317,749	£317,749	£292,254	£123,847	£12,877	
60% LAR - 40% CR	40%	£491,053	£248,870	£243,357	£243,357	£218,709	£131,748	£148,080	
60% LAR - 40% CR	45%	£188,493	£188,493	£188,493	£188,493	£188,493	£188,493	£188,493	
60% LAR - 40% CR	50%	£266,974	£266,974	£266,974	£266,974	£266,974	£266,974	£266,974	

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%	£3,844,751	£3,170,803	£3,163,310	£3,147,761	£3,108,891	£2,875,870	£2,746,101									
60% LAR - 40% CIR	5%	£2,823,652	£2,823,652	£2,823,652	£2,823,652	£2,823,652	£2,823,652	£2,823,652									
60% LAR - 40% CIR	15%	£3,180,328	£2,474,030	£2,467,287	£2,451,042	£2,413,030	£2,181,360	£2,052,654									
60% LAR - 40% CIR	20%	£2,799,349	£2,223,898	£2,218,695	£2,202,444	£2,164,430	£1,932,760	£1,804,054									
60% LAR - 40% CIR	25%	£2,410,716	£1,771,715	£1,764,216	£1,748,664	£1,710,465	£1,480,307	£1,352,050									
60% LAR - 40% CIR	30%	£2,022,443	£1,417,888	£1,410,323	£1,394,999	£1,356,688	£1,126,882	£999,125									
60% LAR - 40% CIR	35%	£1,633,246	£1,062,285	£1,054,816	£1,039,829	£1,001,290	£771,860	£644,440									
60% LAR - 40% CIR	40%	£1,242,038	£705,185	£697,709	£692,441	£654,275	£415,277	£288,056									
60% LAR - 40% CIR	45%	£848,439	£246,464	£239,016	£233,771	£226,605	£136,986	£109,016									
60% LAR - 40% CIR	50%	£455,261	£15,809	£21,247	£26,474	£31,838	£36,997	£42,826									



LB Camden  
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone B - £900 psf		
No Units	20	Sales value inflation		Growth		
Site Area	0.1 Ha	Build cost inflation		Growth		
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 & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£169,000	£165,000	£165,000	£165,000	£165,000
60% LAR - 40% CR	5%	£143,802	£139,200	£139,200	£139,200	£139,200
60% LAR - 40% CR	10%	£136,377	£131,812	£131,812	£131,812	£131,812
60% LAR - 40% CR	15%	£104,406	£104,091	£104,091	£104,091	£104,091
60% LAR - 40% CR	20%	£118,387	£118,387	£118,387	£118,387	£118,387
60% LAR - 40% CR	25%	£274,300	£272,722	£272,722	£272,722	£272,722
60% LAR - 40% CR	30%	£232,404	£227,267	£227,267	£227,267	£227,267
60% LAR - 40% CR	35%	£131,614	£129,864	£129,864	£129,864	£129,864
60% LAR - 40% CR	40%	£270,303	£263,453	£263,453	£263,453	£263,453
60% LAR - 40% CR	45%	£244,327	£238,456	£238,456	£238,456	£238,456
60% LAR - 40% CR	50%	£808,279	£1,347,370	£1,356,153	£1,374,109	£1,418,399

Residual Land values compared to benchmark land values

Higher Value Secondary Offices











LB Camden  
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone B - £1,950 pcf	
No Units	20	Sales value inflation		Growth	
Site Area	0.1 Ha	Build cost inflation		Growth	
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 & 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	Base Build 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%	£2,792,295	£1,891,626	£1,883,189	£1,882,674
60% LAR - 40% CR	5%	£2,444,235	£1,662,595	£1,613,296	£1,588,170
60% LAR - 40% CR	10%	£2,137,215	£1,364,091	£1,345,669	£1,328,502
60% LAR - 40% CR	15%	£1,867,212	£1,062,829	£1,042,628	£1,026,610
60% LAR - 40% CR	20%	£1,616,426	£808,819	£780,484	£763,418
60% LAR - 40% CR	25%	£1,203,189	£533,381	£525,964	£508,041
60% LAR - 40% CR	30%	£888,685	£256,085	£247,784	£230,800
60% LAR - 40% CR	35%	£571,121	£23,646	£32,334	£50,345
60% LAR - 40% CR	40%	£202,322	£322,226	£339,818	£346,788
60% LAR - 40% CR	45%	£71,562	£622,433	£631,217	£649,172
60% LAR - 40% CR	50%				

Residual Land values compared to benchmark land values

Higher Value Secondary Offices



LB Camden  
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone B - £1,100 paf			
No Units	20	Sales value inflation		Growth			
Site Area	0.1 Ha	Build cost inflation		Growth			
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 & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building 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%	£3,189,459	£2,612,381	£2,586,053	£2,543,155	£2,282,374	£2,138,117
60% LAR - 40% CR	10%	£2,865,775	£2,323,769	£2,299,941	£2,254,816	£1,995,467	£1,851,263
60% LAR - 40% CR	15%	£2,530,152	£2,003,320	£1,907,468	£1,862,500	£1,562,056	£1,417,852
60% LAR - 40% CR	20%	£2,197,497	£1,740,704	£1,715,155	£1,672,234	£1,414,716	£1,271,651
60% LAR - 40% CR	25%	£1,865,134	£1,446,271	£1,420,000	£1,376,033	£1,121,213	£978,091
60% LAR - 40% CR	30%	£1,536,783	£1,149,984	£1,124,582	£1,081,919	£865,919	£721,651
60% LAR - 40% CR	35%	£1,188,561	£891,600	£866,461	£823,502	£596,091	£447,489
60% LAR - 40% CR	40%	£848,488	£249,885	£241,597	£224,645	£182,205	£225,647
60% LAR - 40% CR	45%	£508,584	£-26,215	£-60,308	£-22,988	£-207,600	£-447,489
60% LAR - 40% CR	50%	£162,867	£-389,788	£-389,571	£-407,547	£-452,416	£-721,754

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%	£3,575,441	£7,441,152	£7,448,073	£7,468,859	£7,510,084	£7,788,433	£7,913,517
60% LAR - 40% CR	10%	£3,251,421	£5,121,164	£5,127,211	£5,147,997	£5,189,222	£5,467,571	£5,592,655
60% LAR - 40% CR	15%	£2,924,748	£2,824,096	£2,830,579	£2,850,745	£2,892,000	£3,169,349	£3,294,433
60% LAR - 40% CR	20%	£2,597,803	£3,510,609	£3,516,900	£3,544,040	£3,585,295	£3,862,644	£3,987,728
60% LAR - 40% CR	25%	£2,271,162	£2,194,214	£2,199,211	£2,226,351	£2,267,606	£2,544,955	£2,670,039
60% LAR - 40% CR	30%	£1,944,117	£1,913,136	£1,918,210	£1,945,350	£1,986,605	£2,263,954	£2,389,038
60% LAR - 40% CR	35%	£1,617,072	£1,613,109	£1,618,144	£1,645,284	£1,686,539	£2,172,711	£2,297,795
60% LAR - 40% CR	40%	£1,290,027	£1,310,017	£1,315,052	£1,342,192	£1,383,447	£2,120,407	£2,245,491
60% LAR - 40% CR	45%	£962,982	£1,244,115	£1,249,150	£1,276,290	£1,317,545	£1,910,135	£2,035,219
60% LAR - 40% CR	50%	£635,937	£-10,145,688	£-10,138,471	£-10,127,247	£-10,116,023	£-10,104,799	£-10,093,575

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%	£3,575,441	£7,441,152	£7,448,073	£7,468,859	£7,510,084	£7,788,433	£7,913,517	£8,038,601
60% LAR - 40% CR	10%	£3,251,421	£5,121,164	£5,127,211	£5,147,997	£5,189,222	£5,467,571	£5,592,655	£5,717,739
60% LAR - 40% CR	15%	£2,924,748	£2,824,096	£2,830,579	£2,850,745	£2,892,000	£3,169,349	£3,294,433	£3,419,517
60% LAR - 40% CR	20%	£2,597,803	£3,510,609	£3,516,900	£3,544,040	£3,585,295	£3,862,644	£3,987,728	£4,112,812
60% LAR - 40% CR	25%	£2,271,162	£2,194,214	£2,199,211	£2,226,351	£2,267,606	£2,544,955	£2,670,039	£2,795,123
60% LAR - 40% CR	30%	£1,944,117	£1,913,136	£1,918,210	£1,945,350	£1,986,605	£2,263,954	£2,389,038	£2,514,122
60% LAR - 40% CR	35%	£1,617,072	£1,613,109	£1,618,144	£1,645,284	£1,686,539	£2,172,711	£2,297,795	£2,422,879
60% LAR - 40% CR	40%	£1,290,027	£1,310,017	£1,315,052	£1,342,192	£1,383,447	£2,120,407	£2,245,491	£2,370,575
60% LAR - 40% CR	45%	£962,982	£1,244,115	£1,249,150	£1,276,290	£1,317,545	£1,910,135	£2,035,219	£2,160,303
60% LAR - 40% CR	50%	£635,937	£-10,145,688	£-10,138,471	£-10,127,247	£-10,116,023	£-10,104,799	£-10,093,575	£-10,082,351

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

		£40,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2) & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building 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%	£3,575,441	£7,441,152	£7,448,073	£7,468,859	£7,510,084	£7,788,433	£7,913,517
60% LAR - 40% CR	10%	£3,251,421	£5,121,164	£5,127,211	£5,147,997	£5,189,222	£5,467,571	£5,592,655
60% LAR - 40% CR	15%	£2,924,748	£2,824,096	£2,830,579	£2,850,745	£2,892,000	£3,169,349	£3,294,433
60% LAR - 40% CR	20%	£2,597,803	£3,510,609	£3,516,900	£3,544,040	£3,585,295	£3,862,644	£3,987,728
60% LAR - 40% CR	25%	£2,271,162	£2,194,214	£2,199,211	£2,226,351	£2,267,606	£2,544,955	£2,670,039
60% LAR - 40% CR	30%	£1,944,117	£1,913,136	£1,918,210	£1,945,350	£1,986,605	£2,263,954	£2,389,038
60% LAR - 40% CR	35%	£1,617,072	£1,613,109	£1,618,144	£1,645,284	£1,686,539	£2,172,711	£2,297,795
60% LAR - 40% CR	40%	£1,290,027	£1,310,017	£1,315,052	£1,342,192	£1,383,447	£2,120,407	£2,245,491
60% LAR - 40% CR	45%	£962,982	£-10,145,688	£-10,138,471	£-10,127,247	£-10,116,023	£-10,104,799	£-10,093,575
60% LAR - 40% CR	50%	£635,937	£-20,291,376	£-20,283,942	£-20,264,494	£-20,245,046	£-20,225,598	£-20,206,150

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 & Embodied Carbon
60% LAR - 40% CR	0%	£1,125,356	£203,655	£225,230	£227,841	£229,416	£230,991	£232,566
60% LAR - 40% CR	10%	£1,030,810	£199,691	£220,266	£222,877	£224,452	£226,027	£227,602
60% LAR - 40% CR	15%	£940,262	£175,336	£207,778	£210,389	£212,964	£215,539	£218,114
60% LAR - 40% CR	20%	£849,714	£150,981	£195,323	£197,934	£200,509	£203,084	£205,659
60% LAR - 40% CR	25%	£759,166	£126,626	£180,668	£183,279	£185,854	£188,429	£191,004
60% LAR - 40% CR	30%	£668,618	£102,271	£165,310	£167,921	£170,496	£173,071	£175,646
60% LAR - 40% CR	35%	£578,070	£77,916	£148,358	£150,969	£153,544	£156,119	£158,694
60% LAR - 40% CR	40%	£487,522	£53,561	£129,400	£132,011	£134,586	£137,161	£139,736
60% LAR - 40% CR	45%	£396,974	£29,206	£110,442	£113,053	£115,628	£118,203	£120,778
60% LAR - 40% CR	50%	£306,426	£4,851	£91,484	£94,095	£96,670	£99,245	£101,820



LB Camden  
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone B - £1,150 p/sf	
No Units	20	Sales value inflation		Growth	
Site Area	0.1 Ha	Build cost inflation		Growth	
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

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%	£5,136,277	£7,509,991	£7,671,427	£7,604,718	£7,677,842	£7,237,252	£7,481,374
60% LAR - 40% CR	5%	£7,162,871	£9,722,860	£9,884,296	£9,817,587	£9,890,711	£9,450,121	£9,694,243
60% LAR - 40% CR	15%	£5,841,813	£7,837,543	£7,845,024	£7,769,002	£7,736,072	£7,301,535	£7,546,596
60% LAR - 40% CR	20%	£7,197,485	£7,984,700	£7,983,013	£7,907,171	£7,874,241	£7,439,704	£7,684,765
60% LAR - 40% CR	25%	£7,755,257	£8,717,751	£8,717,751	£8,641,724	£8,608,794	£8,174,257	£8,419,318
60% LAR - 40% CR	30%	£7,814,522	£8,584,879	£8,583,899	£8,507,872	£8,474,942	£8,040,405	£8,285,466
60% LAR - 40% CR	35%	£7,873,801	£8,644,158	£8,643,178	£8,567,151	£8,534,221	£8,100,684	£8,345,745
60% LAR - 40% CR	40%	£7,933,081	£8,703,438	£8,702,458	£8,626,431	£8,593,501	£8,159,964	£8,405,025
60% LAR - 40% CR	45%	£7,992,361	£8,762,718	£8,761,738	£8,685,711	£8,652,781	£8,219,244	£8,464,305
60% LAR - 40% CR	50%	£8,051,641	£8,822,000	£8,821,020	£8,745,000	£8,712,070	£8,278,533	£8,523,594

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

Minimum value secondary services		£37,199,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£7,281,271	£2,862,091	£2,871,101	£2,866,271	£2,877,842	£2,737,252	£2,781,374
60% LAR - 40% CR	5%	£9,307,865	£4,878,960	£4,888,000	£4,883,170	£4,894,741	£4,754,151	£4,798,273
60% LAR - 40% CR	15%	£7,986,807	£3,561,263	£3,569,283	£3,564,453	£3,576,024	£3,435,434	£3,479,556
60% LAR - 40% CR	20%	£7,151,155	£3,500,400	£3,510,410	£3,505,580	£3,517,151	£3,376,561	£3,420,683
60% LAR - 40% CR	25%	£7,208,129	£3,557,461	£3,567,471	£3,562,641	£3,574,212	£3,433,622	£3,477,744
60% LAR - 40% CR	30%	£7,265,103	£3,614,522	£3,624,532	£3,619,702	£3,631,273	£3,490,683	£3,534,805
60% LAR - 40% CR	35%	£7,322,077	£3,671,583	£3,681,593	£3,676,763	£3,688,334	£3,547,744	£3,591,866
60% LAR - 40% CR	40%	£7,379,051	£3,728,644	£3,738,654	£3,733,824	£3,745,395	£3,604,805	£3,648,927
60% LAR - 40% CR	45%	£7,436,025	£3,785,705	£3,795,715	£3,790,885	£3,802,456	£3,661,866	£3,705,988
60% LAR - 40% CR	50%	£7,493,000	£3,842,766	£3,852,776	£3,847,946	£3,859,517	£3,718,877	£3,762,999

Residual Land values compared to benchmark land values  
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	£153,229	£572,720	£581,328	£1,000,561	£1,014,098	£1,028,635	£1,351,368	£1,365,905	£1,380,442	£1,703,175	£1,717,712	£2,040,445
60% LAR - 40% CR	0%	£113,977	£1,280,091	£1,289,621	£1,311,819	£1,329,942	£1,348,065	£1,670,808	£1,685,345	£1,700,882	£2,023,615	£2,038,152	£2,360,885
60% LAR - 40% CR	5%	£175,111	£1,596,460	£1,606,000	£1,628,198	£1,646,321	£1,664,444	£1,987,187	£2,001,724	£2,016,261	£2,339,004	£2,353,541	£2,676,274
60% LAR - 40% CR	15%	£1,118,813	£1,814,843	£1,823,024	£1,845,182	£1,863,305	£1,881,428	£2,204,171	£2,218,708	£2,233,245	£2,555,988	£2,570,525	£2,893,268
60% LAR - 40% CR	20%	£1,774,888	£2,471,589	£2,479,770	£2,501,928	£2,520,051	£2,538,174	£2,860,917	£2,875,454	£2,889,991	£3,212,734	£3,227,271	£3,549,014
60% LAR - 40% CR	25%	£1,832,127	£2,530,851	£2,539,032	£2,561,190	£2,579,313	£2,597,436	£2,920,179	£2,934,716	£2,949,253	£3,271,996	£3,286,533	£3,608,276
60% LAR - 40% CR	30%	£1,890,366	£2,590,113	£2,598,294	£2,620,452	£2,638,575	£2,656,698	£2,979,441	£2,993,978	£3,008,515	£3,331,258	£3,345,795	£3,668,538
60% LAR - 40% CR	35%	£1,948,605	£2,649,375	£2,657,556	£2,679,714	£2,697,837	£2,715,960	£3,038,703	£3,053,240	£3,067,777	£3,390,520	£3,405,057	£3,727,800
60% LAR - 40% CR	40%	£2,006,844	£2,708,637	£2,716,818	£2,738,976	£2,757,100	£2,775,223	£3,097,966	£3,112,503	£3,127,040	£3,449,783	£3,464,320	£3,787,063
60% LAR - 40% CR	45%	£2,065,083	£2,767,899	£2,776,080	£2,798,238	£2,816,362	£2,834,485	£3,157,228	£3,171,765	£3,186,302	£3,509,045	£3,523,582	£3,846,325
60% LAR - 40% CR	50%	£2,123,322	£2,827,161	£2,835,342	£2,857,500	£2,875,624	£2,893,747	£3,216,490	£3,231,027	£3,245,564	£3,568,307	£3,582,844	£3,905,587

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%	£1,518,151	£587,168	£589,058	£581,730	£567,948	£587,508	£152,502	
60% LAR - 40% CIR	5%	£1,568,823	£595,809	£597,699	£590,371	£576,589	£597,149	£162,502	
60% LAR - 40% CIR	15%	£1,718,129	£655,200	£657,090	£649,762	£635,980	£656,540	£182,502	
60% LAR - 40% CIR	20%	£1,862,587	£697,207	£700,097	£692,769	£678,987	£699,547	£192,502	
60% LAR - 40% CIR	25%	£1,967,045	£738,214	£741,104	£733,776	£719,994	£740,554	£202,502	
60% LAR - 40% CIR	30%	£2,071,503	£779,221	£782,111	£774,783	£760,995	£781,555	£212,502	
60% LAR - 40% CIR	35%	£2,175,961	£820,228	£823,118	£815,790	£801,997	£822,557	£222,502	
60% LAR - 40% CIR	40%	£2,280,419	£861,235	£864,125	£856,797	£842,999	£863,559	£232,502	
60% LAR - 40% CIR	45%	£2,384,877	£902,242	£905,132	£897,804	£883,996	£904,556	£242,502	
60% LAR - 40% CIR	50%	£2,489,335	£943,249	£946,139	£938,811	£924,992	£945,552	£252,502	
60% LAR - 40% CIR	55%	£2,593,793	£984,256	£987,146	£979,818	£965,993	£986,553	£262,502	
60% LAR - 40% CIR	60%	£2,698,251	£1,025,263	£1,028,153	£1,020,825	£1,006,994	£1,027,554	£272,502	
60% LAR - 40% CIR	65%	£2,802,709	£1,066,270	£1,069,160	£1,061,832	£1,047,995	£1,068,555	£282,502	
60% LAR - 40% CIR	70%	£2,907,167	£1,107,277	£1,110,167	£1,102,839	£1,088,996	£1,109,556	£292,502	
60% LAR - 40% CIR	75%	£3,011,625	£1,148,284	£1,151,174	£1,143,846	£1,129,997	£1,150,557	£302,502	
60% LAR - 40% CIR	80%	£3,116,083	£1,189,291	£1,192,181	£1,184,853	£1,170,998	£1,191,558	£312,502	
60% LAR - 40% CIR	85%	£3,220,541	£1,230,298	£1,233,188	£1,225,860	£1,211,999	£1,232,559	£322,502	
60% LAR - 40% CIR	90%	£3,324,999	£1,271,305	£1,274,195	£1,266,867	£1,252,996	£1,273,556	£332,502	
60% LAR - 40% CIR	95%	£3,429,457	£1,312,312	£1,315,202	£1,307,874	£1,293,997	£1,314,557	£342,502	
60% LAR - 40% CIR	100%	£3,533,915	£1,353,319	£1,356,209	£1,348,881	£1,334,998	£1,355,558	£352,502	



LB Camden  
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone B - £1,200 paf											
No Units		20		Growth											
Site Area		0.1 Ha		LAR: CR											
Residual land values:															
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, 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%		£4,067,787		£3,188,051		£3,178,814		£3,162,324		£3,139,099		£2,859,791	
60% LAR - 40% CR		10%		£3,692,875		£2,851,597		£2,843,589		£2,832,363		£2,781,297		£2,545,463	
60% LAR - 40% CR		15%		£3,316,024		£2,514,010		£2,505,629		£2,488,461		£2,445,541		£2,188,023	
60% LAR - 40% CR		20%		£2,937,442		£2,174,139		£2,165,752		£2,148,584		£2,105,664		£1,788,039	
60% LAR - 40% CR		25%		£2,558,551		£1,832,313		£1,823,978		£1,806,811		£1,763,891		£1,506,248	
60% LAR - 40% CR		30%		£2,179,372		£1,489,642		£1,480,324		£1,463,302		£1,420,743		£1,165,392	
60% LAR - 40% CR		35%		£1,798,522		£1,145,113		£1,136,813		£1,117,808		£1,075,364		£820,585	
60% LAR - 40% CR		40%		£1,403,222		£785,745		£787,450		£770,508		£728,128		£473,845	
60% LAR - 40% CR		45%		£1,015,099		£445,862		£448,286		£431,383		£379,033		£125,395	
60% LAR - 40% CR		50%		£625,145		£95,578		£87,911		£70,410		£28,159		£-238,462	

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	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%	£3,687,113	£5,576,849	£5,565,295	£5,550,276	£5,544,801	£5,805,148	£7,049,233
60% LAR - 40% CR	10%	£3,312,201	£5,201,962	£5,190,408	£5,175,389	£5,160,370	£5,420,717	£6,664,802
60% LAR - 40% CR	15%	£2,937,289	£4,827,050	£4,815,496	£4,800,477	£4,785,458	£5,045,805	£6,290,890
60% LAR - 40% CR	20%	£2,562,377	£4,452,138	£4,440,584	£4,425,565	£4,410,546	£4,670,893	£5,915,978
60% LAR - 40% CR	25%	£2,187,465	£4,077,226	£4,065,672	£4,050,653	£4,035,634	£4,295,981	£5,541,066
60% LAR - 40% CR	30%	£1,812,553	£3,702,314	£3,690,760	£3,675,741	£3,660,722	£3,921,069	£5,166,151
60% LAR - 40% CR	35%	£1,437,641	£3,327,402	£3,315,848	£3,300,829	£3,285,810	£3,546,157	£4,791,242
60% LAR - 40% CR	40%	£1,062,729	£2,952,490	£2,940,936	£2,925,917	£2,910,898	£3,171,245	£4,416,327
60% LAR - 40% CR	45%	£687,817	£2,577,578	£2,566,024	£2,551,005	£2,535,986	£2,796,333	£4,041,412
60% LAR - 40% CR	50%	£312,905	£2,202,666	£2,191,112	£2,176,093	£2,161,074	£2,421,421	£3,666,506

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

			£20,401,000					
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, 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%	£2,007,687	£1,127,881	£1,118,514	£1,109,224	£1,099,999	£1,192,051	£1,285,567
60% LAR - 40% CR	10%	£1,632,775	£782,887	£773,520	£764,153	£754,786	£745,419	£838,935
60% LAR - 40% CR	15%	£1,257,863	£427,993	£418,626	£409,259	£400,892	£391,525	£485,041
60% LAR - 40% CR	20%	£882,951	£74,100	£64,733	£55,366	£46,000	£36,633	£30,149
60% LAR - 40% CR	25%	£508,039	£-143,811	£-239,444	£-335,077	£-430,710	£-526,343	£-621,976
60% LAR - 40% CR	30%	£131,127	£-511,458	£-607,091	£-702,724	£-798,357	£-893,990	£-989,623
60% LAR - 40% CR	35%	£-468,889	£-956,687	£-1,052,320	£-1,147,953	£-1,243,586	£-1,339,219	£-1,434,852
60% LAR - 40% CR	40%	£-959,876	£-1,264,354	£-1,359,987	£-1,455,620	£-1,551,253	£-1,646,886	£-1,742,519
60% LAR - 40% CR	45%	£-1,450,863	£-1,613,528	£-1,709,161	£-1,804,794	£-1,900,427	£-1,996,060	£-2,091,693
60% LAR - 40% CR	50%	£-1,941,850	£-1,764,702	£-1,859,335	£-1,954,968	£-2,050,601	£-2,146,234	£-2,241,867



LB Camden  
Local Plan Viability Testing 2025

Resi 8 - 20 Flats			Value Area		Zone B - £1,250 paf	
No Units			Sales value inflation		Growth	
Site Area			Build cost inflation		Growth	
			Tenure		LAR : CR	
Residual land values:						

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		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%	£3,257,848	£8,144,707	£8,153,145	£8,170,434	£8,187,819
60% LAR - 40% CR	5%	£2,910,471	£7,461,424	£7,469,862	£7,487,151	£7,504,536
60% LAR - 40% CR	15%	£2,555,542	£6,864,237	£6,872,675	£6,889,965	£6,907,350
60% LAR - 40% CR	20%	£2,417,835	£7,259,892	£7,270,240	£7,280,588	£7,290,936
60% LAR - 40% CR	25%	£2,381,142	£7,501,423	£7,509,768	£7,518,113	£7,526,458
60% LAR - 40% CR	30%	£1,797,533	£7,397,889	£7,398,335	£7,398,778	£7,399,222
60% LAR - 40% CR	35%	£1,714,898	£8,301,117	£8,301,563	£8,302,009	£8,302,455
60% LAR - 40% CR	40%	£1,794,511	£8,068,291	£8,070,509	£8,072,727	£8,074,945
60% LAR - 40% CR	45%	£2,456,452	£8,360,015	£8,362,233	£8,364,451	£8,366,669
60% LAR - 40% CR	50%	£3,815,834	£8,481,880	£8,483,745	£8,485,610	£8,487,475

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%	£1,711,646	£2,588,297	£2,590,481	£2,592,665	£2,594,849
60% LAR - 40% CR	5%	£1,559,521	£2,588,297	£2,590,481	£2,592,665	£2,594,849
60% LAR - 40% CR	15%	£1,559,521	£2,588,297	£2,590,481	£2,592,665	£2,594,849
60% LAR - 40% CR	20%	£1,559,521	£2,588,297	£2,590,481	£2,592,665	£2,594,849
60% LAR - 40% CR	25%	£1,559,521	£2,588,297	£2,590,481	£2,592,665	£2,594,849
60% LAR - 40% CR	30%	£1,559,521	£2,588,297	£2,590,481	£2,592,665	£2,594,849
60% LAR - 40% CR	35%	£1,559,521	£2,588,297	£2,590,481	£2,592,665	£2,594,849
60% LAR - 40% CR	40%	£1,559,521	£2,588,297	£2,590,481	£2,592,665	£2,594,849
60% LAR - 40% CR	45%	£1,559,521	£2,588,297	£2,590,481	£2,592,665	£2,594,849
60% LAR - 40% CR	50%	£1,559,521	£2,588,297	£2,590,481	£2,592,665	£2,594,849

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		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%	£464,961	£421,807	£420,426	£419,045	£417,664
60% LAR - 40% CR	5%	£464,961	£421,807	£420,426	£419,045	£417,664
60% LAR - 40% CR	15%	£464,961	£421,807	£420,426	£419,045	£417,664
60% LAR - 40% CR	20%	£464,961	£421,807	£420,426	£419,045	£417,664
60% LAR - 40% CR	25%	£464,961	£421,807	£420,426	£419,045	£417,664
60% LAR - 40% CR	30%	£464,961	£421,807	£420,426	£419,045	£417,664
60% LAR - 40% CR	35%	£464,961	£421,807	£420,426	£419,045	£417,664
60% LAR - 40% CR	40%	£464,961	£421,807	£420,426	£419,045	£417,664
60% LAR - 40% CR	45%	£464,961	£421,807	£420,426	£419,045	£417,664
60% LAR - 40% CR	50%	£464,961	£421,807	£420,426	£419,045	£417,664

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

					£20,601,000	
Tenure	% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	
			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%	£2,446,851	£1,960,093	£1,951,855	£1,943,617	£1,935,379
60% LAR - 40% CR	5%	£2,248,573	£1,201,294	£1,192,056	£1,182,818	£1,173,579
60% LAR - 40% CR	15%	£1,648,860	£840,903	£832,165	£823,427	£814,689
60% LAR - 40% CR	20%	£1,548,944	£717,719	£709,481	£701,243	£693,005
60% LAR - 40% CR	25%	£843,160	£113,376	£105,138	£96,899	£88,661
60% LAR - 40% CR	30%	£437,467	£253,038	£245,799	£238,561	£231,323
60% LAR - 40% CR	35%	£298,864	£99,811	£92,573	£85,335	£78,097
60% LAR - 40% CR	40%	£179,511	£391,421	£383,183	£374,945	£366,707
60% LAR - 40% CR	45%	£196,197	£1,303,267	£1,295,029	£1,286,791	£1,278,553
60% LAR - 40% CR	50%	£1,303,818	£1,737,069	£1,728,831	£1,720,593	£1,712,355



LB Camden  
Local Plan Viability Testing 2025

Resi 8 - 20 Flats			Value Area	Zone B - £1,300 paf
No Units	20		Sales value inflation	Growth
Site Area	0.1 Ha		Build cost inflation	Growth
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
60% LAR - 40% CR	0%	£4,985,395	£4,985,395	£4,985,395
60% LAR - 40% CR	5%	£4,946,115	£4,922,335	£4,922,335
60% LAR - 40% CR	10%	£4,924,335	£4,901,155	£4,901,155
60% LAR - 40% CR	15%	£4,911,897	£4,887,316	£4,887,316
60% LAR - 40% CR	20%	£4,903,697	£4,881,336	£4,881,336
60% LAR - 40% CR	25%	£4,899,989	£4,876,642	£4,876,642
60% LAR - 40% CR	30%	£4,897,151	£4,873,482	£4,873,482
60% LAR - 40% CR	35%	£4,895,684	£4,872,485	£4,872,485
60% LAR - 40% CR	40%	£1,987,956	£1,341,610	£1,333,324
60% LAR - 40% CR	45%	£1,623,995	£846,936	£338,661
60% LAR - 40% CR	50%	£1,087,423	£550,463	£52,197
				£525,296
				£483,044
				£229,538
				£38,700

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

			£37,649,000			
Tenure	% AH					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, 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%	£4,618,783	£4,618,783	£4,618,783	£4,618,783	£4,618,783
60% LAR - 40% CR	5%	£4,580,301	£4,556,521	£4,556,521	£4,556,521	£4,556,521
60% LAR - 40% CR	10%	£4,561,001	£4,537,221	£4,537,221	£4,537,221	£4,537,221
60% LAR - 40% CR	15%	£4,547,584	£4,523,804	£4,523,804	£4,523,804	£4,523,804
60% LAR - 40% CR	20%	£4,538,673	£4,514,893	£4,514,893	£4,514,893	£4,514,893
60% LAR - 40% CR	25%	£4,534,101	£4,510,321	£4,510,321	£4,510,321	£4,510,321
60% LAR - 40% CR	30%	£4,531,738	£4,507,958	£4,507,958	£4,507,958	£4,507,958
60% LAR - 40% CR	35%	£4,530,418	£4,506,638	£4,506,638	£4,506,638	£4,506,638
60% LAR - 40% CR	40%	£4,529,543	£4,505,763	£4,505,763	£4,505,763	£4,505,763
60% LAR - 40% CR	45%	£4,529,101	£4,505,321	£4,505,321	£4,505,321	£4,505,321
60% LAR - 40% CR	50%	£4,529,101	£4,505,321	£4,505,321	£4,505,321	£4,505,321

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 & Sustainability
60% LAR - 40% CR	0%	£4,618,783	£4,618,783	£4,618,783	£4,618,783	£4,618,783
60% LAR - 40% CR	5%	£4,580,301	£4,556,521	£4,556,521	£4,556,521	£4,556,521
60% LAR - 40% CR	10%	£4,561,001	£4,537,221	£4,537,221	£4,537,221	£4,537,221
60% LAR - 40% CR	15%	£4,547,584	£4,523,804	£4,523,804	£4,523,804	£4,523,804
60% LAR - 40% CR	20%	£4,538,673	£4,514,893	£4,514,893	£4,514,893	£4,514,893
60% LAR - 40% CR	25%	£4,534,101	£4,510,321	£4,510,321	£4,510,321	£4,510,321
60% LAR - 40% CR	30%	£4,531,738	£4,507,958	£4,507,958	£4,507,958	£4,507,958
60% LAR - 40% CR	35%	£4,530,418	£4,506,638	£4,506,638	£4,506,638	£4,506,638
60% LAR - 40% CR	40%	£4,529,543	£4,505,763	£4,505,763	£4,505,763	£4,505,763
60% LAR - 40% CR	45%	£4,529,101	£4,505,321	£4,505,321	£4,505,321	£4,505,321
60% LAR - 40% CR	50%	£4,529,101	£4,505,321	£4,505,321	£4,505,321	£4,505,321

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

			£40,420,000			
Tenure	% AH					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, 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%	£4,618,783	£4,618,783	£4,618,783	£4,618,783	£4,618,783
60% LAR - 40% CR	5%	£4,580,301	£4,556,521	£4,556,521	£4,556,521	£4,556,521
60% LAR - 40% CR	10%	£4,561,001	£4,537,221	£4,537,221	£4,537,221	£4,537,221
60% LAR - 40% CR	15%	£4,547,584	£4,523,804	£4,523,804	£4,523,804	£4,523,804
60% LAR - 40% CR	20%	£4,538,673	£4,514,893	£4,514,893	£4,514,893	£4,514,893
60% LAR - 40% CR	25%	£4,534,101	£4,510,321	£4,510,321	£4,510,321	£4,510,321
60% LAR - 40% CR	30%	£4,531,738	£4,507,958	£4,507,958	£4,507,958	£4,507,958
60% LAR - 40% CR	35%	£4,530,418	£4,506,638	£4,506,638	£4,506,638	£4,506,638
60% LAR - 40% CR	40%	£4,529,543	£4,505,763	£4,505,763	£4,505,763	£4,505,763
60% LAR - 40% CR	45%	£4,529,101	£4,505,321	£4,505,321	£4,505,321	£4,505,321
60% LAR - 40% CR	50%	£4,529,101	£4,505,321	£4,505,321	£4,505,321	£4,505,321

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

			£20,601,000			
Tenure	% AH					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
60% LAR - 40% CR	0%	£2,886,515	£1,892,235	£1,863,798	£1,863,798	£1,863,798
60% LAR - 40% CR	5%	£2,864,873	£1,870,593	£1,842,156	£1,842,156	£1,842,156
60% LAR - 40% CR	10%	£2,847,797	£1,853,517	£1,825,080	£1,825,080	£1,825,080
60% LAR - 40% CR	15%	£2,834,620	£1,840,340	£1,811,903	£1,811,903	£1,811,903
60% LAR - 40% CR	20%	£2,825,709	£1,831,429	£1,802,992	£1,802,992	£1,802,992
60% LAR - 40% CR	25%	£2,820,151	£1,825,871	£1,797,434	£1,797,434	£1,797,434
60% LAR - 40% CR	30%	£2,817,693	£1,823,413	£1,794,976	£1,794,976	£1,794,976
60% LAR - 40% CR	35%	£2,816,601	£1,822,321	£1,793,884	£1,793,884	£1,793,884
60% LAR - 40% CR	40%	£2,816,544	£1,822,264	£1,793,827	£1,793,827	£1,793,827
60% LAR - 40% CR	45%	£2,816,544	£1,822,264	£1,793,827	£1,793,827	£1,793,827
60% LAR - 40% CR	50%	£2,816,544	£1,822,264	£1,793,827	£1,793,827	£1,793,827



LB Camden  
Local Plan Viability Testing 2025

Resi 9 - 30 Flats		Value Area	Zone B - £900 psf					
No Units	30	Sales value inflation	Grow					
Site Area	0.1 Ha	Build cost inflation	Grow					
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, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£10,618,259	£9,171,466	£9,141,996	£9,123,500	£9,077,253	£9,799,775	£8,645,622
60% LAR 40% CIR	5%	£10,556,555	£9,069,408	£9,039,940	£9,021,442	£8,975,195	£9,727,718	£8,544,564
60% LAR 40% CIR	10%	£9,484,852	£8,167,350	£8,137,882	£8,119,384	£8,073,137	£7,795,660	£7,641,506
60% LAR 40% CIR	15%	£9,533,148	£7,665,262	£7,635,824	£7,617,326	£7,571,079	£7,293,602	£7,139,448
60% LAR 40% CIR	20%	£9,371,445	£7,163,233	£7,133,766	£7,115,268	£7,069,021	£6,791,544	£6,637,390
60% LAR 40% CIR	25%	£7,809,742	£6,661,175	£6,631,708	£6,613,208	£6,566,962	£6,289,485	£6,135,332
60% LAR 40% CIR	30%	£7,158,115	£6,159,116	£6,129,648	£6,111,150	£6,064,904	£5,787,427	£5,633,274
60% LAR 40% CIR	35%	£6,886,334	£5,657,058	£5,627,590	£5,609,092	£5,562,846	£5,285,369	£5,131,215
60% LAR 40% CIR	40%	£5,144,631	£5,155,000	£5,125,532	£5,107,034	£5,060,788	£4,783,311	£4,629,157
60% LAR 40% CIR	45%	£5,582,927	£4,652,942	£4,623,474	£4,604,976	£4,558,730	£4,281,253	£4,127,099
60% LAR 40% CIR	50%	£5,001,223	£4,150,884	£4,121,416	£4,102,918	£4,056,672	£3,779,195	£3,625,041
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, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£291,655	£1,095,455	£1,154,950	£1,143,456	£1,186,755	£1,461,162	£1,621,536
60% LAR 40% CIR	5%	£291,648	£1,095,455	£1,154,950	£1,143,456	£1,186,755	£1,461,162	£1,621,536
60% LAR 40% CIR	10%	£291,648	£1,095,455	£1,154,950	£1,143,456	£1,186,755	£1,461,162	£1,621,536
60% LAR 40% CIR	15%	£291,648	£1,095,455	£1,154,950	£1,143,456	£1,186,755	£1,461,162	£1,621,536
60% LAR 40% CIR	20%	£291,648	£1,095,455	£1,154,950	£1,143,456	£1,186,755	£1,461,162	£1,621,536
60% LAR 40% CIR	25%	£291,648	£1,095,455	£1,154,950	£1,143,456	£1,186,755	£1,461,162	£1,621,536
60% LAR 40% CIR	30%	£291,648	£1,095,455	£1,154,950	£1,143,456	£1,186,755	£1,461,162	£1,621,536
60% LAR 40% CIR	35%	£291,648	£1,095,455	£1,154,950	£1,143,456	£1,186,755	£1,461,162	£1,621,536
60% LAR 40% CIR	40%	£291,648	£1,095,455	£1,154,950	£1,143,456	£1,186,755	£1,461,162	£1,621,536
60% LAR 40% CIR	45%	£291,648	£1,095,455	£1,154,950	£1,143,456	£1,186,755	£1,461,162	£1,621,536
60% LAR 40% CIR	50%	£291,648	£1,095,455	£1,154,950	£1,143,456	£1,186,755	£1,461,162	£1,621,536
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, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£4,999,959	£3,452,866	£3,423,396	£3,404,900	£3,358,653	£3,981,176	£2,927,022
60% LAR 40% CIR	5%	£4,337,959	£2,950,868	£2,921,398	£2,902,842	£2,856,595	£2,978,118	£2,424,964
60% LAR 40% CIR	10%	£3,776,252	£2,448,750	£2,419,280	£2,400,784	£2,354,537	£2,077,060	£1,522,906
60% LAR 40% CIR	15%	£3,214,548	£1,946,632	£1,917,162	£1,898,726	£1,852,479	£1,575,002	£1,420,848
60% LAR 40% CIR	20%	£2,652,845	£1,444,513	£1,415,043	£1,396,608	£1,350,421	£1,072,944	£1,018,690
60% LAR 40% CIR	25%	£2,091,142	£942,395	£912,925	£894,489	£848,302	£570,825	£516,571
60% LAR 40% CIR	30%	£1,529,437	£440,276	£410,806	£392,370	£346,183	£68,697	£14,132
60% LAR 40% CIR	35%	£967,734	£-542	£-510	£-478	£-445	£-412	£-380
60% LAR 40% CIR	40%	£406,031	£-1,044	£-1,012	£-980	£-948	£-915	£-883
60% LAR 40% CIR	45%	£1,553,574	£1,000,890	£1,005,136	£1,011,034	£1,016,932	£1,022,830	£1,028,728
60% LAR 40% CIR	50%	£1,017,927	£1,967,316	£1,967,168	£1,967,020	£1,966,872	£1,966,724	£1,966,576
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space								
£40,420,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£5,576,759	£8,129,465	£5,095,995	£5,085,253	£5,035,253	£4,757,776	£4,903,822
60% LAR 40% CIR	5%	£5,514,556	£4,627,400	£4,597,840	£4,579,442	£4,533,195	£4,255,718	£4,101,564
60% LAR 40% CIR	10%	£5,452,852	£4,125,361	£4,095,802	£4,077,404	£4,031,157	£3,753,680	£3,599,526
60% LAR 40% CIR	15%	£4,891,148	£3,623,292	£3,593,824	£3,575,326	£3,529,079	£3,097,602	£2,943,448
60% LAR 40% CIR	20%	£4,329,445	£3,121,233	£3,091,766	£3,073,268	£3,027,021	£2,595,544	£2,441,390
60% LAR 40% CIR	25%	£3,767,742	£2,619,175	£2,589,708	£2,571,210	£2,524,963	£2,093,486	£1,939,332
60% LAR 40% CIR	30%	£3,206,037	£2,117,116	£2,087,648	£2,069,150	£2,022,903	£1,745,427	£1,591,274
60% LAR 40% CIR	35%	£2,644,334	£1,615,058	£1,585,590	£1,567,092	£1,520,846	£1,243,369	£1,089,215
60% LAR 40% CIR	40%	£2,082,631	£1,113,000	£1,083,532	£1,065,034	£1,018,788	£741,311	£587,157
60% LAR 40% CIR	45%	£1,520,927	£610,942	£581,474	£562,976	£516,730	£239,253	£85,099
60% LAR 40% CIR	50%	£959,223	£108,884	£79,416	£50,918	£14,672	£-66,858	£-418,858
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution								
£20,601,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£9,555	£1,111,136	£1,091,896	£1,072,656	£1,053,416	£1,034,176	£1,014,936
60% LAR 40% CIR	5%	£7,996,456	£6,660,366	£6,579,846	£6,561,342	£6,542,838	£6,524,334	£6,505,830
60% LAR 40% CIR	10%	£7,434,752	£6,107,250	£6,027,782	£6,009,284	£6,010,037	£5,735,560	£5,581,406
60% LAR 40% CIR	15%	£6,873,048	£5,554,134	£5,474,666	£5,456,168	£5,437,670	£5,163,193	£5,009,039
60% LAR 40% CIR	20%	£6,311,345	£5,001,018	£4,921,550	£4,903,052	£4,884,554	£4,610,077	£4,455,923
60% LAR 40% CIR	25%	£5,749,642	£4,447,902	£4,368,434	£4,349,936	£4,331,438	£4,056,961	£3,902,807
60% LAR 40% CIR	30%	£5,187,937	£4,094,786	£4,015,318	£4,000,000	£3,984,682	£3,710,205	£3,556,051
60% LAR 40% CIR	35%	£4,626,234	£3,586,666	£3,507,198	£3,487,700	£3,468,202	£3,293,725	£3,139,571
60% LAR 40% CIR	40%	£4,064,531	£3,034,500	£2,955,032	£2,935,534	£2,916,036	£2,741,559	£2,587,405
60% LAR 40% CIR	45%	£3,502,827	£2,582,374	£2,502,906	£2,483,408	£2,463,910	£2,289,433	£2,135,279
60% LAR 40% CIR	50%	£2,941,123	£2,090,744	£2,011,276	£1,991,778	£1,972,280	£1,797,803	£1,643,649



LB Camden  
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area		Zone B - £950 paf			
No Units	30	Sales value inflation		Grow			
Site Area	0.1 Ha	Build cost inflation		Grow			
Residual land values:		Tenure		LAR, CIR			
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), 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 & Embodied Carbon	
Tenure	%AH	£11,598,081 £10,980,056 £10,375,431 £9,764,807 £9,154,182 £8,543,557 £7,932,932 £7,322,308 £6,711,683 £6,101,058 £5,490,434	£10,134,243 £9,545,640 £8,933,549 £8,321,457 £7,709,364 £7,097,271 £6,485,178 £5,873,084 £5,260,990 £4,648,896 £4,032,272	£10,134,775 £9,546,088 £8,934,381 £8,454,184 £7,833,454 £7,383,257 £6,853,981 £6,293,884 £5,702,667 £5,153,001 £4,602,804	£10,098,276 £9,499,833 £8,905,983 £8,435,085 £7,885,488 £7,335,291 £6,795,093 £6,234,897 £5,684,700 £5,134,503 £4,584,306	£10,040,031 £9,452,000 £8,859,636 £8,389,439 £7,839,242 £7,289,045 £6,738,848 £6,188,651 £5,638,454 £5,088,257 £4,538,060	£9,782,554 £9,189,520 £8,596,159 £8,111,962 £7,561,766 £7,011,568 £6,461,371 £5,911,174 £5,361,454 £4,810,780 £4,260,583
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, 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 & Embodied Carbon	
Tenure	%AH	£1,971,171 £1,921,156 £1,871,141 £1,821,126 £1,771,111 £1,721,096 £1,671,081 £1,621,066 £1,571,051 £1,521,036 £1,471,021	£1,971,171 £1,921,156 £1,871,141 £1,821,126 £1,771,111 £1,721,096 £1,671,081 £1,621,066 £1,571,051 £1,521,036 £1,471,021	£1,971,171 £1,921,156 £1,871,141 £1,821,126 £1,771,111 £1,721,096 £1,671,081 £1,621,066 £1,571,051 £1,521,036 £1,471,021	£1,971,171 £1,921,156 £1,871,141 £1,821,126 £1,771,111 £1,721,096 £1,671,081 £1,621,066 £1,571,051 £1,521,036 £1,471,021	£1,971,171 £1,921,156 £1,871,141 £1,821,126 £1,771,111 £1,721,096 £1,671,081 £1,621,066 £1,571,051 £1,521,036 £1,471,021	£1,971,171 £1,921,156 £1,871,141 £1,821,126 £1,771,111 £1,721,096 £1,671,081 £1,621,066 £1,571,051 £1,521,036 £1,471,021
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 & 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	£5,878,081 £5,307,456 £4,736,831 £4,166,206 £3,595,581 £3,024,956 £2,454,331 £1,883,706 £1,313,081 £742,456 £171,831	£4,415,943 £3,885,448 £3,315,249 £2,744,064 £2,172,881 £1,601,697 £1,030,513 £459,329 £1,147,087 £47,131 £1,088,497	£4,388,175 £3,862,578 £3,285,781 £2,735,584 £2,165,388 £1,635,189 £1,084,093 £534,796 £1,147,087 £47,131 £1,113,759	£4,367,876 £3,841,480 £3,267,283 £2,717,085 £2,146,889 £1,616,691 £1,065,493 £516,297 £1,147,087 £47,131 £1,134,284	£4,321,431 £3,771,233 £3,221,036 £2,670,839 £2,120,642 £1,570,445 £1,020,246 £474,771 £1,147,087 £47,131 £1,188,540	£4,043,954 £3,493,757 £2,943,559 £2,393,362 £1,843,165 £1,292,968 £742,771 £588,616 £1,147,087 £47,131 £1,498,017
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 & 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	£7,554,957 £6,944,332 £6,333,431 £5,723,082 £5,112,182 £4,501,557 £3,891,933 £3,280,582 £2,669,957 £2,059,058 £1,448,634	£5,092,243 £4,542,046 £4,001,849 £3,441,651 £2,881,454 £2,321,257 £1,761,060 £1,200,863 £1,690,667 £1,140,469 £590,272	£5,092,243 £4,542,046 £4,001,849 £3,441,651 £2,881,454 £2,321,257 £1,761,060 £1,200,863 £1,690,667 £1,140,469 £590,804	£5,042,276 £4,494,580 £4,042,883 £3,493,685 £2,943,488 £2,393,291 £1,743,034 £1,192,897 £1,642,700 £1,092,503 £542,306	£5,048,031 £4,447,833 £4,049,636 £3,496,962 £3,047,242 £2,496,948 £1,943,034 £1,392,867 £1,596,454 £1,046,257 £496,060	£5,720,254 £5,170,357 £4,620,159 £4,069,962 £3,519,785 £2,969,589 £2,419,371 £1,869,174 £1,318,977 £768,780 £218,583
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 & 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	£5,225,595 £4,815,311 £4,405,027 £3,994,743 £3,584,459 £3,174,175 £2,763,891 £2,353,607 £1,943,323 £1,533,039 £1,122,367	£5,078,745 £4,666,461 £4,256,176 £3,845,885 £3,435,599 £3,025,309 £2,615,023 £2,204,737 £1,793,447 £1,382,171 £970,903	£5,078,745 £4,666,461 £4,256,176 £3,845,885 £3,435,599 £3,025,309 £2,615,023 £2,204,737 £1,793,447 £1,382,171 £970,903	£5,078,745 £4,666,461 £4,256,176 £3,845,885 £3,435,599 £3,025,309 £2,615,023 £2,204,737 £1,793,447 £1,382,171 £970,903	£5,078,745 £4,666,461 £4,256,176 £3,845,885 £3,435,599 £3,025,309 £2,615,023 £2,204,737 £1,793,447 £1,382,171 £970,903	£5,078,745 £4,666,461 £4,256,176 £3,845,885 £3,435,599 £3,025,309 £2,615,023 £2,204,737 £1,793,447 £1,382,171 £970,903



LB Camden  
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area		Zone B - £1,000 psf				
No Units	30	Sales value inflation		Grow				
Site Area	0.1 Ha	Build cost inflation		Grow				
		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	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£12,875,103	£11,007,019	£11,067,351	£11,248,053	£11,002,807	£10,725,330	£10,571,178
60% LAR - 40% CIR	5%	£11,508,686	£10,486,084	£10,486,218	£10,480,717	£10,484,472	£10,126,995	£9,972,841
60% LAR - 40% CIR	10%	£11,256,011	£9,600,348	£9,670,880	£9,850,362	£9,606,135	£9,328,658	£9,174,504
60% LAR - 40% CIR	15%	£10,596,465	£9,302,011	£9,372,543	£9,554,045	£9,307,789	£9,030,322	£8,776,169
60% LAR - 40% CIR	20%	£9,936,920	£8,703,676	£8,774,208	£8,955,710	£8,609,464	£8,331,987	£8,177,833
60% LAR - 40% CIR	25%	£9,277,374	£8,105,340	£8,175,872	£8,357,374	£8,011,127	£7,733,651	£7,579,496
60% LAR - 40% CIR	30%	£8,617,828	£7,507,004	£7,577,536	£7,759,038	£7,412,792	£7,135,315	£6,981,161
60% LAR - 40% CIR	35%	£7,958,283	£6,908,668	£6,979,200	£7,160,702	£6,814,456	£6,536,979	£6,382,825
60% LAR - 40% CIR	40%	£7,298,738	£6,310,332	£6,380,864	£6,562,366	£6,216,120	£5,938,643	£5,784,489
60% LAR - 40% CIR	45%	£6,639,191	£5,711,997	£5,782,528	£5,964,031	£5,617,784	£5,340,307	£5,186,153
60% LAR - 40% CIR	50%	£5,979,645	£5,113,660	£5,184,192	£5,365,694	£5,019,448	£4,741,971	£4,587,818
Residual Land values compared to benchmark land values						£97,649,005		
Higher Value Secondary Offices						£97,649,005		
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£12,875,103	£11,007,019	£11,067,351	£11,248,053	£11,002,807	£10,725,330	£10,571,178
60% LAR - 40% CIR	5%	£11,508,686	£10,486,084	£10,486,218	£10,480,717	£10,484,472	£10,126,995	£9,972,841
60% LAR - 40% CIR	10%	£11,256,011	£9,600,348	£9,670,880	£9,850,362	£9,606,135	£9,328,658	£9,174,504
60% LAR - 40% CIR	15%	£10,596,465	£9,302,011	£9,372,543	£9,554,045	£9,307,789	£9,030,322	£8,776,169
60% LAR - 40% CIR	20%	£9,936,920	£8,703,676	£8,774,208	£8,955,710	£8,609,464	£8,331,987	£8,177,833
60% LAR - 40% CIR	25%	£9,277,374	£8,105,340	£8,175,872	£8,357,374	£8,011,127	£7,733,651	£7,579,496
60% LAR - 40% CIR	30%	£8,617,828	£7,507,004	£7,577,536	£7,759,038	£7,412,792	£7,135,315	£6,981,161
60% LAR - 40% CIR	35%	£7,958,283	£6,908,668	£6,979,200	£7,160,702	£6,814,456	£6,536,979	£6,382,825
60% LAR - 40% CIR	40%	£7,298,738	£6,310,332	£6,380,864	£6,562,366	£6,216,120	£5,938,643	£5,784,489
60% LAR - 40% CIR	45%	£6,639,191	£5,711,997	£5,782,528	£5,964,031	£5,617,784	£5,340,307	£5,186,153
60% LAR - 40% CIR	50%	£5,979,645	£5,113,660	£5,184,192	£5,365,694	£5,019,448	£4,741,971	£4,587,818
Residual Land values compared to benchmark land values						£97,649,005		
Medium Value Secondary Offices						£97,649,005		
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£12,875,103	£11,007,019	£11,067,351	£11,248,053	£11,002,807	£10,725,330	£10,571,178
60% LAR - 40% CIR	5%	£11,508,686	£10,486,084	£10,486,218	£10,480,717	£10,484,472	£10,126,995	£9,972,841
60% LAR - 40% CIR	10%	£11,256,011	£9,600,348	£9,670,880	£9,850,362	£9,606,135	£9,328,658	£9,174,504
60% LAR - 40% CIR	15%	£10,596,465	£9,302,011	£9,372,543	£9,554,045	£9,307,789	£9,030,322	£8,776,169
60% LAR - 40% CIR	20%	£9,936,920	£8,703,676	£8,774,208	£8,955,710	£8,609,464	£8,331,987	£8,177,833
60% LAR - 40% CIR	25%	£9,277,374	£8,105,340	£8,175,872	£8,357,374	£8,011,127	£7,733,651	£7,579,496
60% LAR - 40% CIR	30%	£8,617,828	£7,507,004	£7,577,536	£7,759,038	£7,412,792	£7,135,315	£6,981,161
60% LAR - 40% CIR	35%	£7,958,283	£6,908,668	£6,979,200	£7,160,702	£6,814,456	£6,536,979	£6,382,825
60% LAR - 40% CIR	40%	£7,298,738	£6,310,332	£6,380,864	£6,562,366	£6,216,120	£5,938,643	£5,784,489
60% LAR - 40% CIR	45%	£6,639,191	£5,711,997	£5,782,528	£5,964,031	£5,617,784	£5,340,307	£5,186,153
60% LAR - 40% CIR	50%	£5,979,645	£5,113,660	£5,184,192	£5,365,694	£5,019,448	£4,741,971	£4,587,818
Residual Land values compared to benchmark land values						£97,649,005		
Lower Value Secondary Offices / Community Space						£97,649,005		
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£12,875,103	£11,007,019	£11,067,351	£11,248,053	£11,002,807	£10,725,330	£10,571,178
60% LAR - 40% CIR	5%	£11,508,686	£10,486,084	£10,486,218	£10,480,717	£10,484,472	£10,126,995	£9,972,841
60% LAR - 40% CIR	10%	£11,256,011	£9,600,348	£9,670,880	£9,850,362	£9,606,135	£9,328,658	£9,174,504
60% LAR - 40% CIR	15%	£10,596,465	£9,302,011	£9,372,543	£9,554,045	£9,307,789	£9,030,322	£8,776,169
60% LAR - 40% CIR	20%	£9,936,920	£8,703,676	£8,774,208	£8,955,710	£8,609,464	£8,331,987	£8,177,833
60% LAR - 40% CIR	25%	£9,277,374	£8,105,340	£8,175,872	£8,357,374	£8,011,127	£7,733,651	£7,579,496
60% LAR - 40% CIR	30%	£8,617,828	£7,507,004	£7,577,536	£7,759,038	£7,412,792	£7,135,315	£6,981,161
60% LAR - 40% CIR	35%	£7,958,283	£6,908,668	£6,979,200	£7,160,702	£6,814,456	£6,536,979	£6,382,825
60% LAR - 40% CIR	40%	£7,298,738	£6,310,332	£6,380,864	£6,562,366	£6,216,120	£5,938,643	£5,784,489
60% LAR - 40% CIR	45%	£6,639,191	£5,711,997	£5,782,528	£5,964,031	£5,617,784	£5,340,307	£5,186,153
60% LAR - 40% CIR	50%	£5,979,645	£5,113,660	£5,184,192	£5,365,694	£5,019,448	£4,741,971	£4,587,818
Residual Land values compared to benchmark land values						£97,649,005		
Secondary Industrial/Storage/Distribution						£97,649,005		
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£12,875,103	£11,007,019	£11,067,351	£11,248,053	£11,002,807	£10,725,330	£10,571,178
60% LAR - 40% CIR	5%	£11,508,686	£10,486,084	£10,486,218	£10,480,717	£10,484,472	£10,126,995	£9,972,841
60% LAR - 40% CIR	10%	£11,256,011	£9,600,348	£9,670,880	£9,850,362	£9,606,135	£9,328,658	£9,174,504
60% LAR - 40% CIR	15%	£10,596,465	£9,302,011	£9,372,543	£9,554,045	£9,307,789	£9,030,322	£8,776,169
60% LAR - 40% CIR	20%	£9,936,920	£8,703,676	£8,774,208	£8,955,710	£8,609,464	£8,331,987	£8,177,833
60% LAR - 40% CIR	25%	£9,277,374	£8,105,340	£8,175,872	£8,357,374	£8,011,127	£7,733,651	£7,579,496
60% LAR - 40% CIR	30%	£8,617,828	£7,507,004	£7,577,536	£7,759,038	£7,412,792	£7,135,315	£6,981,161
60% LAR - 40% CIR	35%	£7,958,283	£6,908,668	£6,979,200	£7,160,702	£6,814,456	£6,536,979	£6,382,825
60% LAR - 40% CIR	40%	£7,298,738	£6,310,332	£6,380,864	£6,562,366	£6,216,120	£5,938,643	£5,784,489
60% LAR - 40% CIR	45%	£6,639,191	£5,711,997	£5,782,528	£5,964,031	£5,617,784	£5,340,307	£5,186,153
60% LAR - 40% CIR	50%	£5,979,645	£5,113,660	£5,184,192	£5,365,694	£5,019,448	£4,741,971	£4,587,818
Residual Land values compared to benchmark land values						£97,649,005		
Secondary Industrial/Storage/Distribution						£97,649,005		



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		Grow
Build cost inflation		Grow
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%	£13,553,325	£12,059,796	£12,030,329	£12,011,829	£11,985,584	£11,686,107	£11,333,953
60% LAR: 40% CIR	5%	£12,845,056	£11,413,321	£11,383,851	£11,365,305	£11,319,109	£11,041,832	£10,887,478
60% LAR: 40% CIR	10%	£12,136,591	£10,766,847	£10,737,379	£10,718,881	£10,672,634	£10,395,157	£10,241,003
60% LAR: 40% CIR	15%	£11,428,124	£10,120,372	£10,090,904	£10,072,405	£10,026,160	£9,748,683	£9,594,529
60% LAR: 40% CIR	20%	£10,719,657	£9,473,897	£9,444,429	£9,425,931	£9,379,684	£9,102,208	£8,948,055
60% LAR: 40% CIR	25%	£10,011,191	£8,827,422	£8,797,955	£8,779,458	£8,733,210	£8,455,733	£8,301,579
60% LAR: 40% CIR	30%	£9,302,724	£8,180,948	£8,151,481	£8,132,983	£8,086,736	£7,809,259	£7,655,105
60% LAR: 40% CIR	35%	£8,594,258	£7,534,473	£7,505,006	£7,486,507	£7,440,260	£7,162,783	£7,008,630
60% LAR: 40% CIR	40%	£7,885,792	£6,887,000	£6,857,533	£6,839,035	£6,792,788	£6,515,311	£6,361,157
60% LAR: 40% CIR	45%	£7,177,325	£6,241,524	£6,212,057	£6,193,559	£6,147,311	£5,869,835	£5,715,681
60% LAR: 40% CIR	50%	£6,468,858	£5,595,049	£5,565,582	£5,547,082	£5,500,836	£5,223,360	£5,069,206

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%	£1,188,625	£1,043,395	£1,039,985	£1,036,575	£1,033,165	£1,000,229	£976,819
60% LAR: 40% CIR	5%	£1,080,158	£1,048,421	£1,019,955	£1,000,455	£980,955	£1,554,209	£1,279,732
60% LAR: 40% CIR	10%	£2,371,891	£1,051,947	£972,479	£953,981	£937,734	£1,602,257	£1,122,757
60% LAR: 40% CIR	15%	£1,963,224	£1,054,472	£100,004	£100,004	£100,004	£1,602,257	£1,122,757
60% LAR: 40% CIR	20%	£1,954,757	£1,051,947	£100,004	£100,004	£100,004	£1,602,257	£1,122,757
60% LAR: 40% CIR	25%	£1,946,290	£1,051,947	£100,004	£100,004	£100,004	£1,602,257	£1,122,757
60% LAR: 40% CIR	30%	£1,937,823	£1,051,947	£100,004	£100,004	£100,004	£1,602,257	£1,122,757
60% LAR: 40% CIR	35%	£1,929,356	£1,051,947	£100,004	£100,004	£100,004	£1,602,257	£1,122,757
60% LAR: 40% CIR	40%	£1,920,889	£1,051,947	£100,004	£100,004	£100,004	£1,602,257	£1,122,757
60% LAR: 40% CIR	45%	£1,912,422	£1,051,947	£100,004	£100,004	£100,004	£1,602,257	£1,122,757
60% LAR: 40% CIR	50%	£1,903,955	£1,051,947	£100,004	£100,004	£100,004	£1,602,257	£1,122,757

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%	£7,834,505	£8,341,196	£8,311,729	£8,280,229	£8,248,984	£5,969,507	£5,815,353
60% LAR: 40% CIR	5%	£7,126,038	£8,094,721	£8,065,253	£8,034,753	£8,004,253	£5,720,032	£5,565,878
60% LAR: 40% CIR	10%	£6,417,571	£5,048,247	£5,018,779	£5,000,281	£4,964,034	£4,676,557	£4,522,403
60% LAR: 40% CIR	15%	£5,709,104	£4,401,772	£4,372,304	£4,353,806	£4,317,559	£4,030,083	£3,875,929
60% LAR: 40% CIR	20%	£5,000,637	£3,755,297	£3,725,829	£3,707,331	£3,671,084	£3,383,608	£3,229,454
60% LAR: 40% CIR	25%	£4,292,170	£3,108,822	£3,079,354	£3,060,856	£3,024,610	£2,737,133	£2,582,979
60% LAR: 40% CIR	30%	£3,583,703	£2,461,347	£2,431,879	£2,413,381	£2,377,134	£2,089,658	£1,935,504
60% LAR: 40% CIR	35%	£2,875,236	£1,813,872	£1,784,404	£1,765,906	£1,729,659	£1,442,183	£1,288,029
60% LAR: 40% CIR	40%	£2,166,769	£1,166,397	£1,136,929	£1,118,431	£1,082,184	£804,708	£650,554
60% LAR: 40% CIR	45%	£1,458,302	£502,924	£493,456	£474,958	£458,711	£191,235	£3,719
60% LAR: 40% CIR	50%	£1,750,256	£128,861	£109,393	£111,818	£117,788	£48,240	£6,664

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%	£9,511,572	£8,017,796	£7,988,329	£7,958,851	£7,929,373	£7,846,707	£7,801,953
60% LAR: 40% CIR	5%	£8,803,105	£7,371,321	£7,341,853	£7,312,375	£7,277,109	£6,999,632	£6,845,478
60% LAR: 40% CIR	10%	£8,094,638	£6,724,847	£6,695,379	£6,665,901	£6,631,434	£6,353,957	£6,199,803
60% LAR: 40% CIR	15%	£7,386,171	£6,078,372	£6,048,904	£6,019,426	£5,984,959	£5,707,483	£5,553,329
60% LAR: 40% CIR	20%	£6,677,704	£5,431,897	£5,402,429	£5,372,951	£5,338,484	£5,061,008	£4,906,854
60% LAR: 40% CIR	25%	£5,969,237	£4,786,422	£4,756,954	£4,727,476	£4,693,009	£4,415,533	£4,261,379
60% LAR: 40% CIR	30%	£5,260,770	£4,138,947	£4,109,479	£4,080,001	£4,045,534	£3,768,058	£3,613,904
60% LAR: 40% CIR	35%	£4,552,303	£3,491,472	£3,462,004	£3,432,526	£3,398,059	£3,120,583	£2,966,429
60% LAR: 40% CIR	40%	£3,843,836	£2,844,000	£2,814,532	£2,785,054	£2,750,587	£2,473,111	£2,318,957
60% LAR: 40% CIR	45%	£3,135,369	£2,196,525	£2,167,057	£2,137,579	£2,103,112	£1,825,636	£1,671,482
60% LAR: 40% CIR	50%	£2,426,902	£1,553,049	£1,523,582	£1,500,082	£1,458,836	£1,181,360	£1,027,206

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%	£10,784,568	£9,369,588	£9,310,229	£9,301,729	£9,293,229	£9,284,729	£9,276,229
60% LAR: 40% CIR	5%	£9,869,091	£8,454,109	£8,394,750	£8,386,250	£8,377,750	£8,369,250	£8,360,750
60% LAR: 40% CIR	10%	£10,076,491	£8,206,747	£8,077,279	£8,058,781	£8,012,254	£8,255,057	£8,180,803
60% LAR: 40% CIR	15%	£9,368,024	£8,000,272	£8,030,804	£8,012,306	£7,986,059	£7,888,863	£7,834,429
60% LAR: 40% CIR	20%	£8,659,557	£7,413,797	£7,384,329	£7,365,831	£7,319,304	£7,042,108	£6,887,955
60% LAR: 40% CIR	25%	£7,951,090	£6,707,322	£6,727,854	£6,709,356	£6,672,829	£6,395,633	£6,241,479
60% LAR: 40% CIR	30%	£7,242,623	£6,001,848	£6,001,380	£6,002,881	£6,002,381	£5,725,185	£5,571,031
60% LAR: 40% CIR	35%	£6,534,156	£5,296,373	£5,296,905	£5,297,406	£5,297,907	£5,020,711	£4,866,557
60% LAR: 40% CIR	40%	£5,825,689	£4,591,900	£4,592,432	£4,592,933	£4,593,434	£4,316,238	£4,162,084
60% LAR: 40% CIR	45%	£5,117,222	£4,181,424	£4,181,956	£4,182,457	£4,182,958	£3,905,762	£3,751,608
60% LAR: 40% CIR	50%	£4,408,755	£3,534,446	£3,534,978	£3,535,479	£3,535,980	£3,258,784	£3,104,630



LB Camden  
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area		Zone B - £1,100 paf	
No Units	30	Sales value inflation		Grow	
Site Area	0.1 Ha	Build cost inflation		Grow	
Residual land values:		Tenure		LAR, CIR	



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 - £1,150 pcf
------------	---------------------

Sales value inflation		Grow
Build cost inflation		Grow
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
		£15,510,368	£13,985,350	£13,955,882	£13,937,383	£13,891,138	£13,813,681	£13,459,507
60% LAR, 40% CIR	5%	£14,554,060	£13,242,597	£13,213,128	£13,183,657	£13,148,386	£12,970,908	£12,716,754
60% LAR, 40% CIR	10%	£13,697,750	£12,499,845	£12,470,377	£12,441,879	£12,406,632	£12,128,155	£11,974,001
60% LAR, 40% CIR	15%	£13,051,441	£11,757,092	£11,727,624	£11,708,126	£11,662,880	£11,385,403	£11,231,250
60% LAR, 40% CIR	20%	£12,405,132	£11,014,340	£10,984,873	£10,965,373	£10,920,127	£10,642,651	£10,488,497
60% LAR, 40% CIR	25%	£11,478,823	£10,271,588	£10,242,120	£10,223,622	£10,177,375	£9,899,899	£9,745,744
60% LAR, 40% CIR	30%	£10,872,514	£9,528,835	£9,499,367	£9,480,868	£9,434,623	£9,157,146	£9,002,992
60% LAR, 40% CIR	35%	£9,896,205	£8,786,083	£8,756,615	£8,738,117	£8,691,870	£8,414,393	£8,260,240
60% LAR, 40% CIR	40%	£8,659,896	£7,943,831	£7,914,363	£7,895,864	£7,849,617	£7,572,140	£7,417,987
60% LAR, 40% CIR	45%	£8,253,587	£7,390,578	£7,371,110	£7,352,611	£7,296,364	£6,928,888	£6,774,735
60% LAR, 40% CIR	50%	£7,447,277	£6,587,826	£6,528,358	£6,509,860	£6,453,613	£6,186,136	£6,031,982

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
		£17,649,005	£17,649,005	£17,649,005	£17,649,005	£17,649,005	£17,649,005	£17,649,005
60% LAR, 40% CIR	5%	£16,599,150	£15,777,597	£15,748,128	£15,718,657	£15,683,410	£15,405,933	£15,251,779
60% LAR, 40% CIR	10%	£15,742,840	£14,921,345	£14,891,876	£14,862,405	£14,827,158	£14,549,681	£14,395,527
60% LAR, 40% CIR	15%	£14,886,530	£14,065,035	£14,035,566	£14,006,095	£13,976,624	£13,699,147	£13,545,000
60% LAR, 40% CIR	20%	£14,030,220	£13,203,730	£13,174,261	£13,144,790	£13,115,319	£12,837,842	£12,683,688
60% LAR, 40% CIR	25%	£12,873,910	£12,042,420	£12,012,951	£11,983,480	£11,954,009	£11,676,532	£11,522,378
60% LAR, 40% CIR	30%	£11,717,600	£10,886,110	£10,856,641	£10,827,170	£10,797,699	£10,520,222	£10,366,068
60% LAR, 40% CIR	35%	£10,561,290	£9,730,800	£9,701,331	£9,671,860	£9,642,389	£9,364,912	£9,210,758
60% LAR, 40% CIR	40%	£9,404,980	£8,574,500	£8,545,031	£8,515,560	£8,486,089	£8,208,612	£8,054,458
60% LAR, 40% CIR	45%	£8,248,670	£7,418,180	£7,388,711	£7,359,240	£7,329,769	£7,052,292	£6,898,138
60% LAR, 40% CIR	50%	£7,092,360	£6,261,870	£6,232,401	£6,202,930	£6,173,459	£5,895,982	£5,741,828

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
		£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%	£56,136,150	£55,314,597	£55,285,128	£55,255,657	£55,226,186	£54,948,709	£54,794,555
60% LAR, 40% CIR	10%	£55,280,840	£54,459,345	£54,429,876	£54,399,405	£54,369,934	£54,092,457	£53,938,303
60% LAR, 40% CIR	15%	£54,425,530	£53,604,035	£53,574,566	£53,545,095	£53,515,624	£53,238,147	£53,084,000
60% LAR, 40% CIR	20%	£53,570,220	£52,753,730	£52,724,261	£52,694,790	£52,665,319	£52,387,842	£52,233,688
60% LAR, 40% CIR	25%	£52,414,910	£51,598,420	£51,568,951	£51,539,480	£51,510,009	£51,232,532	£51,078,378
60% LAR, 40% CIR	30%	£51,259,600	£50,443,110	£50,413,641	£50,384,170	£50,354,699	£50,077,222	£49,923,068
60% LAR, 40% CIR	35%	£50,104,290	£49,287,800	£49,258,331	£49,228,860	£49,199,389	£48,921,912	£48,767,758
60% LAR, 40% CIR	40%	£48,948,980	£48,132,500	£48,103,031	£48,073,560	£48,044,089	£47,766,612	£47,612,458
60% LAR, 40% CIR	45%	£47,793,670	£46,977,180	£46,947,711	£46,918,240	£46,888,769	£46,611,292	£46,457,138
60% LAR, 40% CIR	50%	£46,638,360	£45,821,870	£45,792,401	£45,762,930	£45,733,459	£45,455,982	£45,301,828

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
		£46,425,000	£46,425,000	£46,425,000	£46,425,000	£46,425,000	£46,425,000	£46,425,000
60% LAR, 40% CIR	5%	£45,375,150	£44,553,597	£44,524,128	£44,494,657	£44,465,186	£44,187,709	£44,033,555
60% LAR, 40% CIR	10%	£44,519,840	£43,698,345	£43,668,876	£43,639,405	£43,609,934	£43,332,457	£43,178,303
60% LAR, 40% CIR	15%	£43,664,530	£42,843,035	£42,813,566	£42,784,095	£42,754,624	£42,477,147	£42,323,000
60% LAR, 40% CIR	20%	£42,809,220	£41,987,730	£41,958,261	£41,928,790	£41,899,319	£41,621,842	£41,467,688
60% LAR, 40% CIR	25%	£41,653,910	£40,832,420	£40,802,951	£40,773,480	£40,744,009	£40,466,532	£40,312,378
60% LAR, 40% CIR	30%	£40,498,600	£39,677,110	£39,647,641	£39,618,170	£39,588,699	£39,311,222	£39,157,068
60% LAR, 40% CIR	35%	£39,343,290	£38,520,800	£38,491,331	£38,461,860	£38,432,389	£38,154,912	£38,000,758
60% LAR, 40% CIR	40%	£38,187,980	£37,366,500	£37,337,031	£37,307,560	£37,278,089	£37,000,612	£36,846,458
60% LAR, 40% CIR	45%	£37,032,670	£36,511,180	£36,481,711	£36,452,240	£36,422,769	£36,145,292	£35,991,138
60% LAR, 40% CIR	50%	£35,877,360	£35,355,870	£35,326,401	£35,296,930	£35,267,459	£34,989,982	£34,835,828

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
		£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000
60% LAR, 40% CIR	5%	£25,551,150	£24,729,597	£24,699,128	£24,669,657	£24,640,186	£24,362,709	£24,208,555
60% LAR, 40% CIR	10%	£24,695,840	£23,874,345	£23,844,876	£23,815,405	£23,785,934	£23,508,457	£23,354,303
60% LAR, 40% CIR	15%	£23,840,530	£23,023,035	£22,993,566	£22,964,095	£22,934,624	£22,657,147	£22,503,000
60% LAR, 40% CIR	20%	£22,985,220	£22,171,730	£22,142,261	£22,112,790	£22,083,319	£21,805,842	£21,651,688
60% LAR, 40% CIR	25%	£21,829,910	£20,998,420	£20,968,951	£20,939,480	£20,910,009	£20,632,532	£20,478,378
60% LAR, 40% CIR	30%	£20,674,600	£19,847,110	£19,817,641	£19,788,170	£19,758,699	£19,481,222	£19,327,068
60% LAR, 40% CIR	35%	£19,519,290	£18,691,800	£18,662,331	£18,632,860	£18,603,389	£18,325,912	£18,171,758
60% LAR, 40% CIR	40%	£18,363,980	£17,536,500	£17,507,031	£17,477,560	£17,448,089	£17,170,612	£17,016,458
60% LAR, 40% CIR	45%	£17,208,670	£16,379,180	£16,349,711	£16,320,240	£16,290,769	£16,013,292	£15,859,138
60% LAR, 40% CIR	50%	£16,053,360	£15,224,870	£15,195,401	£15,165,930	£15,136,459	£14,858,982	£14,704,828



LB Camden  
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area		Zone B - £1,200 pcf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Grow Grow 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	



Resi 9 - 30 Flats

No Units	30
Site Area	0.1 Ha

Residual land values:

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

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

[illegible]

#### 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 and 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 Off 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 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), BREEAM Excellent, Biodiversity, Renewable Off Payments & Embodied Carbon
0%	0%	£7,792,312	£5,146,043	£5,118,535	£5,098,006	£5,051,781	£4,774,314	£5,625,160
60% LAR, 40% CIL	10%	£5,358,077	£3,358,077	£3,358,077	£3,358,077	£3,358,077	£3,212,780	£4,535,253
60% LAR, 40% CIL	20%	£3,884,000	£4,407,543	£4,438,475	£4,419,977	£4,373,730	£4,096,253	£4,096,253
60% LAR, 40% CIL	30%	£2,989,000	£3,908,313	£3,939,000	£3,920,347	£3,854,700	£3,524,700	£3,524,700
60% LAR, 40% CIL	40%	£2,085,707	£2,799,383	£2,790,415	£2,781,448	£2,695,671	£2,415,184	£2,415,184
60% LAR, 40% CIL	50%	£1,181,556	£1,850,653	£1,821,380	£1,812,862	£1,836,640	£1,578,164	£1,578,164
60% LAR, 40% CIL	60%	£2,277,465	£1,111,862	£1,062,354	£1,017,410	£1,003,896	£746,133	£746,133
60% LAR, 40% CIL	70%	£1,373,253	£772,749	£734,325	£724,635	£718,560	£498,897	£498,897
60% LAR, 40% CIL	80%	£460,121	£248,606	£238,606	£238,606	£238,606	£240,606	£240,606
60% LAR, 40% CIL	85%	£349,045	£1,405,267	£1,434,735	£1,434,735	£1,430,480	£1,178,957	£1,178,957
60% LAR, 40% CIL	90%	£1,405,267	£1,405,267	£1,434,735	£1,434,735	£1,430,480	£1,178,957	£1,178,957
60% LAR, 40% CIL	95%	£1,405,267	£1,405,267	£1,434,735	£1,434,735	£1,430,480	£1,178,957	£1,178,957
60% LAR, 40% CIL	100%	£1,405,267	£1,405,267	£1,434,735	£1,434,735	£1,430,480	£1,178,957	£1,178,957

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

Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs and Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, 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% CIR	0%		£11,748,612	£10,192,303	£10,162,635	£10,144,336	£10,098,091	£9,820,614	£9,856,406
60% LAR, 40% CIR	10%		£10,864,481	£9,353,273	£9,323,805	£9,305,376	£9,259,131	£8,981,627	£8,998,500
60% LAR, 40% CIR	10%		£9,940,309	£8,514,243	£8,484,775	£8,466,377	£8,420,030	£8,142,553	£8,159,426
60% LAR, 40% CIR	20%		£9,020,137	£7,675,213	£7,645,745	£7,627,347	£7,581,000	£7,303,524	£7,320,397
60% LAR, 40% CIR	20%		£8,100,000	£6,836,183	£6,806,715	£6,788,317	£6,741,971	£6,464,494	£6,481,367
60% LAR, 40% CIR	25%		£7,227,856	£5,997,153	£5,967,685	£5,949,287	£5,902,941	£5,625,464	£5,642,337
60% LAR, 40% CIR	30%		£6,355,705	£5,158,122	£5,128,654	£5,110,256	£5,063,910	£4,786,433	£4,803,306
60% LAR, 40% CIR	35%		£5,483,555	£4,319,092	£4,289,625	£4,271,227	£4,224,881	£3,947,404	£3,964,277
60% LAR, 40% CIR	40%		£4,611,405	£3,480,063	£3,450,595	£3,432,197	£3,385,851	£3,108,374	£3,125,247
60% LAR, 40% CIR	45%		£3,739,255	£2,641,033	£2,611,565	£2,593,167	£2,546,821	£2,269,344	£2,286,217
60% LAR, 40% CIR	50%		£2,867,105	£1,802,003	£1,772,535	£1,754,137	£1,707,791	£1,430,314	£1,447,187

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, Wchpr Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchpr Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchpr Prt M4(3), BREEAM Excellent, Renewable Offsite Heat Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchpr Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offsite Heat & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchpr Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offsite Payments, Sustainable & Embodied Carbon
0%		£15,407,112	£13,850,893	£13,921,335	£13,862,838	£13,756,891	£13,479,114	£13,324,960
60% LAR, 40% CR	0%	£15,402,881	£13,847,662	£13,917,773	£13,860,300	£13,752,670	£13,464,885	£13,320,735
60% LAR, 40% CR	10%	£15,398,889	£13,742,743	£13,143,275	£13,074,883	£13,164,803	£13,181,053	£13,068,899
60% LAR, 40% CR	20%	£13,846,661	£11,330,713	£11,304,245	£11,285,747	£11,298,200	£10,985,024	£10,820,870
60% LAR, 40% CR	30%	£11,765,507	£9,404,683	£9,406,511	£9,448,716	£9,400,471	£9,169,461	£9,066,261
60% LAR, 40% CR	40%	£10,898,356	£8,656,653	£8,658,185	£8,667,698	£8,561,240	£8,283,964	£8,129,810
60% LAR, 40% CR	50%	£8,662,205	£6,862,662	£6,862,662	£6,871,154	£6,722,414	£6,444,053	£6,266,403
60% LAR, 40% CR	60%	£7,078,053	£7,077,562	£7,077,562	£7,048,125	£7,043,380	£7,005,903	£7,451,749
60% LAR, 40% CR	70%	£8,713,962	£7,138,363	£7,138,363	£7,138,363	£7,138,363	£7,144,767	£6,617,473
60% LAR, 40% CR	80%	£7,268,751	£6,289,533	£6,289,533	£6,270,065	£6,206,320	£5,927,843	£5,773,685
60% LAR, 40% CR	90%	£6,289,533	£5,289,533	£5,289,533	£5,289,533	£5,289,533	£5,289,533	£5,289,533



LB Camden  
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area		Zone B - £1,300 paf				
No Units	30	Sales value inflation		Grow				
Site Area	0.1 Ha	Build cost inflation		Grow				
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, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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							
60% LAR, 40% CIR	5%	£18,445,634	£16,873,680	£16,844,212	£16,825,714	£16,779,467	£16,501,990	£16,347,439
60% LAR, 40% CIR	10%	£17,492,862	£15,986,111	£15,957,043	£15,988,545	£15,892,298	£15,614,821	£15,460,867
60% LAR, 40% CIR	15%	£16,539,489	£15,099,342	£15,069,874	£15,051,376	£15,005,129	£14,727,652	£14,573,489
60% LAR, 40% CIR	20%	£15,586,417	£14,212,173	£14,182,705	£14,164,207	£14,117,960	£13,840,483	£13,686,330
60% LAR, 40% CIR	25%	£14,633,345	£13,325,004	£13,295,536	£13,277,038	£13,230,791	£12,953,315	£12,799,161
60% LAR, 40% CIR	30%	£13,680,273	£12,437,835	£12,408,367	£12,389,869	£12,343,622	£12,066,146	£11,911,992
60% LAR, 40% CIR	35%	£12,727,200	£11,550,667	£11,521,199	£11,502,701	£11,456,453	£11,178,977	£11,024,824
60% LAR, 40% CIR	40%	£11,774,127	£10,663,498	£10,634,030	£10,615,531	£10,569,285	£10,291,809	£10,137,655
60% LAR, 40% CIR	45%	£10,821,055	£9,776,329	£9,746,861	£9,728,363	£9,682,117	£9,404,641	£9,250,487
60% LAR, 40% CIR	50%	£9,867,982	£8,889,160	£8,859,692	£8,841,193	£8,794,948	£8,517,471	£8,363,317
60% LAR, 40% CIR	50%	£8,914,911	£8,001,091	£7,972,523	£7,954,024	£7,907,779	£7,630,302	£7,476,148
Residual Land values compared to benchmark land values Higher Value Secondary Offices								
£97,649,000								
			Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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							
60% LAR, 40% CIR	5%	£9,727,662	£8,221,811	£8,192,143	£8,173,645	£8,127,398	£7,849,921	£7,695,767
60% LAR, 40% CIR	10%	£8,774,589	£7,334,342	£7,304,674	£7,286,176	£7,240,229	£6,962,752	£6,808,599
60% LAR, 40% CIR	15%	£7,821,517	£6,447,173	£6,417,505	£6,399,007	£6,353,060	£6,075,583	£5,921,430
60% LAR, 40% CIR	20%	£6,868,445	£5,560,104	£5,530,436	£5,511,938	£5,465,991	£5,188,515	£5,034,361
60% LAR, 40% CIR	25%	£5,915,373	£4,672,935	£4,643,267	£4,624,769	£4,578,822	£4,301,346	£4,147,192
60% LAR, 40% CIR	30%	£4,962,300	£3,785,766	£3,756,098	£3,737,600	£3,691,653	£3,414,177	£3,259,924
60% LAR, 40% CIR	35%	£4,009,227	£2,898,600	£2,868,932	£2,850,434	£2,804,487	£2,527,011	£2,372,857
60% LAR, 40% CIR	40%	£3,056,155	£1,944,433	£1,914,765	£1,896,267	£1,850,320	£1,572,844	£1,418,690
60% LAR, 40% CIR	45%	£2,103,082	£1,090,264	£1,060,596	£1,042,098	£1,006,151	£728,675	£574,521
60% LAR, 40% CIR	50%	£1,150,010	£606,096	£576,428	£557,930	£521,983	£244,507	£90,353
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	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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							
60% LAR, 40% CIR	5%	£12,727,664	£11,155,080	£11,125,612	£11,107,114	£11,060,867	£10,783,390	£10,629,236
60% LAR, 40% CIR	10%	£11,774,592	£10,267,911	£10,238,443	£10,219,945	£10,173,698	£9,896,221	£9,742,067
60% LAR, 40% CIR	15%	£10,821,520	£9,380,742	£9,351,274	£9,332,776	£9,286,529	£8,909,052	£8,754,898
60% LAR, 40% CIR	20%	£9,868,448	£8,495,573	£8,466,105	£8,447,607	£8,391,360	£7,913,883	£7,759,729
60% LAR, 40% CIR	25%	£8,915,376	£7,608,404	£7,578,936	£7,560,438	£7,504,191	£6,926,715	£6,772,561
60% LAR, 40% CIR	30%	£7,962,304	£6,719,235	£6,689,767	£6,671,269	£6,615,022	£5,937,546	£5,783,392
60% LAR, 40% CIR	35%	£7,009,232	£5,832,067	£5,802,599	£5,784,101	£5,727,854	£4,950,378	£4,796,224
60% LAR, 40% CIR	40%	£6,056,160	£4,944,898	£4,915,430	£4,896,931	£4,840,685	£4,073,209	£3,918,055
60% LAR, 40% CIR	45%	£5,103,088	£4,057,729	£4,028,261	£4,009,763	£3,953,517	£3,186,041	£3,031,887
60% LAR, 40% CIR	50%	£4,150,016	£3,170,560	£3,141,092	£3,122,594	£3,076,348	£2,208,871	£2,054,717
60% LAR, 40% CIR	50%	£3,196,944	£2,283,391	£2,253,923	£2,235,424	£2,189,179	£1,321,702	£1,167,548
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space								
£48,425,000								
			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	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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							
60% LAR, 40% CIR	5%	£14,203,634	£12,831,080	£12,802,212	£12,783,714	£12,737,467	£12,459,990	£12,305,939
60% LAR, 40% CIR	10%	£13,250,562	£11,944,511	£11,915,043	£11,896,545	£11,850,298	£11,572,821	£11,418,667
60% LAR, 40% CIR	15%	£12,297,490	£11,057,342	£11,027,874	£11,009,376	£10,963,129	£10,685,652	£10,531,498
60% LAR, 40% CIR	20%	£11,344,417	£10,170,173	£10,140,705	£10,122,207	£10,075,960	£9,798,483	£9,644,330
60% LAR, 40% CIR	25%	£10,391,345	£9,283,004	£9,253,536	£9,235,038	£9,188,791	£8,911,315	£8,757,161
60% LAR, 40% CIR	30%	£9,438,273	£8,395,835	£8,366,367	£8,347,869	£8,301,622	£7,924,146	£7,769,992
60% LAR, 40% CIR	35%	£8,485,200	£7,508,667	£7,479,199	£7,460,701	£7,414,453	£6,936,977	£6,782,824
60% LAR, 40% CIR	40%	£7,532,127	£6,641,498	£6,612,030	£6,593,531	£6,547,285	£6,069,809	£5,915,655
60% LAR, 40% CIR	45%	£6,579,055	£5,734,329	£5,704,861	£5,686,363	£5,640,117	£5,162,641	£5,008,487
60% LAR, 40% CIR	50%	£5,626,982	£4,847,160	£4,817,692	£4,799,193	£4,752,948	£4,275,471	£4,121,317
60% LAR, 40% CIR	50%	£4,673,911	£3,959,991	£3,930,523	£3,912,024	£3,865,779	£3,388,302	£3,234,148
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	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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							
60% LAR, 40% CIR	5%	£16,355,354	£14,813,580	£14,784,112	£14,765,614	£14,719,367	£14,441,890	£14,287,736
60% LAR, 40% CIR	10%	£15,402,282	£13,944,511	£13,915,043	£13,896,545	£13,850,298	£13,572,821	£13,418,667
60% LAR, 40% CIR	15%	£14,449,210	£13,057,342	£13,027,874	£13,009,376	£12,963,129	£12,685,652	£12,531,498
60% LAR, 40% CIR	20%	£13,496,138	£12,169,173	£12,140,705	£12,122,207	£12,075,960	£11,798,483	£11,644,330
60% LAR, 40% CIR	25%	£12,543,066	£11,264,904	£11,235,436	£11,216,938	£11,170,691	£10,893,215	£10,739,061
60% LAR, 40% CIR	30%	£11,590,994	£10,377,735	£10,348,267	£10,329,769	£10,283,522	£9,906,046	£9,751,892
60% LAR, 40% CIR	35%	£10,637,922	£9,490,567	£9,461,099	£9,442,601	£9,396,353	£8,918,877	£8,764,724
60% LAR, 40% CIR	40%	£9,684,850	£8,503,398	£8,473,930	£8,455,432	£8,409,185	£7,931,709	£7,777,555
60% LAR, 40% CIR	45%	£8,731,778	£7,540,229	£7,510,761	£7,492,263	£7,446,017	£6,968,541	£6,814,387
60% LAR, 40% CIR	50%	£7,778,706	£6,586,829	£6,557,361	£6,538,863	£6,492,617	£6,015,141	£5,860,987
60% LAR, 40% CIR	50%	£6,825,634	£5,633,060	£5,603,592	£5,585,094	£5,538,847	£5,061,371	£4,907,217



LB Camden  
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone B - £900 psf			
No Units		60		Sales value inflation		Grow	
Site Area		0.14 Ha		Build cost inflation		Grow	
Residual land values:		Temure		LAM CIR			



LB Camden  
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone B - £950 paf	
No Units	50	Sales value inflation		Grow	
Site Area	0.14 Ha	Build cost inflation		Grow	
Residual land values:		Tenure		LAP, CIR	



LB Camden  
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone B - £1,000 psf				
No Units	50	Sales value inflation		Grow				
Site Area	0.14 Ha	Build cost inflation		Grow				
Residual land values:		Tenure		LAR, CIR				
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
60% LAR - 40% CIR	0%	£7,191,834	£4,970,879	£4,945,192	£4,902,036	£4,794,140	£4,146,774	
60% LAR - 40% CIR	5%	£8,431,423	£4,947,312	£4,921,324	£4,778,438	£4,717,472	£3,556,674	
60% LAR - 40% CIR	10%	£5,754,236	£3,719,383	£3,693,884	£3,651,055	£3,543,985	£2,901,560	
60% LAR - 40% CIR	15%	£5,028,277	£3,086,534	£3,061,117	£3,018,434	£2,911,726	£2,271,481	
60% LAR - 40% CIR	20%	£4,297,634	£2,449,015	£2,423,071	£2,381,120	£2,274,744	£1,638,484	
60% LAR - 40% CIR	25%	£3,562,316	£1,806,870	£1,781,592	£1,739,161	£1,633,084	£996,619	
60% LAR - 40% CIR	30%	£2,827,395	£1,163,147	£1,138,028	£1,095,763	£1,091,906	£351,196	
60% LAR - 40% CIR	35%	£2,077,912	£598,893	£483,721	£441,452	£335,919	£314,726	
60% LAR - 40% CIR	40%	£1,328,912	£154,659	£181,348	£226,127	£338,074	£1,109,760	
60% LAR - 40% CIR	45%	£57,442	£858,003	£582,717	£507,420	£1,039,180	£1,709,737	
60% LAR - 40% CIR	50%	£192,453	£1,062,124	£1,588,759	£1,833,402	£1,745,007	£2,414,637	
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£7,474,434	£9,802,345	£9,627,933	£9,453,919	£9,778,385	£10,423,183	£10,781,454
60% LAR - 40% CIR	5%	£4,158,831	£10,230,474	£10,235,074	£10,288,855	£10,400,873	£11,248,207	£11,426,205
60% LAR - 40% CIR	10%	£3,811,860	£10,860,120	£10,864,740	£10,918,740	£11,010,478	£11,670,478	£11,004,969
60% LAR - 40% CIR	15%	£3,859,733	£11,500,442	£11,528,189	£11,598,737	£11,673,113	£12,113,317	£12,067,262
60% LAR - 40% CIR	20%	£3,407,842	£12,142,387	£12,142,387	£12,142,387	£12,142,387	£12,142,387	£12,142,387
60% LAR - 40% CIR	25%	£11,127,362	£12,789,170	£12,814,931	£12,831,236	£12,863,084	£13,167,321	£13,160,631
60% LAR - 40% CIR	30%	£10,858,348	£13,435,148	£13,435,148	£13,435,148	£13,435,148	£13,435,148	£13,435,148
60% LAR - 40% CIR	35%	£12,820,345	£14,104,507	£14,113,209	£14,113,209	£14,127,031	£14,259,007	£15,333,769
60% LAR - 40% CIR	40%	£13,374,415	£14,835,810	£14,832,074	£14,837,237	£14,860,007	£15,829,584	£16,032,127
60% LAR - 40% CIR	50%	£14,142,410	£15,611,081	£15,538,017	£15,562,228	£15,604,684	£16,364,494	£16,726,611
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£57,186,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£977,694	£3,188,849	£3,224,228	£3,267,394	£3,375,388	£4,022,854	£4,392,303
60% LAR - 40% CIR	5%	£984,905	£3,851,895	£3,861,895	£3,869,681	£3,890,867	£4,545,354	£4,598,475
60% LAR - 40% CIR	10%	£2,415,293	£4,450,046	£4,475,545	£4,518,373	£4,626,444	£5,267,869	£5,624,771
60% LAR - 40% CIR	15%	£3,141,162	£5,086,268	£5,098,740	£5,108,864	£5,167,763	£5,897,548	£6,253,641
60% LAR - 40% CIR	20%	£3,871,804	£5,720,413	£5,745,767	£5,766,309	£5,834,634	£6,532,545	£6,887,534
60% LAR - 40% CIR	25%	£4,607,113	£6,362,569	£6,387,839	£6,430,268	£6,536,345	£7,172,860	£7,528,400
60% LAR - 40% CIR	30%	£3,367,833	£7,005,091	£7,034,903	£7,070,630	£7,162,308	£7,617,462	£7,913,402
60% LAR - 40% CIR	35%	£3,091,216	£7,648,538	£7,685,708	£7,727,637	£7,833,509	£8,284,135	£8,538,538
60% LAR - 40% CIR	40%	£3,863,344	£8,293,070	£8,336,173	£8,382,006	£8,502,527	£8,915,116	£9,164,116
60% LAR - 40% CIR	45%	£7,393,986	£9,025,482	£9,052,141	£9,086,849	£9,208,008	£9,673,106	£10,012,169
60% LAR - 40% CIR	50%	£8,367,862	£9,787,882	£9,786,188	£9,802,828	£9,848,428	£10,864,089	£10,864,089
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%	£1,417,520	£1,417,520	£1,417,520	£1,417,520	£1,417,520	£1,417,520	£1,417,520
60% LAR - 40% CIR	5%	£1,701,137	£1,429,773	£1,432,362	£1,438,348	£1,602,814	£2,247,611	£2,600,833
60% LAR - 40% CIR	10%	£2,686,905	£2,494,800	£2,501,403	£2,512,038	£2,700,301	£3,857,728	£4,398,403
60% LAR - 40% CIR	15%	£2,68,006	£2,887,752	£2,713,168	£2,738,853	£2,882,260	£3,502,805	£3,858,498
60% LAR - 40% CIR	20%	£1,418,882	£3,285,270	£3,295,614	£3,306,198	£3,467,763	£4,492,261	£4,492,261
60% LAR - 40% CIR	25%	£1,814,806	£3,680,418	£3,686,081	£3,692,064	£4,141,202	£5,177,602	£5,177,602
60% LAR - 40% CIR	30%	£2,851,880	£4,074,138	£4,038,380	£4,083,683	£4,737,493	£5,622,349	£5,775,059
60% LAR - 40% CIR	35%	£1,866,973	£4,468,369	£4,468,369	£4,468,369	£4,468,369	£4,468,369	£4,468,369
60% LAR - 40% CIR	40%	£4,445,373	£5,868,938	£5,855,635	£5,850,412	£6,112,369	£6,784,035	£7,157,189
60% LAR - 40% CIR	45%	£1,588,843	£6,260,130	£6,071,053	£6,201,726	£6,813,686	£7,484,103	£1,588,843
60% LAR - 40% CIR	50%	£3,588,738	£7,336,410	£7,353,045	£7,357,687	£7,518,292	£8,188,943	£8,583,943
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%	£3,532,425	£2,607,819	£2,607,819	£2,607,819	£2,607,819	£2,607,819	£2,607,819
60% LAR - 40% CIR	5%	£3,532,425	£1,464,512	£1,378,924	£1,378,924	£1,378,924	£1,378,924	£1,378,924
60% LAR - 40% CIR	10%	£2,811,229	£776,383	£750,084	£750,084	£750,084	£750,084	£750,084
60% LAR - 40% CIR	15%	£2,885,717	£1,633,334	£1,618,117	£1,618,117	£1,618,117	£1,618,117	£1,618,117
60% LAR - 40% CIR	20%	£1,354,834	£489,895	£491,929	£491,929	£491,929	£491,929	£491,929
60% LAR - 40% CIR	25%	£193,316	£1,038,429	£1,031,486	£1,031,486	£1,031,486	£1,031,486	£1,031,486
60% LAR - 40% CIR	30%	£120,859	£1,750,853	£1,808,074	£1,808,074	£1,808,074	£1,808,074	£1,808,074
60% LAR - 40% CIR	35%	£2,686,186	£2,434,507	£2,439,276	£2,439,276	£2,439,276	£2,439,276	£2,439,276
60% LAR - 40% CIR	40%	£1,114,669	£3,097,666	£3,124,948	£3,124,948	£3,124,948	£3,124,948	£3,124,948
60% LAR - 40% CIR	45%	£2,467,558	£3,799,053	£3,825,717	£3,829,420	£4,882,180	£4,882,180	£4,882,180
60% LAR - 40% CIR	50%	£1,136,863	£4,466,124	£4,531,708	£4,539,402	£4,600,807	£5,007,607	£5,007,607



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 - £1,000 psf
------------	---------------------

Sales value inflation	Grow
Build cost inflation	Grow
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%	£8,258,271	£8,118,674	£9,092,987	£8,049,830	£8,941,935	£5,294,589	£4,934,921
60% LAR, 40% CIR	10%	£7,585,548	£5,437,918	£5,412,332	£5,399,343	£5,261,877	£4,617,080	£4,258,959
60% LAR, 40% CIR	15%	£6,804,028	£4,752,999	£4,726,899	£4,684,071	£4,577,000	£3,934,576	£3,577,873
60% LAR, 40% CIR	20%	£6,019,756	£4,062,160	£4,036,743	£3,994,090	£3,887,352	£3,247,106	£2,891,413
60% LAR, 40% CIR	25%	£5,230,782	£3,367,951	£3,341,907	£3,299,356	£3,192,880	£2,554,720	£2,200,131
60% LAR, 40% CIR	30%	£4,437,150	£2,667,717	£2,642,438	£2,600,007	£2,493,929	£1,857,466	£1,503,875
60% LAR, 40% CIR	35%	£3,638,608	£1,963,004	£1,938,933	£1,896,056	£1,790,250	£1,155,390	£993,695
60% LAR, 40% CIR	40%	£2,836,102	£1,254,959	£1,229,788	£1,187,559	£1,081,986	£448,550	£386,842
60% LAR, 40% CIR	45%	£2,035,760	£541,629	£516,699	£474,553	£398,186	£278,069	£255,793
60% LAR, 40% CIR	50%	£1,235,988	£185,346	£212,010	£256,713	£368,473	£1,039,030	£1,411,562
60% LAR, 40% CIR	55%	£400,772	£952,390	£979,025	£1,023,668	£1,135,273	£1,804,903	£2,178,920

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%	£3,396,309	£8,511,939	£4,537,525	£4,500,814	£4,607,365	£3,697,365	£3,697,365
60% LAR, 40% CIR	10%	£2,145,829	£3,167,409	£3,222,259	£3,265,786	£3,172,867	£3,015,261	£3,015,261
60% LAR, 40% CIR	15%	£2,500,561	£3,860,669	£4,033,114	£4,085,767	£4,002,669	£3,910,751	£3,910,751
60% LAR, 40% CIR	20%	£2,179,979	£3,162,909	£3,307,969	£3,339,231	£3,193,877	£3,119,137	£3,119,137
60% LAR, 40% CIR	25%	£1,230,140	£1,230,140	£1,230,140	£1,230,140	£1,230,140	£1,230,140	£1,230,140
60% LAR, 40% CIR	30%	£1,310,349	£1,188,253	£1,210,1474	£1,210,338	£1,215,897	£1,218,444	£1,218,444
60% LAR, 40% CIR	35%	£1,310,349	£1,188,253	£1,210,1474	£1,210,338	£1,215,897	£1,218,444	£1,218,444
60% LAR, 40% CIR	40%	£1,310,349	£1,188,253	£1,210,1474	£1,210,338	£1,215,897	£1,218,444	£1,218,444
60% LAR, 40% CIR	45%	£1,310,349	£1,188,253	£1,210,1474	£1,210,338	£1,215,897	£1,218,444	£1,218,444
60% LAR, 40% CIR	50%	£1,310,349	£1,188,253	£1,210,1474	£1,210,338	£1,215,897	£1,218,444	£1,218,444

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%	£189,842	£2,050,755	£2,078,441	£2,119,599	£2,227,484	£2,874,860	£3,234,508
60% LAR, 40% CIR	10%	£1,396,491	£3,417,030	£3,442,529	£3,485,357	£3,592,426	£4,234,853	£4,591,755
60% LAR, 40% CIR	15%	£2,145,829	£4,107,289	£4,132,114	£4,175,969	£4,282,938	£4,923,365	£5,280,267
60% LAR, 40% CIR	20%	£2,500,561	£4,800,177	£4,827,521	£4,870,073	£4,976,445	£5,616,706	£5,973,608
60% LAR, 40% CIR	25%	£3,732,279	£5,501,712	£5,526,990	£5,569,421	£5,675,499	£6,315,967	£6,672,869
60% LAR, 40% CIR	30%	£4,530,561	£6,200,624	£6,221,046	£6,261,369	£6,367,117	£7,007,478	£7,364,380
60% LAR, 40% CIR	35%	£3,333,336	£5,014,470	£5,039,841	£5,081,876	£5,187,442	£5,727,878	£6,084,780
60% LAR, 40% CIR	40%	£3,140,889	£4,867,605	£4,892,976	£4,934,829	£5,040,395	£5,580,831	£5,937,733
60% LAR, 40% CIR	45%	£3,140,889	£4,867,605	£4,892,976	£4,934,829	£5,040,395	£5,580,831	£5,937,733
60% LAR, 40% CIR	50%	£3,140,889	£4,867,605	£4,892,976	£4,934,829	£5,040,395	£5,580,831	£5,937,733

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%	£2,583,957	£344,355	£318,701	£275,544	£167,645	£167,645	£167,645
60% LAR, 40% CIR	10%	£1,896,292	£336,399	£361,950	£404,943	£312,499	£1,157,295	£1,513,427
60% LAR, 40% CIR	15%	£2,592,742	£3,107,467	£3,194,295	£3,280,330	£3,367,265	£3,454,200	£3,541,135
60% LAR, 40% CIR	20%	£2,451,471	£1,712,128	£1,737,543	£1,762,226	£1,886,934	£2,527,179	£2,882,872
60% LAR, 40% CIR	25%	£4,936,984	£3,407,035	£3,432,079	£3,457,123	£3,482,167	£3,507,211	£3,532,255
60% LAR, 40% CIR	30%	£1,357,136	£3,106,569	£3,131,468	£3,156,367	£3,181,266	£3,206,165	£3,231,064
60% LAR, 40% CIR	35%	£2,135,378	£3,801,861	£3,826,803	£3,851,745	£3,876,687	£3,901,629	£3,926,571
60% LAR, 40% CIR	40%	£2,638,163	£4,516,327	£4,541,468	£4,566,609	£4,591,750	£4,616,891	£4,642,032
60% LAR, 40% CIR	45%	£3,745,508	£5,232,452	£5,257,593	£5,282,734	£5,307,875	£5,333,016	£5,358,157
60% LAR, 40% CIR	50%	£3,745,508	£5,232,452	£5,257,593	£5,282,734	£5,307,875	£5,333,016	£5,358,157

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%	£3,775,574	£3,775,574	£3,775,574	£3,775,574	£3,775,574	£3,775,574	£3,775,574
60% LAR, 40% CIR	10%	£2,484,518	£2,484,518	£2,484,518	£2,484,518	£2,484,518	£2,484,518	£2,484,518
60% LAR, 40% CIR	15%	£3,881,028	£1,889,399	£1,783,899	£3,741,073	£1,634,000	£3,691,576	£3,649,152
60% LAR, 40% CIR	20%	£3,176,756	£1,119,190	£1,093,743	£1,068,296	£1,042,849	£3,044,109	£2,991,662
60% LAR, 40% CIR	25%	£2,287,782	£424,251	£398,967	£356,156	£324,960	£2,998,260	£2,945,813
60% LAR, 40% CIR	30%	£1,494,150	£295,895	£269,609	£243,313	£217,017	£2,704,904	£2,652,457
60% LAR, 40% CIR	35%	£1,695,909	£979,396	£1,004,617	£1,029,838	£1,055,059	£2,412,500	£2,359,053
60% LAR, 40% CIR	40%	£2,198,896	£1,469,641	£1,713,273	£1,737,904	£1,762,535	£2,219,620	£2,166,173
60% LAR, 40% CIR	45%	£2,694,161	£2,401,171	£2,426,301	£2,451,431	£2,476,561	£2,219,620	£2,166,173
60% LAR, 40% CIR	50%	£1,788,012	£3,128,346	£3,153,510	£3,178,673	£3,203,837	£3,228,999	£3,254,162
60% LAR, 40% CIR	55%	£2,742,208	£3,465,395	£3,490,525	£3,515,655	£3,540,785	£3,565,915	£3,591,045



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	Grow
Build cost inflation	Grow
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%	£3,524,718	£7,486,499	£7,240,783	£7,197,824	£7,089,731	£6,442,384	£6,082,716
60% LAR - 40% CIR	5%	£3,691,873	£8,528,344	£8,522,725	£8,459,149	£8,382,382	£5,707,485	£5,349,264
60% LAR - 40% CIR	10%	£7,853,830	£5,785,413	£5,759,915	£5,717,087	£5,610,016	£4,967,591	£4,610,685
60% LAR - 40% CIR	15%	£7,011,237	£5,037,786	£5,012,389	£4,969,886	£4,862,977	£4,222,732	£3,867,039
60% LAR - 40% CIR	20%	£6,163,840	£4,286,487	£4,260,143	£4,217,783	£4,111,216	£3,472,666	£3,118,368
60% LAR - 40% CIR	25%	£5,311,985	£3,528,563	£3,503,285	£3,460,853	£3,354,776	£2,718,512	£2,364,722
60% LAR - 40% CIR	30%	£4,455,420	£2,767,693	£2,741,840	£2,699,516	£2,593,787	£1,958,650	£1,604,152
60% LAR - 40% CIR	35%	£3,594,292	£2,001,026	£1,975,855	£1,933,626	£1,828,053	£1,194,617	£894,709
60% LAR - 40% CIR	40%	£2,735,448	£1,236,507	£1,205,376	£1,163,226	£1,057,863	£425,063	£174,447
60% LAR - 40% CIR	45%	£1,878,534	£455,547	£430,451	£388,375	£368,333	£38,303	£740,854
60% LAR - 40% CIR	50%	£983,955	£432,656	£369,291	£413,934	£325,539	£1,195,169	£1,567,185

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

£97,649,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£3,258,195	£7,421,533	£7,447,127	£7,486,109	£7,597,375	£8,242,372	£8,600,581
60% LAR - 40% CIR	10%	£3,586,527	£8,164,444	£8,182,444	£8,212,716	£8,338,841	£9,062,486	£9,518,101
60% LAR - 40% CIR	15%	£3,918,662	£8,912,071	£8,937,481	£8,962,071	£9,088,860	£9,816,126	£10,362,819
60% LAR - 40% CIR	20%	£7,783,817	£9,964,370	£9,990,714	£9,732,264	£9,938,641	£10,119,301	£10,817,499
60% LAR - 40% CIR	25%	£7,114,868	£9,440,274	£9,440,274	£9,440,274	£9,440,274	£10,305,041	£10,305,041
60% LAR - 40% CIR	30%	£3,894,437	£11,182,197	£11,209,017	£11,235,341	£11,359,181	£11,991,907	£12,343,759
60% LAR - 40% CIR	35%	£3,563,366	£11,999,666	£12,014,051	£12,028,616	£12,043,181	£12,057,746	£12,072,311
60% LAR - 40% CIR	40%	£11,221,259	£12,719,351	£12,744,481	£12,769,611	£12,794,741	£12,819,871	£12,845,001
60% LAR - 40% CIR	45%	£12,581,343	£13,434,106	£13,459,236	£13,484,366	£13,509,496	£13,534,626	£13,559,756
60% LAR - 40% CIR	50%	£12,862,862	£14,252,013	£14,277,143	£14,302,273	£14,327,403	£14,352,533	£14,377,663

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

£57,186,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£1,335,289	£992,960	£992,960	£971,834	£1,079,688	£1,727,085	£2,988,712
60% LAR - 40% CIR	5%	£322,244	£1,667,005	£1,666,693	£1,709,688	£1,817,542	£2,987,945	£4,559,165
60% LAR - 40% CIR	10%	£319,899	£2,384,015	£2,409,513	£2,435,011	£2,558,432	£3,261,837	£4,559,748
60% LAR - 40% CIR	15%	£1,058,162	£3,131,444	£3,157,085	£3,182,726	£3,306,147	£4,009,552	£4,559,748
60% LAR - 40% CIR	20%	£2,556,864	£3,881,042	£3,906,585	£3,932,126	£4,055,547	£4,758,952	£4,559,748
60% LAR - 40% CIR	25%	£2,857,444	£3,840,866	£3,866,144	£3,708,575	£3,814,892	£4,511,716	£4,504,707
60% LAR - 40% CIR	30%	£3,114,868	£3,452,088	£3,452,088	£3,452,088	£3,452,088	£4,131,078	£4,131,078
60% LAR - 40% CIR	35%	£4,275,136	£8,193,403	£8,193,403	£8,231,375	£8,271,812	£8,312,249	£8,352,686
60% LAR - 40% CIR	40%	£3,463,366	£11,999,666	£12,014,051	£12,028,616	£12,043,181	£12,057,746	£12,072,311
60% LAR - 40% CIR	45%	£3,119,899	£7,713,881	£7,738,971	£7,764,061	£7,789,151	£7,814,241	£7,839,331
60% LAR - 40% CIR	50%	£7,168,423	£8,812,088	£8,837,218	£8,862,348	£8,887,478	£8,912,608	£8,937,738

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%	£3,760,432	£1,282,183	£1,486,497	£1,423,338	£1,315,445	£958,976	£1,004,231
60% LAR - 40% CIR	5%	£2,917,387	£784,038	£728,450	£685,463	£577,897	£489,801	£443,022
60% LAR - 40% CIR	10%	£1,232,444	£11,129	£12,129	£12,129	£12,129	£904,694	£1,131,942
60% LAR - 40% CIR	15%	£1,236,951	£7,96,950	£7,91,817	£7,86,684	£7,81,551	£1,011,508	£1,007,248
60% LAR - 40% CIR	20%	£285,952	£1,498,799	£1,514,163	£1,529,527	£1,544,891	£2,261,291	£2,265,678
60% LAR - 40% CIR	25%	£2,556,864	£2,556,864	£2,556,864	£2,556,864	£2,556,864	£2,556,864	£2,556,864
60% LAR - 40% CIR	30%	£1,318,885	£3,007,226	£3,032,446	£3,057,666	£3,082,886	£3,108,106	£3,133,326
60% LAR - 40% CIR	35%	£2,179,863	£3,773,289	£3,798,431	£3,823,573	£3,848,715	£3,873,857	£3,898,999
60% LAR - 40% CIR	40%	£3,045,838	£4,543,773	£4,568,915	£4,594,057	£4,619,199	£4,644,341	£4,669,483
60% LAR - 40% CIR	45%	£3,911,812	£5,318,108	£5,343,250	£5,368,392	£5,393,534	£5,418,676	£5,443,818
60% LAR - 40% CIR	50%	£4,777,786	£6,092,442	£6,117,584	£6,142,726	£6,167,868	£6,193,010	£6,218,152

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	5%	£5,243,679	£3,253,369	£4,297,783	£4,297,783	£4,297,783	£3,599,286	£3,139,730
60% LAR - 40% CIR	5%	£5,243,679	£3,253,369	£4,297,783	£4,297,783	£4,297,783	£3,599,286	£3,139,730
60% LAR - 40% CIR	10%	£4,910,830	£2,642,413	£2,816,815	£2,774,087	£2,687,016	£2,004,901	£1,687,689
60% LAR - 40% CIR	15%	£4,989,217	£2,094,798	£2,269,369	£2,226,688	£2,139,977	£1,457,132	£1,194,039
60% LAR - 40% CIR	20%	£3,229,840	£1,342,487	£1,317,143	£1,274,305	£1,168,216	£529,956	£173,368
60% LAR - 40% CIR	25%	£2,388,895	£685,653	£680,265	£674,877	£669,489	£265,886	£169,493
60% LAR - 40% CIR	30%	£1,612,420	£479,840	£460,106	£441,444	£422,682	£158,150	£139,648
60% LAR - 40% CIR	35%	£1,011,265	£264,174	£245,145	£226,116	£207,087	£73,148	£54,119
60% LAR - 40% CIR	40%	£1,712,493	£1,712,493	£1,712,493	£1,712,493	£1,712,493	£1,712,493	£1,712,493
60% LAR - 40% CIR	45%	£1,094,496	£2,487,453	£2,512,549	£2,537,645	£2,562,741	£3,311,323	£3,693,854
60% LAR - 40% CIR	50%	£1,863,805	£3,268,698	£3,312,261	£3,355,824	£3,400,387	£4,138,168	£4,531,186



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	Grow
Build cost inflation	Grow
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%	£10,885,517	£8,414,264	£9,388,878	£8,345,420	£8,237,526	£7,980,180	£7,230,511
60% LAR, 40% CIR	10%	£9,789,407	£7,418,729	£7,593,140	£7,058,130	£7,442,687	£6,797,261	£4,439,665
60% LAR, 40% CIR	15%	£8,953,632	£6,818,429	£6,762,630	£6,750,102	£6,643,031	£6,000,606	£5,643,705
60% LAR, 40% CIR	20%	£8,002,718	£6,013,412	£5,987,995	£5,945,311	£5,838,603	£5,198,358	£4,842,685
60% LAR, 40% CIR	25%	£7,087,687	£5,003,728	£5,178,379	£5,135,829	£5,029,452	£4,381,192	£4,036,903
60% LAR, 40% CIR	30%	£6,196,820	£4,389,410	£4,364,131	£4,321,700	£4,215,622	£3,579,159	£3,225,567
60% LAR, 40% CIR	35%	£5,271,933	£3,570,517	£3,545,268	£3,502,827	£3,397,162	£2,762,336	£2,409,608
60% LAR, 40% CIR	40%	£4,352,483	£2,747,063	£2,721,821	£2,679,692	£2,574,120	£1,940,684	£1,588,775
60% LAR, 40% CIR	45%	£3,428,517	£1,918,183	£1,894,053	£1,851,696	£1,746,540	£1,114,340	£873,119
60% LAR, 40% CIR	50%	£2,500,080	£1,086,634	£1,061,738	£1,019,662	£914,471	£283,324	£70,147
60% LAR, 40% CIR	55%	£1,567,220	£250,093	£225,023	£183,005	£77,959	£585,435	£967,452

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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%	£4,150,490	£6,351,128	£9,356,717	£8,395,734	£8,207,175	£7,151,967	£7,210,181
60% LAR, 40% CIR	10%	£3,546,225	£7,111,425	£7,162,627	£7,188,726	£7,200,126	£7,949,251	£8,335,524
60% LAR, 40% CIR	15%	£3,847,141	£2,366,448	£2,481,462	£3,081,655	£3,115,254	£8,451,499	£8,335,524
60% LAR, 40% CIR	20%	£3,852,761	£8,749,134	£8,771,478	£8,813,029	£8,850,806	£9,559,995	£9,831,264
60% LAR, 40% CIR	25%	£3,818,824	£4,569,448	£4,585,225	£4,624,133	£4,672,268	£5,134,098	£5,244,263
60% LAR, 40% CIR	30%	£3,817,824	£10,379,340	£10,404,862	£10,448,695	£10,552,095	£11,187,551	£11,460,263
60% LAR, 40% CIR	35%	£3,807,824	£11,739,074	£11,767,854	£11,811,686	£11,915,086	£12,549,542	£12,822,254
60% LAR, 40% CIR	40%	£10,521,341	£12,653,074	£12,683,868	£12,727,651	£12,831,051	£13,465,517	£13,738,229
60% LAR, 40% CIR	45%	£11,443,773	£12,853,021	£12,888,110	£12,936,198	£13,033,340	£13,668,806	£14,030,004
60% LAR, 40% CIR	50%	£12,442,628	£13,686,184	£13,724,634	£13,769,652	£13,817,668	£14,455,052	£14,817,259

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£2,518,089	£244,836	£219,149	£175,951	£98,097	£579,269	£589,917
60% LAR, 40% CIR	10%	£1,629,978	£580,780	£580,780	£580,780	£580,780	£1,629,978	£1,629,978
60% LAR, 40% CIR	15%	£734,203	£1,350,969	£1,376,459	£1,419,327	£1,526,396	£2,168,822	£2,525,724
60% LAR, 40% CIR	20%	£486,912	£2,156,017	£2,161,017	£2,224,110	£2,303,826	£2,971,071	£3,335,524
60% LAR, 40% CIR	25%	£1,912,342	£2,366,706	£2,366,706	£2,366,706	£2,366,706	£3,779,236	£4,132,625
60% LAR, 40% CIR	30%	£1,962,808	£8,749,134	£8,771,478	£8,813,029	£8,850,806	£9,559,995	£9,831,264
60% LAR, 40% CIR	35%	£2,467,824	£4,569,448	£4,585,225	£4,624,133	£4,672,268	£5,134,098	£5,244,263
60% LAR, 40% CIR	40%	£3,818,824	£5,422,336	£5,447,507	£5,489,736	£5,535,309	£6,228,745	£6,380,853
60% LAR, 40% CIR	45%	£3,807,824	£11,739,074	£11,767,854	£11,811,686	£11,915,086	£12,549,542	£12,822,254
60% LAR, 40% CIR	50%	£3,809,149	£7,060,064	£7,107,600	£7,145,707	£7,244,904	£7,986,104	£8,230,523
60% LAR, 40% CIR	55%	£8,402,268	£7,819,236	£7,844,405	£7,886,428	£7,941,499	£8,588,889	£8,738,889

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£5,811,252	£2,839,376	£2,814,292	£2,871,135	£2,483,230	£1,816,874	£1,496,225
60% LAR, 40% CIR	10%	£4,625,121	£1,844,443	£1,818,854	£1,779,869	£1,699,401	£1,023,605	£663,364
60% LAR, 40% CIR	15%	£3,139,366	£4,041,143	£1,018,044	£975,118	£969,745	£299,370	£189,895
60% LAR, 40% CIR	20%	£2,228,431	£239,126	£131,709	£171,026	£64,318	£475,606	£831,821
60% LAR, 40% CIR	25%	£1,522,611	£2,903,969	£2,903,969	£2,903,969	£2,903,969	£4,746,836	£5,121,695
60% LAR, 40% CIR	30%	£1,522,611	£1,384,676	£1,410,155	£1,455,086	£1,500,664	£2,168,127	£2,525,724
60% LAR, 40% CIR	35%	£2,023,353	£2,203,769	£2,228,580	£2,271,034	£2,327,123	£3,011,580	£3,384,677
60% LAR, 40% CIR	40%	£1,411,802	£3,027,189	£3,025,964	£3,064,589	£3,200,168	£3,833,602	£4,168,610
60% LAR, 40% CIR	45%	£2,345,769	£3,855,152	£3,889,233	£3,922,379	£4,027,746	£4,659,945	£5,011,167
60% LAR, 40% CIR	50%	£3,242,209	£4,683,405	£4,712,545	£4,754,699	£4,869,805	£5,493,860	£5,844,433
60% LAR, 40% CIR	55%	£4,507,666	£5,524,181	£5,545,263	£5,581,281	£5,696,538	£6,328,721	£6,731,788

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%	£7,142,571	£5,471,266	£5,450,578	£5,467,155	£4,897,687	£4,687,180	£4,287,511
60% LAR, 40% CIR	10%	£6,896,467	£4,671,729	£4,650,140	£4,667,155	£4,499,687	£3,954,361	£3,486,668
60% LAR, 40% CIR	15%	£5,969,632	£3,676,429	£3,649,830	£3,667,102	£3,709,031	£3,057,606	£2,705,705
60% LAR, 40% CIR	20%	£5,099,716	£3,070,412	£3,044,995	£3,062,311	£3,286,603	£2,255,358	£1,999,666
60% LAR, 40% CIR	25%	£4,154,097	£2,260,723	£2,235,379	£2,192,829	£2,086,452	£1,448,192	£1,093,603
60% LAR, 40% CIR	30%	£3,263,800	£1,448,410	£1,421,137	£1,379,700	£1,172,622	£935,169	£692,467
60% LAR, 40% CIR	35%	£2,328,953	£657,517	£652,269	£650,972	£454,160	£169,894	£103,391
60% LAR, 40% CIR	40%	£1,424,463	£195,890	£201,070	£203,308	£166,880	£1,022,216	£1,184,225
60% LAR, 40% CIR	45%	£485,617	£1,103,617	£1,044,947	£1,044,947	£1,104,945	£1,524,660	£2,049,481
60% LAR, 40% CIR	50%	£442,626	£1,856,166	£1,891,292	£1,923,338	£2,028,529	£2,859,676	£3,613,147
60% LAR, 40% CIR	55%	£1,375,760	£2,860,307	£2,711,977	£2,756,896	£2,865,841	£3,528,435	£4,300,452



LB Camden  
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone B - £1,200 pcf	
No Units Site Area		Sales value inflation Build cost inflation		Grow Grow	
0.14 Ha		Tenure		LAR, CIR	
Residual land values:					











LB Camden  
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area		Zone B - £900 psf		
No Units	60	Sales value inflation		Grow		
Site Area	0.14 Hts	Build cost inflation		Grow		
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 & Embodied Carbon
60% LAR - 40% CIR	0%	£5,108,513	£3,477,273	£3,445,979	£3,393,399	£3,281,950
60% LAR - 40% CIR	5%	£5,376,519	£2,844,807	£2,817,631	£2,355,261	£2,354,333
60% LAR - 40% CIR	10%	£4,638,768	£2,214,536	£2,183,470	£2,131,262	£2,000,847
60% LAR - 40% CIR	15%	£3,891,626	£1,574,517	£1,543,550	£1,491,550	£1,361,546
60% LAR - 40% CIR	20%	£3,135,627	£929,898	£897,350	£866,080	£716,461
60% LAR - 40% CIR	25%	£2,373,656	£277,463	£246,665	£184,972	£65,736
60% LAR - 40% CIR	30%	£1,608,067	£-398,429	£-430,583	£-617,442	£-428,842
60% LAR - 40% CIR	35%	£892,919	£-1,089,658	£-1,121,751	£-1,175,580	£-1,310,188
60% LAR - 40% CIR	40%	£154,869	£-1,786,609	£-1,801,648	£-1,874,386	£-2,088,718
60% LAR - 40% CIR	45%	£763,068	£-2,485,219	£-2,525,216	£-2,576,860	£-2,712,972
60% LAR - 40% CIR	50%	£-1,589,247	£-3,203,429	£-3,235,392	£-3,288,963	£-3,422,889

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

		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£9,426,522	£10,838,934	£10,998,110	£11,020,441	£11,151,468	£12,135,995	£12,173,395
60% LAR - 40% CIR	5%	£9,746,873	£11,571,258	£11,822,272	£11,642,440	£11,784,884	£12,967,568	£12,967,568
60% LAR - 40% CIR	10%	£9,600,410	£12,124,244	£12,462,161	£12,284,194	£12,424,110	£13,812,810	£13,812,810
60% LAR - 40% CIR	15%	£10,057,114	£13,098,934	£12,867,811	£12,919,811	£13,095,251	£14,849,030	£14,849,030
60% LAR - 40% CIR	20%	£11,212,008	£14,212,008	£14,212,008	£14,212,008	£14,212,008	£16,438,446	£16,438,446
60% LAR - 40% CIR	25%	£12,173,613	£14,182,107	£14,214,323	£14,258,285	£14,431,183	£16,212,883	£16,212,883
60% LAR - 40% CIR	30%	£13,131,473	£14,182,107	£14,182,107	£14,182,107	£14,182,107	£16,082,083	£16,082,083
60% LAR - 40% CIR	35%	£13,131,473	£13,131,473	£13,131,473	£13,131,473	£13,131,473	£15,944,455	£15,944,455
60% LAR - 40% CIR	40%	£14,548,039	£16,278,980	£16,310,827	£16,364,601	£16,408,713	£17,353,382	£17,353,382
60% LAR - 40% CIR	50%	£15,274,688	£16,988,747	£17,021,163	£17,074,106	£17,126,636	£18,012,181	£18,012,181

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%	£1,954,805	£4,589,544	£4,627,239	£4,679,915	£4,811,367	£5,869,569	£6,038,223
60% LAR - 40% CIR	5%	£2,669,228	£5,258,511	£5,288,811	£5,368,886	£5,568,886	£6,724,548	£6,924,548
60% LAR - 40% CIR	10%	£3,434,550	£5,858,762	£5,899,848	£5,942,026	£6,072,471	£6,855,144	£7,286,952
60% LAR - 40% CIR	15%	£4,131,332	£6,498,892	£6,540,768	£6,581,768	£6,714,271	£7,461,768	£7,925,133
60% LAR - 40% CIR	20%	£4,657,660	£7,145,510	£7,175,387	£7,207,268	£7,356,827	£8,135,588	£8,588,613
60% LAR - 40% CIR	25%	£5,699,862	£7,795,894	£7,838,652	£7,879,346	£8,007,581	£8,815,309	£9,268,116
60% LAR - 40% CIR	30%	£6,447,400	£8,460,743	£8,496,890	£8,535,800	£8,660,700	£9,550,159	£9,993,425
60% LAR - 40% CIR	35%	£7,240,399	£9,102,079	£9,138,099	£9,174,367	£9,301,505	£10,191,094	£10,634,793
60% LAR - 40% CIR	40%	£8,033,400	£9,814,927	£9,850,988	£9,887,767	£10,008,005	£10,988,617	£11,428,122
60% LAR - 40% CIR	45%	£8,826,388	£10,500,538	£10,538,333	£10,575,116	£10,701,269	£11,800,894	£12,247,397
60% LAR - 40% CIR	50%	£9,619,494	£11,276,747	£11,308,710	£11,346,281	£11,466,265	£12,586,768	£13,028,363

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

		£40,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£202,195	£2,607,549	£2,697,721	£2,841,092	£3,072,020	£3,857,283	£4,294,007
60% LAR - 40% CIR	5%	£303,894	£3,497,166	£3,597,166	£3,751,166	£4,001,166	£4,944,166	£5,481,166
60% LAR - 40% CIR	10%	£413,427	£4,117,849	£4,192,849	£4,274,849	£4,344,849	£5,124,849	£5,558,188
60% LAR - 40% CIR	15%	£451,725	£4,517,725	£4,589,425	£4,661,425	£4,728,425	£5,376,425	£5,721,725
60% LAR - 40% CIR	20%	£489,899	£4,898,899	£4,960,899	£5,022,899	£5,084,899	£5,644,899	£5,891,899
60% LAR - 40% CIR	25%	£44,100,286	£6,102,779	£6,138,026	£6,183,895	£6,229,764	£7,133,106	£7,282,880
60% LAR - 40% CIR	30%	£4,673,434	£6,796,011	£6,826,164	£6,861,843	£6,897,541	£7,854,125	£8,072,889
60% LAR - 40% CIR	35%	£4,852,984	£7,494,962	£7,527,001	£7,560,735	£7,594,471	£8,521,882	£8,668,867
60% LAR - 40% CIR	40%	£5,468,451	£8,198,072	£8,230,188	£8,262,110	£8,293,935	£9,271,861	£9,313,191
60% LAR - 40% CIR	50%	£7,285,050	£9,900,765	£9,941,735	£9,982,516	£10,023,242	£11,032,769	£11,073,219

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

		£20,601,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£2,000,126	£688,897	£537,922	£485,922	£353,974	£171,000	£136,035
60% LAR - 40% CIR	5%	£2,000,126	£688,897	£537,922	£485,922	£353,974	£171,000	£136,035
60% LAR - 40% CIR	10%	£1,730,392	£603,841	£472,807	£407,595	£287,595	£149,000	£128,000
60% LAR - 40% CIR	15%	£1,863,849	£1,313,859	£1,064,826	£1,064,826	£754,826	£426,826	£356,826
60% LAR - 40% CIR	20%	£2,271,251	£1,979,569	£1,710,448	£1,710,448	£1,191,889	£627,889	£527,889
60% LAR - 40% CIR	25%	£689,899	£4,658,914	£3,912,711	£3,912,711	£2,618,646	£1,496,261	£1,246,261
60% LAR - 40% CIR	30%	£1,352,559	£3,305,802	£2,736,519	£2,736,519	£1,826,810	£1,124,810	£924,810
60% LAR - 40% CIR	35%	£2,075,457	£3,086,036	£2,626,128	£2,626,128	£1,718,555	£1,026,555	£842,555
60% LAR - 40% CIR	40%	£2,164,108	£2,694,866	£2,254,066	£2,254,066	£1,517,066	£872,066	£712,066
60% LAR - 40% CIR	45%	£3,671,443	£3,407,399	£2,933,592	£2,933,592	£2,021,237	£1,124,237	£924,237
60% LAR - 40% CIR	50%	£4,467,623	£4,111,836	£3,543,786	£3,543,786	£2,511,286	£1,343,822	£1,082,822







LB Camden  
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area		Zone B - £1,000 psf				
No Units Site Area		Sales value inflation Build cost inflation Tenure		Grow Grow 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%	£3,935,289	£6,279,776	£6,248,951	£6,197,162	£6,007,688	£5,288,946	£4,850,783
60% LAR - 40% CIR	5%	£4,071,519	£6,517,519	£6,486,810	£6,435,287	£6,245,327	£5,526,074	£4,989,251
60% LAR - 40% CIR	10%	£7,182,866	£4,748,656	£4,717,589	£4,665,411	£4,534,966	£3,752,293	£3,317,476
60% LAR - 40% CIR	15%	£5,298,077	£3,967,853	£3,936,885	£3,884,884	£3,754,882	£2,974,884	£2,541,520
60% LAR - 40% CIR	20%	£5,497,842	£3,181,399	£3,150,481	£3,098,641	£2,968,042	£2,181,443	£1,769,445
60% LAR - 40% CIR	25%	£4,511,618	£2,389,230	£2,358,432	£2,306,738	£2,177,502	£1,402,092	£971,309
60% LAR - 40% CIR	30%	£3,689,078	£1,591,533	£1,560,795	£1,509,233	£1,389,933	£858,871	£377,175
60% LAR - 40% CIR	35%	£2,892,857	£788,296	£757,827	£708,179	£577,559	£292,517	£485,177
60% LAR - 40% CIR	40%	£1,711,136	£20,665	£52,717	£109,451	£240,798	£1,346,786	£1,454,553
60% LAR - 40% CIR	45%	£843,965	£872,615	£904,611	£958,256	£1,092,367	£1,897,037	£2,344,075
60% LAR - 40% CIR	50%	£92,030	£1,730,154	£1,762,117	£1,815,687	£1,949,613	£2,753,169	£3,199,590
Residual Land values compared to benchmark land values Medium Value Secondary Offices		£97,649,000						
		</						



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 - £1,000 psf
------------	---------------------

Sales value inflation	Grow
Build cost inflation	Grow
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%	£10,348,676	£7,670,563	£7,639,738	£7,587,949	£7,558,275	£6,881,636	£5,250,056
60% LAR, 40% CIR	5%	£9,454,614	£6,588,656	£6,558,118	£6,506,539	£6,477,519	£5,801,818	£4,423,954
60% LAR, 40% CIR	10%	£8,454,916	£5,001,372	£5,070,772	£5,019,378	£5,090,893	£5,019,354	£4,584,534
60% LAR, 40% CIR	15%	£7,499,456	£3,158,256	£3,127,754	£3,076,535	£4,948,486	£4,171,531	£3,735,186
60% LAR, 40% CIR	20%	£6,538,352	£4,307,634	£4,276,757	£4,224,916	£4,095,317	£3,317,719	£2,885,720
60% LAR, 40% CIR	25%	£5,571,659	£3,445,113	£3,414,315	£3,362,422	£3,233,386	£2,457,976	£2,027,192
60% LAR, 40% CIR	30%	£4,605,455	£2,572,014	£2,548,286	£2,496,723	£2,368,814	£1,592,362	£1,162,666
60% LAR, 40% CIR	35%	£3,641,733	£1,703,393	£1,672,728	£1,621,278	£1,492,658	£720,936	£282,202
60% LAR, 40% CIR	40%	£2,685,667	£824,358	£793,661	£762,444	£613,675	£152,833	£10,917
60% LAR, 40% CIR	45%	£1,630,862	£252,314	£254,310	£247,954	£242,066	£1,086,734	£1,533,773
60% LAR, 40% CIR	50%	£826,768	£993,515	£1,025,478	£1,079,048	£1,212,975	£2,016,631	£2,462,952

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%	£4,381,067	£8,946,915	£9,077,621	£7,033,636	£7,158,106	£7,931,963	£8,381,787
60% LAR, 40% CIR	10%	£3,320,525	£7,764,469	£7,814,656	£7,886,363	£7,864,848	£8,761,767	£8,488,762
60% LAR, 40% CIR	15%	£2,496,465	£6,607,498	£6,601,487	£6,736,262	£6,812,265	£8,014,210	£7,931,023
60% LAR, 40% CIR	20%	£1,747,899	£5,470,107	£5,508,905	£5,590,835	£5,690,424	£7,149,522	£7,000,021
60% LAR, 40% CIR	25%	£1,143,843	£4,346,528	£4,357,140	£4,453,140	£4,517,137	£5,852,355	£5,744,461
60% LAR, 40% CIR	30%	£3,186,397	£11,208,727	£11,208,499	£11,201,518	£11,419,327	£12,151,370	£12,621,073
60% LAR, 40% CIR	35%	£1,174,948	£7,764,469	£7,764,469	£7,764,469	£7,764,469	£10,444,469	£10,444,469
60% LAR, 40% CIR	40%	£1,111,114	£7,764,469	£7,764,469	£7,764,469	£7,764,469	£11,111,114	£11,111,114
60% LAR, 40% CIR	45%	£1,154,473	£7,764,469	£7,764,469	£7,764,469	£7,764,469	£11,544,473	£11,544,473
60% LAR, 40% CIR	50%	£1,158,073	£7,764,469	£7,764,469	£7,764,469	£7,764,469	£11,580,073	£11,580,073

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%	£2,275,368	£4,692,755	£4,633,580	£4,686,369	£4,644,842	£4,361,881	£4,823,259
60% LAR, 40% CIR	5%	£1,931,957	£3,694,495	£3,694,495	£3,694,495	£3,694,495	£3,694,495	£3,694,495
60% LAR, 40% CIR	10%	£1,581,559	£2,671,946	£2,671,946	£2,671,946	£2,671,946	£2,671,946	£2,671,946
60% LAR, 40% CIR	15%	£991,982	£2,671,946	£2,671,946	£2,671,946	£2,671,946	£2,671,946	£2,671,946
60% LAR, 40% CIR	20%	£1,247,899	£3,470,107	£3,470,107	£3,470,107	£3,470,107	£3,470,107	£3,470,107
60% LAR, 40% CIR	25%	£2,291,898	£4,692,755	£4,692,755	£4,692,755	£4,692,755	£4,692,755	£4,692,755
60% LAR, 40% CIR	30%	£1,413,843	£4,692,755	£4,692,755	£4,692,755	£4,692,755	£4,692,755	£4,692,755
60% LAR, 40% CIR	35%	£4,451,985	£9,385,510	£9,385,510	£9,385,510	£9,385,510	£9,385,510	£9,385,510
60% LAR, 40% CIR	40%	£1,453,192	£7,764,469	£7,764,469	£7,764,469	£7,764,469	£7,764,469	£7,764,469
60% LAR, 40% CIR	45%	£1,414,473	£7,764,469	£7,764,469	£7,764,469	£7,764,469	£7,764,469	£7,764,469
60% LAR, 40% CIR	50%	£1,448,549	£7,764,469	£7,764,469	£7,764,469	£7,764,469	£7,764,469	£7,764,469

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%	£6,442,323	£1,354,210	£1,933,385	£1,881,396	£1,726,122	£97,524	£543,106
60% LAR, 40% CIR	5%	£3,696,321	£1,132,473	£1,101,765	£1,050,152	£92,223	£147,465	£282,399
60% LAR, 40% CIR	10%	£1,931,957	£2,671,946	£2,671,946	£2,671,946	£2,671,946	£2,671,946	£2,671,946
60% LAR, 40% CIR	15%	£1,793,103	£4,692,755	£4,692,755	£4,692,755	£4,692,755	£4,692,755	£4,692,755
60% LAR, 40% CIR	20%	£2,291,898	£4,692,755	£4,692,755	£4,692,755	£4,692,755	£4,692,755	£4,692,755
60% LAR, 40% CIR	25%	£1,413,843	£4,692,755	£4,692,755	£4,692,755	£4,692,755	£4,692,755	£4,692,755
60% LAR, 40% CIR	30%	£1,154,473	£7,764,469	£7,764,469	£7,764,469	£7,764,469	£7,764,469	£7,764,469
60% LAR, 40% CIR	35%	£1,154,473	£7,764,469	£7,764,469	£7,764,469	£7,764,469	£7,764,469	£7,764,469
60% LAR, 40% CIR	40%	£1,154,473	£7,764,469	£7,764,469	£7,764,469	£7,764,469	£7,764,469	£7,764,469
60% LAR, 40% CIR	45%	£1,154,473	£7,764,469	£7,764,469	£7,764,469	£7,764,469	£7,764,469	£7,764,469
60% LAR, 40% CIR	50%	£1,154,473	£7,764,469	£7,764,469	£7,764,469	£7,764,469	£7,764,469	£7,764,469

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%	£4,456,259	£4,762,187	£4,731,862	£4,679,573	£4,648,109	£3,773,280	£3,281,866
60% LAR, 40% CIR	5%	£3,696,321	£3,694,495	£3,694,495	£3,694,495	£3,694,495	£3,694,495	£3,694,495
60% LAR, 40% CIR	10%	£3,548,519	£3,092,095	£3,092,395	£3,011,202	£2,882,516	£2,100,977	£1,676,160
60% LAR, 40% CIR	10%	£4,501,073	£2,449,880	£2,419,378	£2,368,159	£2,368,159	£1,763,135	£1,600,872
60% LAR, 40% CIR	20%	£3,629,976	£1,399,259	£1,368,340	£1,310,340	£1,189,040	£609,143	£222,897
60% LAR, 40% CIR	20%	£2,603,283	£599,727	£599,939	£599,939	£599,939	£599,939	£599,939
60% LAR, 40% CIR	30%	£1,691,058	£431,861	£431,861	£431,861	£431,861	£431,861	£431,861
60% LAR, 40% CIR	35%	£1,713,357	£414,363	£414,363	£414,363	£414,363	£414,363	£414,363
60% LAR, 40% CIR	40%	£2,449,880	£2,449,880	£2,449,880	£2,449,880	£2,449,880	£2,449,880	£2,449,880
60% LAR, 40% CIR	45%	£1,277,514	£2,449,880	£2,449,880	£2,449,880	£2,449,880	£2,449,880	£2,449,880
60% LAR, 40% CIR	50%	£2,449,880	£2,449,880	£2,449,880	£2,449,880	£2,449,880	£2,449,880	£2,449,880



LB Camden  
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area		Zone B - £1,100 paf				
No Units	60	Sales value inflation		Grow				
Site Area	0.14 Ha	Build cost inflation		Grow				
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%	£11,762,064	£3,081,350	£3,030,825	£4,976,737	£8,849,204	£8,072,424	£7,640,846
00% LAR - 40% CIR	5%	£10,747,362	£8,160,014	£8,129,367	£8,077,783	£7,988,834	£7,175,087	£6,743,202
00% LAR - 40% CIR	10%	£9,726,954	£7,253,080	£7,222,481	£7,171,087	£7,042,602	£6,271,693	£5,843,410
00% LAR - 40% CIR	15%	£8,700,836	£6,340,426	£6,309,524	£6,256,704	£6,130,655	£5,362,360	£4,934,556
00% LAR - 40% CIR	20%	£7,680,063	£5,422,164	£5,391,751	£5,340,691	£5,215,039	£4,443,894	£4,011,965
00% LAR - 40% CIR	25%	£6,651,700	£4,498,354	£4,468,019	£4,417,102	£4,289,269	£3,513,859	£3,083,076
00% LAR - 40% CIR	30%	£5,588,006	£3,580,305	£3,549,777	£3,490,214	£3,351,305	£2,577,650	£2,148,157
00% LAR - 40% CIR	35%	£4,540,436	£2,618,492	£2,587,825	£2,536,376	£2,407,757	£1,636,036	£1,207,302
00% LAR - 40% CIR	40%	£3,486,045	£1,669,015	£1,638,256	£1,587,053	£1,458,662	£688,467	£260,510
00% LAR - 40% CIR	45%	£2,417,759	£714,129	£683,554	£632,262	£504,137	£276,433	£73,472
00% LAR - 40% CIR	50%	£1,342,129	£258,877	£268,840	£342,410	£476,337	£1,279,893	£1,726,314

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
00% LAR - 40% CIR	0%		£3,338,344	£3,625,067	£3,654,374	£5,707,899	£5,848,499	£5,836,917	£7,040,539
00% LAR - 40% CIR	5%		£2,858,727	£2,932,862	£2,961,601	£4,814,634	£4,862,863	£4,810,075	£5,742,231
00% LAR - 40% CIR	10%		£2,384,864	£2,450,136	£2,478,431	£4,257,207	£4,265,086	£4,243,381	£4,950,488
00% LAR - 40% CIR	15%		£1,918,878	£1,963,317	£1,991,991	£3,645,231	£3,632,792	£3,561,747	£4,170,748
00% LAR - 40% CIR	20%		£1,454,841	£1,487,387	£1,515,222	£3,031,722	£2,998,422	£2,874,865	£3,342,865
00% LAR - 40% CIR	25%		£1,000,354	£1,022,238	£1,049,894	£2,420,527	£2,367,246	£2,197,888	£2,581,884
00% LAR - 40% CIR	30%		£548,354	£568,354	£588,354	£1,810,354	£1,738,354	£1,568,354	£1,848,354
00% LAR - 40% CIR	35%		£10,269,596	£11,116,727	£11,147,815	£13,147,815	£13,147,815	£13,147,815	£13,147,815
00% LAR - 40% CIR	40%		£1,367,342	£1,370,712	£1,370,712	£1,370,712	£1,370,712	£1,370,712	£1,370,712
00% LAR - 40% CIR	45%		£1,367,342	£1,370,712	£1,370,712	£1,370,712	£1,370,712	£1,370,712	£1,370,712
00% LAR - 40% CIR	50%		£1,367,342	£1,370,712	£1,370,712	£1,370,712	£1,370,712	£1,370,712	£1,370,712

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	£3,688,747	£3,688,033	£3,688,033	£5,855,415	£5,855,415	£5,855,415	£5,855,415	£5,855,415	£5,855,415	£5,855,415	£5,855,415	£5,855,415
00% LAR - 40% CIR	0%	£3,688,747	£3,688,033	£3,688,033	£5,855,415	£5,855,415	£5,855,415	£5,855,415	£5,855,415	£5,855,415	£5,855,415	£5,855,415	£5,855,415
00% LAR - 40% CIR	5%	£2,814,075	£2,814,075	£2,814,075	£4,466,466	£4,466,466	£4,466,466	£4,466,466	£4,466,466	£4,466,466	£4,466,466	£4,466,466	£4,466,466
00% LAR - 40% CIR	10%	£1,853,847	£1,853,847	£1,853,847	£3,232,232	£3,232,232	£3,232,232	£3,232,232	£3,232,232	£3,232,232	£3,232,232	£3,232,232	£3,232,232
00% LAR - 40% CIR	15%	£1,027,518	£1,027,518	£1,027,518	£2,148,148	£2,148,148	£2,148,148	£2,148,148	£2,148,148	£2,148,148	£2,148,148	£2,148,148	£2,148,148
00% LAR - 40% CIR	20%	£449,456	£449,456	£449,456	£1,250,125	£1,250,125	£1,250,125	£1,250,125	£1,250,125	£1,250,125	£1,250,125	£1,250,125	£1,250,125
00% LAR - 40% CIR	25%	£1,441,817	£1,441,817	£1,441,817	£3,734,048	£3,734,048	£3,734,048	£3,734,048	£3,734,048	£3,734,048	£3,734,048	£3,734,048	£3,734,048
00% LAR - 40% CIR	30%	£2,444,312	£2,444,312	£2,444,312	£4,514,312	£4,514,312	£4,514,312	£4,514,312	£4,514,312	£4,514,312	£4,514,312	£4,514,312	£4,514,312
00% LAR - 40% CIR	35%	£3,332,892	£3,332,892	£3,332,892	£5,485,485	£5,485,485	£5,485,485	£5,485,485	£5,485,485	£5,485,485	£5,485,485	£5,485,485	£5,485,485
00% LAR - 40% CIR	40%	£3,368,368	£3,368,368	£3,368,368	£5,485,485	£5,485,485	£5,485,485	£5,485,485	£5,485,485	£5,485,485	£5,485,485	£5,485,485	£5,485,485
00% LAR - 40% CIR	45%	£3,368,368	£3,368,368	£3,368,368	£5,485,485	£5,485,485	£5,485,485	£5,485,485	£5,485,485	£5,485,485	£5,485,485	£5,485,485	£5,485,485
00% LAR - 40% CIR	50%	£3,368,368	£3,368,368	£3,368,368	£5,485,485	£5,485,485	£5,485,485	£5,485,485	£5,485,485	£5,485,485	£5,485,485	£5,485,485	£5,485,485

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											
00% LAR - 40% CIR	0%	£3,055,712	£3,354,397	£3,354,397	£3,272,384	£3,272,384	£3,272,384	£3,272,384											
00% LAR - 40% CIR	5%	£2,641,039	£2,453,722	£2,453,722	£2,371,430	£2,371,430	£2,371,430	£2,371,430											
00% LAR - 40% CIR	10%	£2,020,512	£1,546,727	£1,546,727	£1,746,728	£1,746,728	£1,746,728	£1,746,728											
00% LAR - 40% CIR	15%	£2,084,483	£1,034,073	£1,034,073	£1,034,073	£1,034,073	£1,034,073	£1,034,073											
00% LAR - 40% CIR	20%	£1,957,719	£984,188	£984,188	£984,188	£984,188	£984,188	£984,188											
00% LAR - 40% CIR	25%	£1,957,719	£984,188	£984,188	£984,188	£984,188	£984,188	£984,188											
00% LAR - 40% CIR	30%	£1,957,719	£984,188	£984,188	£984,188	£984,188	£984,188	£984,188											
00% LAR - 40% CIR	35%	£1,957,719	£984,188	£984,188	£984,188	£984,188	£984,188	£984,188											
00% LAR - 40% CIR	40%	£1,957,719	£984,188	£984,188	£984,188	£984,188	£984,188	£984,188											
00% LAR - 40% CIR	45%	£1,957,719	£984,188	£984,188	£984,188	£984,188	£984,188	£984,188											
00% LAR - 40% CIR	50%	£1,957,719	£984,188	£984,188	£984,188	£984,188	£984,188	£984,188											

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					
00% LAR - 40% CIR	0%	£3,055,712	£3,354,397	£3,354,397	£3,272,384	£3,272,384	£3,272,384	£3,272,384					
00% LAR - 40% CIR	5%	£2,641,039	£2,453,722	£2,453,722	£2,371,430	£2,371,430	£2,371,430	£2,371,430					
00% LAR - 40% CIR	10%	£2,020,512	£1,546,727	£1,546,727	£1,746,728	£1,746,728	£1,746,728	£1,746,728					
00% LAR - 40% CIR	15%	£2,084,483	£1,034,073	£1,034,073	£1,034,073	£1,034,073	£1,034,073	£1,034,073					
00% LAR - 40% CIR	20%	£1,957,719	£984,188	£984,188	£984,188	£984,188	£984,188	£984,188					
00% LAR - 40% CIR	25%	£1,957,719	£984,188	£984,188	£984,188	£984,188	£984,188	£984,188					
00% LAR - 40% CIR	30%	£1,957,719	£984,188	£984,188	£984,188	£984,188	£984,188	£984,188					
00% LAR - 40% CIR	35%	£1,957,719	£984,188	£984,188	£984,188	£984,188	£984,188	£984,188					
00% LAR - 40% CIR	40%	£1,957,719	£984,188	£984,188	£984,188	£984,188	£984,188	£984,188					
00% LAR - 40% CIR	45%	£1,957,719	£984,188	£984,188	£984,188	£984,188	£984,188	£984,188					
00% LAR - 40% CIR	50%	£1,957,719	£984,188	£984,188	£984,188	£984,188	£984,188	£984,188					



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	Grow
Build cost inflation	Grow
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%	£13,175,452	£10,452,139	£10,421,314	£10,399,524	£10,240,051	£9,483,211	£9,031,834
60% LAR, 40% CIR	10%	£12,980,112	£9,481,523	£9,450,615	£9,399,030	£9,270,072	£8,496,315	£8,066,451
60% LAR, 40% CIR	15%	£10,969,014	£8,504,790	£8,474,189	£8,422,796	£8,294,311	£7,523,401	£7,095,118
60% LAR, 40% CIR	20%	£9,962,216	£7,522,595	£7,492,094	£7,440,874	£7,312,824	£6,544,529	£6,117,698
60% LAR, 40% CIR	25%	£9,769,772	£6,534,794	£6,504,381	£6,453,321	£6,325,669	£5,559,757	£5,134,250
60% LAR, 40% CIR	30%	£7,691,741	£5,541,445	£5,511,110	£5,460,193	£5,332,900	£4,569,143	£4,138,959
60% LAR, 40% CIR	35%	£6,778,178	£4,542,601	£4,512,335	£4,461,546	£4,334,354	£3,571,644	£3,139,649
60% LAR, 40% CIR	40%	£5,499,138	£3,533,991	£3,502,624	£3,451,479	£3,322,856	£2,561,135	£2,122,401
60% LAR, 40% CIR	45%	£4,334,678	£2,513,721	£2,483,105	£2,431,737	£2,303,388	£1,533,170	£1,095,749
60% LAR, 40% CIR	50%	£3,254,658	£1,488,444	£1,457,668	£1,406,606	£1,278,450	£595,519	£352,335
60% LAR, 40% CIR	55%	£2,057,491	£457,814	£427,271	£376,080	£248,101	£543,255	£989,675

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%	£1,859,630	£4,304,418	£4,335,125	£4,365,739	£4,396,353	£4,389,426	£4,719,261
60% LAR, 40% CIR	10%	£2,786,727	£3,260,962	£3,311,252	£3,362,945	£3,414,638	£3,407,344	£3,696,621
60% LAR, 40% CIR	15%	£3,861,663	£2,201,146	£2,204,647	£2,244,861	£2,285,075	£2,277,741	£2,608,061
60% LAR, 40% CIR	20%	£4,985,969	£7,250,347	£7,281,301	£7,312,435	£7,343,569	£7,336,235	£8,031,811
60% LAR, 40% CIR	25%	£7,069,876	£4,244,298	£4,244,298	£4,244,298	£4,244,298	£4,244,298	£4,944,762
60% LAR, 40% CIR	30%	£7,207,384	£3,243,146	£3,273,407	£3,303,196	£3,332,985	£3,325,307	£4,022,292
60% LAR, 40% CIR	35%	£6,345,416	£2,242,130	£2,272,611	£2,303,092	£2,333,573	£2,325,895	£3,024,143
60% LAR, 40% CIR	40%	£5,483,563	£1,241,063	£1,271,500	£1,301,937	£1,332,374	£1,324,696	£1,880,483
60% LAR, 40% CIR	45%	£4,521,583	£12,297,298	£12,327,873	£12,358,138	£12,388,403	£12,379,281	£13,133,416
60% LAR, 40% CIR	50%	£11,728,451	£13,427,467	£13,458,470	£13,489,473	£13,520,476	£13,511,098	£14,265,457

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%	£5,102,134	£2,378,821	£2,347,956	£2,296,206	£2,188,734	£1,989,994	£1,958,317
60% LAR, 40% CIR	10%	£4,016,794	£1,408,055	£1,377,297	£1,326,714	£1,198,755	£1,022,697	£1,000,000
60% LAR, 40% CIR	15%	£2,925,996	£431,472	£400,872	£349,478	£220,964	£29,916	£379,205
60% LAR, 40% CIR	20%	£1,835,056	£650,728	£620,128	£569,528	£459,928	£349,328	£1,044,414
60% LAR, 40% CIR	25%	£1,726,456	£1,108,523	£1,068,537	£1,018,551	£918,565	£818,579	£2,513,596
60% LAR, 40% CIR	30%	£3,891,876	£2,513,972	£2,562,208	£2,611,428	£2,660,648	£2,609,868	£3,834,339
60% LAR, 40% CIR	35%	£1,445,146	£3,533,777	£3,560,983	£3,588,189	£3,615,395	£3,642,601	£4,668,668
60% LAR, 40% CIR	40%	£2,214,190	£4,539,720	£4,570,394	£4,601,068	£4,631,742	£4,662,416	£5,687,817
60% LAR, 40% CIR	45%	£3,991,896	£3,009,697	£3,039,211	£3,068,725	£3,098,239	£3,127,753	£4,152,144
60% LAR, 40% CIR	50%	£4,868,081	£6,584,374	£6,614,440	£6,644,506	£6,674,572	£6,704,638	£7,729,061
60% LAR, 40% CIR	55%	£8,618,827	£7,618,969	£7,649,037	£7,679,104	£7,709,170	£7,739,236	£8,763,661

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%	£7,489,057	£4,745,786	£4,714,981	£4,684,177	£4,653,373	£4,622,569	£4,591,765
60% LAR, 40% CIR	10%	£6,383,759	£3,774,970	£3,744,262	£3,692,679	£3,661,719	£3,630,962	£3,600,205
60% LAR, 40% CIR	15%	£5,278,461	£2,798,437	£2,767,638	£2,716,443	£2,685,248	£2,654,053	£2,622,858
60% LAR, 40% CIR	20%	£4,195,863	£1,816,242	£1,785,741	£1,734,521	£1,693,316	£1,652,111	£1,620,906
60% LAR, 40% CIR	25%	£3,083,419	£823,441	£798,028	£766,615	£735,202	£703,789	£672,376
60% LAR, 40% CIR	30%	£3,083,419	£2,613,752	£2,613,752	£2,613,752	£2,613,752	£2,613,752	£2,613,752
60% LAR, 40% CIR	35%	£2,947,916	£2,172,762	£2,172,762	£2,172,762	£2,172,762	£2,172,762	£2,172,762
60% LAR, 40% CIR	40%	£1,271,875	£3,192,852	£3,223,248	£3,253,644	£3,284,039	£3,314,435	£3,344,831
60% LAR, 40% CIR	45%	£2,801,896	£4,217,865	£4,248,465	£4,279,065	£4,309,665	£4,340,265	£4,370,865
60% LAR, 40% CIR	50%	£3,656,862	£5,242,598	£5,273,082	£5,303,566	£5,334,050	£5,364,534	£5,395,018

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%	£10,247,018	£7,343,762	£7,312,897	£7,282,032	£7,251,167	£7,220,302	£7,189,437
60% LAR, 40% CIR	10%	£8,181,735	£6,372,846	£6,342,036	£6,311,226	£6,280,416	£6,249,606	£6,218,796
60% LAR, 40% CIR	15%	£6,090,658	£5,096,413	£5,065,613	£5,034,813	£5,004,013	£4,973,213	£4,942,413
60% LAR, 40% CIR	20%	£4,983,839	£4,014,218	£4,083,717	£4,153,216	£4,222,715	£4,292,214	£4,361,713
60% LAR, 40% CIR	25%	£5,891,396	£3,620,418	£3,590,004	£3,559,590	£3,529,176	£3,498,762	£3,468,348
60% LAR, 40% CIR	30%	£4,783,365	£2,633,099	£2,602,723	£2,572,347	£2,541,971	£2,511,595	£2,481,219
60% LAR, 40% CIR	35%	£3,689,801	£1,643,225	£1,612,850	£1,582,474	£1,552,098	£1,521,722	£1,491,346
60% LAR, 40% CIR	40%	£2,586,762	£655,214	£624,840	£594,464	£564,088	£533,712	£503,336
60% LAR, 40% CIR	45%	£1,436,301	£194,469	£194,469	£194,469	£194,469	£194,469	£194,469
60% LAR, 40% CIR	50%	£2,586,762	£1,419,933	£1,450,508	£1,481,083	£1,511,658	£1,542,233	£1,572,808
60% LAR, 40% CIR	55%	£2,586,762	£2,403,463	£2,441,105	£2,478,747	£2,516,389	£2,554,031	£2,591,673



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	Grow
Build cost inflation	Grow
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%	£14,888,840	£11,842,926	£11,812,101	£11,780,311	£11,630,839	£10,853,999	£10,422,422
60% LAR: 40% CIR	10%	£13,432,830	£10,902,517	£10,717,863	£10,700,280	£10,581,321	£9,817,963	£9,387,599
60% LAR: 40% CIR	15%	£12,271,063	£9,756,498	£9,725,899	£9,674,505	£9,546,020	£8,775,111	£8,346,827
60% LAR: 40% CIR	20%	£11,103,595	£8,704,754	£8,674,263	£8,623,043	£8,494,994	£7,726,698	£7,299,888
60% LAR: 40% CIR	25%	£9,936,463	£7,647,425	£7,617,011	£7,565,951	£7,438,259	£6,670,387	£6,246,880
60% LAR: 40% CIR	30%	£8,781,782	£6,584,535	£6,554,201	£6,503,284	£6,375,991	£5,612,234	£5,187,925
60% LAR: 40% CIR	35%	£7,587,569	£5,516,152	£5,485,888	£5,435,098	£5,308,258	£4,545,286	£4,119,140
60% LAR: 40% CIR	40%	£6,377,940	£4,442,330	£4,412,123	£4,361,449	£4,234,781	£3,466,233	£3,037,500
60% LAR: 40% CIR	45%	£5,162,716	£3,368,528	£3,337,811	£3,278,444	£3,148,095	£2,377,680	£1,949,803
60% LAR: 40% CIR	50%	£3,982,217	£2,292,758	£2,252,183	£2,180,921	£2,052,795	£1,283,534	£856,050
60% LAR: 40% CIR	55%	£2,772,851	£1,191,736	£1,131,193	£1,080,002	£992,024	£184,155	£253,037

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%	£392,811	£2,063,170	£2,013,675	£2,000,497	£2,000,497	£3,184,421	£2,389,541
60% LAR: 40% CIR	10%	£1,114,272	£2,020,243	£2,000,497	£2,000,497	£2,000,497	£3,010,841	£2,218,274
60% LAR: 40% CIR	15%	£2,482,148	£2,006,477	£2,000,497	£2,000,497	£2,000,497	£2,800,447	£2,048,421
60% LAR: 40% CIR	20%	£3,855,258	£1,198,317	£1,198,317	£1,198,317	£1,198,317	£2,547,442	£1,538,981
60% LAR: 40% CIR	25%	£5,230,868	£2,507,298	£2,507,298	£2,507,298	£2,507,298	£2,251,540	£1,544,416
60% LAR: 40% CIR	30%	£6,118,192	£8,209,389	£8,209,389	£8,209,389	£8,209,389	£3,238,441	£2,089,601
60% LAR: 40% CIR	35%	£7,485,478	£9,300,367	£9,300,367	£9,300,367	£9,300,367	£3,477,815	£2,148,144
60% LAR: 40% CIR	40%	£8,853,031	£10,427,313	£10,427,313	£10,427,313	£10,427,313	£3,717,281	£2,183,758
60% LAR: 40% CIR	45%	£9,853,524	£11,522,883	£11,522,883	£11,522,883	£11,522,883	£3,957,007	£2,193,001
60% LAR: 40% CIR	50%	£11,012,885	£12,624,055	£12,624,055	£12,624,055	£12,624,055	£4,196,008	£2,194,778

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%	£8,515,522	£3,769,909	£3,738,784	£3,686,584	£3,557,521	£2,780,681	£2,349,104
60% LAR: 40% CIR	10%	£5,389,512	£2,729,253	£2,698,546	£2,646,862	£2,518,003	£1,744,246	£1,314,381
60% LAR: 40% CIR	15%	£4,187,745	£1,883,180	£1,852,581	£1,801,187	£1,672,702	£701,793	£273,510
60% LAR: 40% CIR	20%	£3,080,277	£1,011,438	£1,000,445	£949,726	£842,167	£288,888	£104,848
60% LAR: 40% CIR	25%	£1,937,185	£432,893	£432,893	£432,893	£432,893	£1,400,931	£1,228,437
60% LAR: 40% CIR	30%	£1,074,405	£1,489,792	£1,489,792	£1,489,792	£1,489,792	£2,461,363	£2,689,383
60% LAR: 40% CIR	35%	£1,895,478	£3,830,367	£3,830,367	£3,830,367	£3,830,367	£4,867,084	£3,035,818
60% LAR: 40% CIR	40%	£2,860,462	£5,114,895	£5,114,895	£5,114,895	£5,114,895	£5,855,435	£3,124,121
60% LAR: 40% CIR	45%	£4,181,150	£6,410,500	£6,410,500	£6,410,500	£6,410,500	£6,789,344	£3,212,680
60% LAR: 40% CIR	50%	£5,408,468	£8,817,987	£8,817,987	£8,817,987	£8,817,987	£7,121,284	£3,258,395

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%	£8,862,457	£6,136,273	£5,105,748	£5,053,955	£4,924,435	£3,147,846	£4,718,586
60% LAR: 40% CIR	10%	£7,726,477	£5,096,218	£5,055,511	£5,013,927	£4,884,988	£4,111,210	£3,681,346
60% LAR: 40% CIR	15%	£6,590,710	£4,050,145	£4,019,548	£3,986,152	£3,856,657	£3,088,758	£2,658,427
60% LAR: 40% CIR	20%	£5,397,242	£2,988,411	£2,967,810	£2,916,680	£2,788,641	£2,020,345	£1,593,515
60% LAR: 40% CIR	25%	£4,224,126	£1,847,072	£1,810,658	£1,769,598	£1,731,948	£988,019	£560,525
60% LAR: 40% CIR	30%	£3,081,196	£1,210,201	£1,200,487	£1,190,598	£1,180,635	£488,119	£198,428
60% LAR: 40% CIR	35%	£1,971,487	£1,044,022	£1,044,236	£1,044,236	£1,044,236	£1,471,592	£2,668,453
60% LAR: 40% CIR	40%	£2,923,843	£2,347,925	£2,378,542	£2,429,888	£2,528,228	£3,328,473	£3,758,370
60% LAR: 40% CIR	45%	£4,181,716	£3,443,265	£3,474,175	£3,526,432	£3,603,688	£4,407,516	£4,849,353
60% LAR: 40% CIR	50%	£5,433,552	£4,544,817	£4,575,165	£4,636,351	£4,754,528	£5,552,188	£5,555,385

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%	£10,524,453	£9,354,350	£9,303,725	£9,281,305	£9,222,454	£7,585,892	£7,216,522
60% LAR: 40% CIR	10%	£9,362,686	£7,884,196	£7,863,487	£7,841,804	£7,820,244	£6,569,787	£6,216,522
60% LAR: 40% CIR	15%	£8,165,219	£6,796,367	£6,817,522	£6,798,129	£6,837,643	£5,886,734	£5,438,451
60% LAR: 40% CIR	20%	£7,022,106	£4,739,048	£4,708,635	£4,657,574	£4,529,923	£4,818,322	£4,391,492
60% LAR: 40% CIR	25%	£5,863,696	£3,678,139	£3,645,825	£3,604,867	£3,567,614	£3,764,010	£3,338,504
60% LAR: 40% CIR	30%	£4,699,173	£2,607,759	£2,577,509	£2,526,721	£2,399,750	£1,637,592	£1,210,763
60% LAR: 40% CIR	35%	£3,489,463	£1,533,354	£1,503,746	£1,453,072	£1,326,385	£1,057,857	£726,121
60% LAR: 40% CIR	40%	£2,274,334	£450,051	£419,435	£368,088	£228,710	£264,497	£199,494
60% LAR: 40% CIR	45%	£1,073,841	£694,818	£676,194	£727,436	£695,612	£1,854,543	£2,651,727
60% LAR: 40% CIR	50%	£1,073,841	£1,146,466	£1,177,183	£1,626,374	£1,660,363	£2,724,207	£4,181,414



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 - £1,250 pcf
------------	---------------------

Sales value inflation		Grow
Build cost inflation		Grow
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, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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%	£16,992,227	£13,233,714	£13,202,889	£13,181,106	£13,021,626	£12,244,787	£11,813,209
60% LAR, 40% CIR	10%	£14,715,549	£12,123,819	£12,093,132	£12,041,538	£11,912,869	£11,389,812	£10,708,467
60% LAR, 40% CIR	15%	£13,543,112	£11,008,207	£10,977,608	£10,926,213	£10,797,729	£10,026,819	£9,598,537
60% LAR, 40% CIR	20%	£12,364,975	£9,886,634	£9,856,432	£9,805,212	£9,677,164	£8,906,868	£8,482,038
60% LAR, 40% CIR	25%	£11,181,193	£8,760,065	£8,729,641	£8,678,581	£8,550,368	£7,780,017	£7,359,511
60% LAR, 40% CIR	30%	£9,911,823	£7,627,626	£7,597,291	£7,546,374	£7,419,082	£6,655,324	£6,231,016
60% LAR, 40% CIR	35%	£8,549,821	£6,489,703	£6,459,438	£6,408,680	£6,281,677	£5,519,840	£5,096,612
60% LAR, 40% CIR	40%	£7,296,542	£5,346,342	£5,316,135	£5,265,481	£5,138,773	£4,376,651	£3,952,688
60% LAR, 40% CIR	45%	£6,043,244	£4,197,597	£4,167,442	£4,116,696	£3,990,425	£3,227,697	£2,803,744
60% LAR, 40% CIR	50%	£4,789,580	£3,053,072	£3,023,497	£2,973,255	£2,847,079	£2,084,148	£1,659,944
60% LAR, 40% CIR	55%	£3,483,110	£1,895,059	£1,865,115	£1,789,923	£1,655,946	£888,078	£461,484

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%	£27,178,831	£21,961,922	£21,692,625	£21,744,212	£21,873,172	£22,646,930	£21,676,784
60% LAR, 40% CIR	10%	£24,822,826	£22,727,624	£22,608,133	£22,688,526	£22,868,812	£23,786,462	£24,107,203
60% LAR, 40% CIR	15%	£22,754,548	£21,068,807	£21,008,308	£21,088,229	£21,168,674	£22,086,872	£21,601,524
60% LAR, 40% CIR	20%	£20,724,548	£19,553,987	£19,553,105	£19,577,109	£19,574,813	£20,500,725	£19,939,231
60% LAR, 40% CIR	25%	£18,691,879	£18,048,115	£18,048,115	£18,048,115	£18,048,115	£19,076,417	£18,544,725
60% LAR, 40% CIR	30%	£16,528,821	£16,296,308	£16,296,308	£16,296,308	£16,296,308	£17,324,084	£16,881,123
60% LAR, 40% CIR	35%	£14,365,864	£14,133,826	£14,133,826	£14,133,826	£14,133,826	£15,161,896	£14,719,111
60% LAR, 40% CIR	40%	£12,202,901	£11,970,344	£11,970,344	£11,970,344	£11,970,344	£13,000,000	£12,557,222
60% LAR, 40% CIR	45%	£10,039,941	£9,807,789	£9,807,789	£9,807,789	£9,807,789	£10,837,555	£10,394,777
60% LAR, 40% CIR	50%	£7,876,981	£7,644,829	£7,644,829	£7,644,829	£7,644,829	£8,675,322	£8,232,544

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%	£7,528,910	£5,160,386	£5,129,571	£5,077,789	£4,948,308	£4,771,470	£3,739,891
60% LAR, 40% CIR	10%	£6,792,251	£4,590,202	£4,519,794	£4,468,211	£4,338,694	£4,161,856	£3,129,630
60% LAR, 40% CIR	15%	£5,489,795	£2,934,889	£2,904,290	£2,852,889	£2,724,411	£1,963,561	£1,525,219
60% LAR, 40% CIR	20%	£4,211,687	£1,813,617	£1,783,114	£1,731,895	£1,603,848	£855,551	£468,720
60% LAR, 40% CIR	25%	£2,957,879	£898,727	£868,324	£837,921	£709,874	£261,925	£103,784
60% LAR, 40% CIR	30%	£1,738,506	£448,891	£418,927	£388,944	£259,236	£117,963	£1,842,302
60% LAR, 40% CIR	35%	£1,483,603	£358,016	£328,052	£298,069	£178,180	£1,040,498	£1,040,498
60% LAR, 40% CIR	40%	£778,779	£2,728,973	£2,727,183	£2,727,183	£2,724,544	£3,894,967	£4,129,719
60% LAR, 40% CIR	45%	£618,164	£1,968,175	£1,968,175	£1,968,175	£1,968,175	£3,895,103	£4,124,445
60% LAR, 40% CIR	50%	£3,113,138	£3,106,345	£3,106,345	£3,106,345	£3,106,345	£3,106,345	£3,106,345
60% LAR, 40% CIR	55%	£2,858,267	£2,807,889	£2,807,889	£2,807,889	£2,807,889	£2,807,889	£2,807,889

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%	£10,265,875	£7,227,851	£7,496,536	£7,444,747	£7,315,273	£8,338,234	£8,106,856
60% LAR, 40% CIR	10%	£9,099,196	£6,417,467	£6,386,759	£6,335,175	£6,206,216	£7,229,459	£7,002,694
60% LAR, 40% CIR	15%	£7,739,759	£5,301,854	£5,271,265	£5,219,860	£5,090,376	£6,113,494	£5,882,184
60% LAR, 40% CIR	20%	£6,589,622	£4,180,581	£4,150,679	£4,098,695	£3,970,811	£5,002,516	£4,775,686
60% LAR, 40% CIR	25%	£5,354,860	£3,055,124	£3,024,298	£2,972,228	£2,844,575	£3,870,694	£3,643,158
60% LAR, 40% CIR	30%	£4,120,479	£1,921,672	£1,890,638	£1,838,651	£1,710,229	£2,744,691	£2,517,229
60% LAR, 40% CIR	35%	£2,890,568	£783,350	£753,085	£702,236	£575,324	£1,688,504	£1,460,741
60% LAR, 40% CIR	40%	£1,580,189	£469,611	£439,298	£408,985	£282,297	£1,057,002	£1,057,002
60% LAR, 40% CIR	45%	£1,324,391	£41,568,755	£41,538,911	£41,589,487	£41,715,928	£42,483,768	£42,811,864
60% LAR, 40% CIR	50%	£2,555,542	£2,609,380	£2,609,380	£2,609,380	£2,609,380	£2,609,380	£2,609,380
60% LAR, 40% CIR	55%	£2,555,542	£2,609,380	£2,609,380	£2,609,380	£2,609,380	£2,609,380	£2,609,380

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%	£11,867,172	£10,265,875	£10,265,875	£10,265,875	£10,265,875	£10,265,875	£10,265,875
60% LAR, 40% CIR	10%	£10,634,736	£9,099,196	£9,099,196	£9,099,196	£9,099,196	£9,099,196	£9,099,196
60% LAR, 40% CIR	15%	£9,396,269	£7,739,759	£7,739,759	£7,739,759	£7,739,759	£7,739,759	£7,739,759
60% LAR, 40% CIR	20%	£8,152,817	£6,589,622	£6,589,622	£6,589,622	£6,589,622	£6,589,622	£6,589,622
60% LAR, 40% CIR	25%	£6,909,867	£5,354,860	£5,354,860	£5,354,860	£5,354,860	£5,354,860	£5,354,860
60% LAR, 40% CIR	30%	£5,664,544	£4,120,479	£4,120,479	£4,120,479	£4,120,479	£4,120,479	£4,120,479
60% LAR, 40% CIR	35%	£4,389,165	£2,890,568	£2,890,568	£2,890,568	£2,890,568	£2,890,568	£2,890,568
60% LAR, 40% CIR	40%	£3,113,138	£1,580,189	£1,580,189	£1,580,189	£1,580,189	£1,580,189	£1,580,189
60% LAR, 40% CIR	45%	£1,851,204	£783,350	£783,350	£783,350	£783,350	£783,350	£783,350
60% LAR, 40% CIR	50%	£27,4736	£1,851,204	£1,851,204	£1,851,204	£1,851,204	£1,851,204	£1,851,204



LB Camden  
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area		Zone B - £1,000 psf				
No Units	60	Sales value inflation		Grow				
Site Area	0.14 Ha	Build cost inflation		Grow				
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	Base Build Costs, Access Pmt 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 & Sustainability	Base Build Costs, Access Pmt 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%	£17,415,616	£14,624,501	£14,593,676	£14,541,887	£14,412,413	£13,635,575	£13,203,967
60% LAR, 40% CIR	5%	£16,118,367	£13,445,067	£13,414,360	£13,362,735	£13,233,817	£12,460,060	£12,030,195
60% LAR, 40% CIR	10%	£14,815,161	£12,259,916	£12,229,316	£12,177,553	£12,048,437	£11,276,526	£10,850,245
60% LAR, 40% CIR	15%	£13,508,355	£11,069,103	£11,038,601	£10,987,383	£10,859,333	£10,087,038	£9,664,207
60% LAR, 40% CIR	20%	£12,191,804	£9,872,685	£9,842,271	£9,791,211	£9,663,558	£8,891,647	£8,472,141
60% LAR, 40% CIR	25%	£10,871,864	£8,670,717	£8,640,382	£8,589,465	£8,462,172	£7,698,415	£7,274,106
60% LAR, 40% CIR	30%	£9,546,262	£7,463,255	£7,432,920	£7,382,201	£7,255,229	£6,491,415	£6,070,164
60% LAR, 40% CIR	35%	£8,215,344	£6,250,354	£6,220,148	£6,169,473	£6,042,785	£5,282,663	£4,860,372
60% LAR, 40% CIR	40%	£6,879,776	£5,032,070	£5,001,913	£4,951,336	£4,824,668	£4,064,256	£3,642,966
60% LAR, 40% CIR	45%	£5,536,944	£3,818,461	£3,778,545	£3,727,853	£3,601,394	£2,832,463	£2,405,279
60% LAR, 40% CIR	50%	£4,189,804	£2,599,981	£2,539,037	£2,487,846	£2,359,868	£1,592,000	£1,165,405
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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 & Sustainability	Base Build Costs, Access Pmt 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%	£2,332,536	£380,674	£391,391	£392,495	£393,600	£394,704	£395,808
60% LAR, 40% CIR	5%	£1,635,420	£215,825	£216,445	£217,065	£217,685	£218,305	£218,925
60% LAR, 40% CIR	10%	£1,151,837	£141,139	£141,759	£142,379	£142,999	£143,619	£144,239
60% LAR, 40% CIR	15%	£871,817	£87,119	£87,739	£88,359	£88,979	£89,599	£90,219
60% LAR, 40% CIR	20%	£691,817	£69,119	£69,739	£70,359	£70,979	£71,599	£72,219
60% LAR, 40% CIR	25%	£511,817	£51,119	£51,739	£52,359	£52,979	£53,599	£54,219
60% LAR, 40% CIR	30%	£331,817	£33,119	£33,739	£34,359	£34,979	£35,599	£36,219
60% LAR, 40% CIR	35%	£151,817	£15,119	£15,739	£16,359	£16,979	£17,599	£18,219
60% LAR, 40% CIR	40%	£71,817	£7,119	£7,739	£8,359	£8,979	£9,599	£10,219
60% LAR, 40% CIR	45%	£21,817	£2,119	£2,739	£3,359	£3,979	£4,599	£5,219
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£57,186,000						
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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 & Sustainability	Base Build Costs, Access Pmt 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%	£9,342,268	£6,951,183	£6,920,358	£6,889,533	£6,858,708	£6,827,883	£6,797,058
60% LAR, 40% CIR	10%	£8,044,669	£5,653,584	£5,622,759	£5,591,934	£5,561,109	£5,530,284	£5,500,459
60% LAR, 40% CIR	15%	£6,747,070	£4,355,985	£4,325,160	£4,294,335	£4,263,510	£4,232,685	£4,202,860
60% LAR, 40% CIR	20%	£5,449,471	£3,058,386	£3,027,561	£3,000,736	£2,969,911	£2,939,086	£2,908,261
60% LAR, 40% CIR	25%	£4,151,872	£1,760,787	£1,730,962	£1,700,137	£1,670,312	£1,640,487	£1,610,662
60% LAR, 40% CIR	30%	£2,854,273	£473,188	£473,808	£474,428	£475,048	£475,668	£476,288
60% LAR, 40% CIR	35%	£1,556,674	£155,589	£156,209	£156,829	£157,449	£158,069	£158,689
60% LAR, 40% CIR	40%	£279,075	£27,990	£28,610	£29,230	£29,850	£30,470	£31,090
60% LAR, 40% CIR	45%	£101,476	£10,391	£10,711	£11,031	£11,351	£11,671	£12,001
60% LAR, 40% CIR	50%	£23,877	£2,382	£2,702	£3,022	£3,342	£3,662	£3,982
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, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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 & Sustainability	Base Build Costs, Access Pmt 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%	£11,709,263	£8,918,146	£8,887,321	£8,856,496	£8,825,671	£8,794,846	£8,764,021
60% LAR, 40% CIR	10%	£10,411,614	£7,720,714	£7,708,007	£7,695,420	£7,682,833	£7,670,246	£7,657,659
60% LAR, 40% CIR	15%	£9,114,015	£6,523,285	£6,510,578	£6,497,871	£6,485,284	£6,472,697	£6,460,110
60% LAR, 40% CIR	20%	£7,816,416	£5,325,856	£5,313,149	£5,300,442	£5,287,855	£5,275,268	£5,262,681
60% LAR, 40% CIR	25%	£6,518,817	£4,128,427	£4,115,720	£4,103,013	£4,090,426	£4,077,839	£4,065,252
60% LAR, 40% CIR	30%	£5,221,218	£2,930,998	£2,918,291	£2,905,584	£2,892,877	£2,880,290	£2,867,703
60% LAR, 40% CIR	35%	£3,923,619	£1,733,569	£1,720,862	£1,708,155	£1,695,448	£1,682,861	£1,670,274
60% LAR, 40% CIR	40%	£2,626,020	£546,140	£546,760	£547,380	£548,000	£548,620	£549,240
60% LAR, 40% CIR	45%	£1,328,421	£228,541	£229,161	£229,781	£230,401	£231,021	£231,641
60% LAR, 40% CIR	50%	£1,02,822	£22,942	£23,562	£24,182	£24,802	£25,422	£26,042
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£26,610,000						
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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 & Sustainability	Base Build Costs, Access Pmt 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%	£10,227,240	£11,718,125	£11,685,300	£11,652,475	£11,619,650	£11,586,825	£11,554,000
60% LAR, 40% CIR	10%	£11,509,840	£9,351,440	£9,320,615	£9,289,790	£9,258,965	£9,228,140	£9,197,315
60% LAR, 40% CIR	15%	£10,807,879	£8,180,127	£8,150,225	£8,120,323	£8,090,421	£8,060,519	£8,030,617
60% LAR, 40% CIR	20%	£9,253,527	£6,964,308	£6,933,895	£6,903,482	£6,873,069	£6,842,656	£6,812,243
60% LAR, 40% CIR	25%	£7,863,481	£5,762,241	£5,732,099	£5,701,957	£5,671,815	£5,641,673	£5,611,531
60% LAR, 40% CIR	30%	£6,513,916	£4,554,878	£4,524,612	£4,494,346	£4,464,080	£4,433,814	£4,403,548
60% LAR, 40% CIR	35%	£5,268,867	£3,347,078	£3,317,712	£3,288,346	£3,258,980	£3,229,614	£3,199,248
60% LAR, 40% CIR	40%	£4,019,460	£2,139,694	£2,093,537	£2,047,380	£2,001,223	£1,955,066	£1,908,909
60% LAR, 40% CIR	45%	£2,528,567	£900,084	£869,968	£839,852	£809,736	£779,620	£749,504
60% LAR, 40% CIR	50%	£1,281,427	£300,000	£269,884	£239,768	£209,652	£179,536	£149,420



LB Camden  
Local Plan Viability Testing 2025

Resi 12 - 75 Plots		Value Area		Zone B - £900 psd	
No Units		Sales value inflation		Gross	
Site Area		Build cost inflation		Gross	
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, 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, Wchair Pmt M4(3) & BREEAM 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	
Tenure		% AH		Payments	
60% LAR - 40% CR		5%		1,008,763	
60% LAR - 40% CR		10%		1,440,391	
60% LAR - 40% CR		15%		1,528,840	
60% LAR - 40% CR		20%		1,455,488	
60% LAR - 40% CR		25%		1,204,488	
60% LAR - 40% CR		30%		1,274,468	
60% LAR - 40% CR		35%		1,303,960	
60% LAR - 40% CR		40%		1,272,778	
60% LAR - 40% CR		45%		1,549,965	
60% LAR - 40% CR		50%		1,533,670	

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% CR	5%	112,274.332	119,824.912	117,954.044	118,520.499	118,584.998	118,584.998	118,584.998
60% LAR - 40% CR	5%	112,274.332	119,824.912	117,954.044	118,520.499	118,584.998	118,584.998	118,584.998
60% LAR - 40% CR	10%	114,430.713	119,410.071	118,543.255	119,111.289	119,176.216	119,176.216	119,176.216
60% LAR - 40% CR	15%	110,375.885	119,213.849	120,360.317	120,448.958	120,513.907	120,513.907	120,513.907
60% LAR - 40% CR	20%	110,375.885	120,060.014	121,236.313	121,246.286	121,246.286	121,246.286	121,246.286
60% LAR - 40% CR	25%	117,387.836	120,913.495	122,013.848	122,147.297	122,119.952	122,119.952	122,119.952
60% LAR - 40% CR	30%	117,387.836	121,770.729	122,877.887	122,877.887	122,877.887	122,877.887	122,877.887
60% LAR - 40% CR	35%	117,387.836	122,627.708	123,731.530	123,731.530	123,731.530	123,731.530	123,731.530
60% LAR - 40% CR	40%	117,387.836	123,484.889	124,584.889	124,584.889	124,584.889	124,584.889	124,584.889
60% LAR - 40% CR	45%	121,281.299	124,438.915	125,438.915	125,438.915	125,438.915	125,438.915	125,438.915
60% LAR - 40% CR	50%	121,281.299	125,293.941	126,293.941	126,293.941	126,293.941	126,293.941	126,293.941

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£97,184,000

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	5%	112,274.332	119,824.912	117,954.044	118,520.499	118,584.998	118,584.998	118,584.998
60% LAR - 40% CR	5%	112,274.332	119,824.912	117,954.044	118,520.499	118,584.998	118,584.998	118,584.998
60% LAR - 40% CR	10%	114,430.713	119,410.071	118,543.255	119,111.289	119,176.216	119,176.216	119,176.216
60% LAR - 40% CR	15%	110,375.885	119,213.849	120,360.317	120,448.958	120,513.907	120,513.907	120,513.907
60% LAR - 40% CR	20%	110,375.885	120,060.014	121,236.313	121,246.286	121,246.286	121,246.286	121,246.286
60% LAR - 40% CR	25%	117,387.836	120,913.495	122,013.848	122,147.297	122,119.952	122,119.952	122,119.952
60% LAR - 40% CR	30%	117,387.836	121,770.729	122,877.887	122,877.887	122,877.887	122,877.887	122,877.887
60% LAR - 40% CR	35%	117,387.836	122,627.708	123,731.530	123,731.530	123,731.530	123,731.530	123,731.530
60% LAR - 40% CR	40%	117,387.836	123,484.889	124,584.889	124,584.889	124,584.889	124,584.889	124,584.889
60% LAR - 40% CR	45%	121,281.299	124,438.915	125,438.915	125,438.915	125,438.915	125,438.915	125,438.915
60% LAR - 40% CR	50%	121,281.299	125,293.941	126,293.941	126,293.941	126,293.941	126,293.941	126,293.941

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% CR	5%	112,274.332	119,824.912	117,954.044	118,520.499	118,584.998	118,584.998	118,584.998
60% LAR - 40% CR	5%	112,274.332	119,824.912	117,954.044	118,520.499	118,584.998	118,584.998	118,584.998
60% LAR - 40% CR	10%	114,430.713	119,410.071	118,543.255	119,111.289	119,176.216	119,176.216	119,176.216
60% LAR - 40% CR	15%	110,375.885	119,213.849	120,360.317	120,448.958	120,513.907	120,513.907	120,513.907
60% LAR - 40% CR	20%	110,375.885	120,060.014	121,236.313	121,246.286	121,246.286	121,246.286	121,246.286
60% LAR - 40% CR	25%	117,387.836	120,913.495	122,013.848	122,147.297	122,119.952	122,119.952	122,119.952
60% LAR - 40% CR	30%	117,387.836	121,770.729	122,877.887	122,877.887	122,877.887	122,877.887	122,877.887
60% LAR - 40% CR	35%	117,387.836	122,627.708	123,731.530	123,731.530	123,731.530	123,731.530	123,731.530
60% LAR - 40% CR	40%	117,387.836	123,484.889	124,584.889	124,584.889	124,584.889	124,584.889	124,584.889
60% LAR - 40% CR	45%	121,281.299	124,438.915	125,438.915	125,438.915	125,438.915	125,438.915	125,438.915
60% LAR - 40% CR	50%	121,281.299	125,293.941	126,293.941	126,293.941	126,293.941	126,293.941	126,293.941

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£28,661,000

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	5%	12,632.510	11,618.070	12,748.391	12,811.984	12,877.224	12,877.224	12,877.224
60% LAR - 40% CR	5%	12,632.510	11,618.070	12,748.391	12,811.984	12,877.224	12,877.224	12,877.224
60% LAR - 40% CR	10%	11,717.723	11,498.891	12,718.821	12,791.491	12,864.161	12,864.161	12,864.161
60% LAR - 40% CR	15%	11,717.723	11,498.891	12,718.821	12,791.491	12,864.161	12,864.161	12,864.161
60% LAR - 40% CR	20%	11,717.723	11,498.891	12,718.821	12,791.491	12,864.161	12,864.161	12,864.161
60% LAR - 40% CR	25%	11,717.723	11,498.891	12,718.821	12,791.491	12,864.161	12,864.161	12,864.161
60% LAR - 40% CR	30%	11,717.723	11,498.891	12,718.821	12,791.491	12,864.161	12,864.161	12,864.161
60% LAR - 40% CR	35%	11,717.723	11,498.891	12,718.821	12,791.491	12,864.161	12,864.161	12,864.161
60% LAR - 40% CR	40%	11,717.723	11,498.891	12,718.821	12,791.491	12,864.161	12,864.161	12,864.161
60% LAR - 40% CR	45%	11,717.723	11,498.891	12,718.821	12,791.491	12,864.161	12,864.161	12,864.161
60% LAR - 40% CR	50%	11,717.723	11,498.891	12,718.821	12,791.491	12,864.161	12,864.161	12,864.161







LB Camden  
Local Plan Viability Testing 2025

Res 12 - 75 Flats			Value Area		Zone B - £1,000 paf	
No Units	75		Sales value inflation		Gross	
Site Area	0.2 Ha		Build cost inflation		Gross	
Residual land values:			Tenure		LAR - CR	
					</	

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%	£3,217,535	£3,481,282	£4,641,819	£4,676,776	£4,840,436
60% LAR - 40% CR	5%	£1,423,384	£4,144,549	£3,444,549	£3,444,549	£3,444,549
60% LAR - 40% CR	10%	£1,423,384	£1,418,454	£3,544,473	£3,544,473	£3,544,473
60% LAR - 40% CR	15%	£1,423,384	£1,418,454	£3,544,473	£3,544,473	£3,544,473
60% LAR - 40% CR	20%	£1,423,384	£1,418,454	£3,544,473	£3,544,473	£3,544,473
60% LAR - 40% CR	25%	£1,423,384	£1,418,454	£3,544,473	£3,544,473	£3,544,473
60% LAR - 40% CR	30%	£1,423,384	£1,418,454	£3,544,473	£3,544,473	£3,544,473
60% LAR - 40% CR	35%	£1,423,384	£1,418,454	£3,544,473	£3,544,473	£3,544,473
60% LAR - 40% CR	40%	£1,423,384	£1,418,454	£3,544,473	£3,544,473	£3,544,473
60% LAR - 40% CR	45%	£1,423,384	£1,418,454	£3,544,473	£3,544,473	£3,544,473
60% LAR - 40% CR	50%	£1,423,384	£1,418,454	£3,544,473	£3,544,473	£3,544,473

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%	£1,217,417	£3,486,194	£3,815,193	£3,815,193	£3,815,193
60% LAR - 40% CR	5%	£1,217,417	£3,486,194	£3,815,193	£3,815,193	£3,815,193
60% LAR - 40% CR	10%	£1,217,417	£3,486,194	£3,815,193	£3,815,193	£3,815,193
60% LAR - 40% CR	15%	£1,217,417	£3,486,194	£3,815,193	£3,815,193	£3,815,193
60% LAR - 40% CR	20%	£1,217,417	£3,486,194	£3,815,193	£3,815,193	£3,815,193
60% LAR - 40% CR	25%	£1,217,417	£3,486,194	£3,815,193	£3,815,193	£3,815,193
60% LAR - 40% CR	30%	£1,217,417	£3,486,194	£3,815,193	£3,815,193	£3,815,193
60% LAR - 40% CR	35%	£1,217,417	£3,486,194	£3,815,193	£3,815,193	£3,815,193
60% LAR - 40% CR	40%	£1,217,417	£3,486,194	£3,815,193	£3,815,193	£3,815,193
60% LAR - 40% CR	45%	£1,217,417	£3,486,194	£3,815,193	£3,815,193	£3,815,193
60% LAR - 40% CR	50%	£1,217,417	£3,486,194	£3,815,193	£3,815,193	£3,815,193

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

			£40,420,000			
Tenure	% AH					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
						Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
						Base Build Costs, Access Prt M4(2), Building 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%	£2,077,662	£4,186,085	£3,318,116	£3,318,116	£3,318,116
60% LAR - 40% CR	5%	£2,077,662	£4,186,085	£3,318,116	£3,318,116	£3,318,116
60% LAR - 40% CR	10%	£2,077,662	£4,186,085	£3,318,116	£3,318,116	£3,318,116
60% LAR - 40% CR	15%	£2,077,662	£4,186,085	£3,318,116	£3,318,116	£3,318,116
60% LAR - 40% CR	20%	£2,077,662	£4,186,085	£3,318,116	£3,318,116	£3,318,116
60% LAR - 40% CR	25%	£2,077,662	£4,186,085	£3,318,116	£3,318,116	£3,318,116
60% LAR - 40% CR	30%	£2,077,662	£4,186,085	£3,318,116	£3,318,116	£3,318,116
60% LAR - 40% CR	35%	£2,077,662	£4,186,085	£3,318,116	£3,318,116	£3,318,116
60% LAR - 40% CR	40%	£2,077,662	£4,186,085	£3,318,116	£3,318,116	£3,318,116
60% LAR - 40% CR	45%	£2,077,662	£4,186,085	£3,318,116	£3,318,116	£3,318,116
60% LAR - 40% CR	50%	£2,077,662	£4,186,085	£3,318,116	£3,318,116	£3,318,116

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

			£20,601,000			
Tenure	% AH					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
						Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
						Base Build Costs, Access Prt M4(2), Building 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%	£3,589,307	£1,725,560	£1,905,529	£1,905,529	£1,905,529
60% LAR - 40% CR	5%	£3,589,307	£1,725,560	£1,905,529	£1,905,529	£1,905,529
60% LAR - 40% CR	10%	£3,589,307	£1,725,560	£1,905,529	£1,905,529	£1,905,529
60% LAR - 40% CR	15%	£3,589,307	£1,725,560	£1,905,529	£1,905,529	£1,905,529
60% LAR - 40% CR	20%	£3,589,307	£1,725,560	£1,905,529	£1,905,529	£1,905,529
60% LAR - 40% CR	25%	£3,589,307	£1,725,560	£1,905,529	£1,905,529	£1,905,529
60% LAR - 40% CR	30%	£3,589,307	£1,725,560	£1,905,529	£1,905,529	£1,905,529
60% LAR - 40% CR	35%	£3,589,307	£1,725,560	£1,905,529	£1,905,529	£1,905,529
60% LAR - 40% CR	40%	£3,589,307	£1,725,560	£1,905,529	£1,905,529	£1,905,529
60% LAR - 40% CR	45%	£3,589,307	£1,725,560	£1,905,529	£1,905,529	£1,905,529
60% LAR - 40% CR	50%	£3,589,307	£1,725,560	£1,905,529	£1,905,529	£1,905,529



LB Camden  
Local Plan Viability Testing 2025

Res 12 - 75 Flats		Value Area		Zone B - £1,950 psf	
No Units	75	Sales value inflation	Gross		
Site Area	0.2 Ha	Build cost inflation	Gross		
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 & 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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		Base Build Costs, Access Pr			

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	5%	£1,438,135	£10,785,365	£11,352,841	£11,067,208	£12,129,420	£13,142,086	£13,682,661	
60% LAR - 40% CR	10%	£1,474,912	£11,126,175	£11,638,469	£11,039,469	£12,129,420	£13,142,086	£13,682,661	
60% LAR - 40% CR	15%	£1,478,739	£11,126,175	£11,598,740	£11,045,263	£12,129,420	£13,142,086	£13,682,661	
60% LAR - 40% CR	20%	£13,322,661	£13,322,661	£15,344,348	£15,109,433	£15,109,433	£16,344,348	£16,344,348	
60% LAR - 40% CR	25%	£11,122,240	£14,980,316	£16,108,912	£16,173,712	£18,325,711	£19,207,709	£19,747,768	
60% LAR - 40% CR	30%	£12,322,661	£16,366,438	£17,668,868	£17,245,003	£17,407,540	£18,191,415	£18,614,769	
60% LAR - 40% CR	35%	£13,349,686	£17,147,833	£18,326,482	£18,326,482	£18,446,073	£19,493,307	£20,022,493	
60% LAR - 40% CR	40%	£13,717,411	£18,507,464	£19,447,494	£19,447,494	£19,865,712	£21,109,062	£21,109,062	
60% LAR - 40% CR	45%	£19,039,205	£19,130,137	£20,289,234	£20,289,234	£20,730,748	£22,719,730	£22,719,730	
60% LAR - 40% CR	50%	£17,264,464	£20,464,274	£21,464,562	£21,464,562	£21,718,168	£24,064,242	£24,064,242	
60% LAR - 40% CR	55%	£18,811,316	£21,851,731	£23,838,138	£23,838,138	£24,034,108	£26,934,931	£26,934,931	

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) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
	5%	£3,750,001	£369,296	£1,844,821	£1,759,764	£1,873,422	£2,855,377	£3,439,906	
60% LAR - 40% CR	10%	£2,585,892	£1,584,625	£1,584,625	£1,584,625	£1,584,625	£2,585,892	£2,585,892	
60% LAR - 40% CR	15%	£1,734,538	£2,527,372	£3,749,442	£3,814,442	£3,978,849	£4,461,898	£4,461,898	
60% LAR - 40% CR	20%	£1,773,137	£2,527,372	£3,749,442	£3,814,442	£3,978,849	£4,461,898	£4,461,898	
60% LAR - 40% CR	25%	£1,773,137	£2,527,372	£3,749,442	£3,814,442	£3,978,849	£4,461,898	£4,461,898	
60% LAR - 40% CR	30%	£1,773,137	£2,527,372	£3,749,442	£3,814,442	£3,978,849	£4,461,898	£4,461,898	
60% LAR - 40% CR	35%	£1,773,137	£2,527,372	£3,749,442	£3,814,442	£3,978,849	£4,461,898	£4,461,898	
60% LAR - 40% CR	40%	£1,773,137	£2,527,372	£3,749,442	£3,814,442	£3,978,849	£4,461,898	£4,461,898	
60% LAR - 40% CR	45%	£1,773,137	£2,527,372	£3,749,442	£3,814,442	£3,978,849	£4,461,898	£4,461,898	
60% LAR - 40% CR	50%	£1,773,137	£2,527,372	£3,749,442	£3,814,442	£3,978,849	£4,461,898	£4,461,898	

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% CR	5%	£7,687,705	£3,386,086	£2,267,344	£2,201,881	£2,036,222	£1,096,288	£101,738	
60% LAR - 40% CR	10%	£6,887,107	£3,386,086	£2,267,344	£2,201,881	£2,036,222	£1,096,288	£101,738	
60% LAR - 40% CR	15%	£5,286,183	£1,284,273	£1,162,324	£1,162,324	£1,162,324	£1,162,324	£1,162,324	
60% LAR - 40% CR	20%	£5,286,183	£1,284,273	£1,162,324	£1,162,324	£1,162,324	£1,162,324	£1,162,324	
60% LAR - 40% CR	25%	£5,286,183	£1,284,273	£1,162,324	£1,162,324	£1,162,324	£1,162,324	£1,162,324	
60% LAR - 40% CR	30%	£5,286,183	£1,284,273	£1,162,324	£1,162,324	£1,162,324	£1,162,324	£1,162,324	
60% LAR - 40% CR	35%	£5,286,183	£1,284,273	£1,162,324	£1,162,324	£1,162,324	£1,162,324	£1,162,324	
60% LAR - 40% CR	40%	£5,286,183	£1,284,273	£1,162,324	£1,162,324	£1,162,324	£1,162,324	£1,162,324	
60% LAR - 40% CR	45%	£5,286,183	£1,284,273	£1,162,324	£1,162,324	£1,162,324	£1,162,324	£1,162,324	
60% LAR - 40% CR	50%	£5,286,183	£1,284,273	£1,162,324	£1,162,324	£1,162,324	£1,162,324	£1,162,324	



LB Camden  
Local Plan Viability Testing 2025

Res 12 - 75 Flats			Value Area		Zone B - £1,100 paf			
No Units			Sales value inflation		Grow			
Site Area			Build cost inflation		Grow			
			Tenure		LAR - CR			
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, 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	
60% LAR - 40% CR		0%	£13,412,080		£9,333,033		£7,990,588	
60% LAR - 40% CR		5%	£13,136,555		£9,067,508		£7,723,066	
60% LAR - 40% CR		10%	£12,861,030		£8,802,037		£7,457,540	
60% LAR - 40% CR		15%	£12,585,505		£8,536,568		£7,192,014	
60% LAR - 40% CR		20%	£12,310,030		£8,271,097		£6,926,488	
60% LAR - 40% CR		25%	£12,034,505		£8,005,628		£6,660,962	
60% LAR - 40% CR		30%	£11,759,030		£7,740,157		£6,400,436	
60% LAR - 40% CR		35%	£11,483,505		£7,474,686		£6,134,910	
60% LAR - 40% CR		40%	£11,208,030		£7,209,215		£5,869,384	
60% LAR - 40% CR		45%	£10,932,505		£6,943,744		£5,603,858	
60% LAR - 40% CR		50%	£10,657,030		£6,678,273		£5,338,332	
60% LAR - 40% CR		55%	£10,381,505		£6,412,802		£5,072,806	
60% LAR - 40% CR		60%	£10,106,030		£6,147,331		£4,807,280	
60% LAR - 40% CR		65%	£9,830,505		£5,881,860		£4,541,754	
60% LAR - 40% CR		70%	£9,555,030		£5,616,389		£4,276,228	
60% LAR - 40% CR		75%	£9,279,505		£5,350,918		£4,010,702	

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

			£97,680,000					
Tenure	% AH							
Base Build Costs and Access Prt M4(2) & Building Safety Levy			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building 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%	£1,480,738	£1,480,738	£1,480,738	£1,480,738	£1,480,738	£1,480,738	£1,480,738
60% LAR - 40% CR	5%	£1,465,738	£1,465,738	£1,465,738	£1,465,738	£1,465,738	£1,465,738	£1,465,738
60% LAR - 40% CR	10%	£1,450,738	£1,450,738	£1,450,738	£1,450,738	£1,450,738	£1,450,738	£1,450,738
60% LAR - 40% CR	15%	£1,435,738	£1,435,738	£1,435,738	£1,435,738	£1,435,738	£1,435,738	£1,435,738
60% LAR - 40% CR	20%	£1,420,738	£1,420,738	£1,420,738	£1,420,738	£1,420,738	£1,420,738	£1,420,738
60% LAR - 40% CR	25%	£1,405,738	£1,405,738	£1,405,738	£1,405,738	£1,405,738	£1,405,738	£1,405,738
60% LAR - 40% CR	30%	£1,390,738	£1,390,738	£1,390,738	£1,390,738	£1,390,738	£1,390,738	£1,390,738
60% LAR - 40% CR	35%	£1,375,738	£1,375,738	£1,375,738	£1,375,738	£1,375,738	£1,375,738	£1,375,738
60% LAR - 40% CR	40%	£1,360,738	£1,360,738	£1,360,738	£1,360,738	£1,360,738	£1,360,738	£1,360,738
60% LAR - 40% CR	45%	£1,345,738	£1,345,738	£1,345,738	£1,345,738	£1,345,738	£1,345,738	£1,345,738
60% LAR - 40% CR	50%	£1,330,738	£1,330,738	£1,330,738	£1,330,738	£1,330,738	£1,330,738	£1,330,738
60% LAR - 40% CR	55%	£1,315,738	£1,315,738	£1,315,738	£1,315,738	£1,315,738	£1,315,738	£1,315,738
60% LAR - 40% CR	60%	£1,300,738	£1,300,738	£1,300,738	£1,300,738	£1,300,738	£1,300,738	£1,300,738
60% LAR - 40% CR	65%	£1,285,738	£1,285,738	£1,285,738	£1,285,738	£1,285,738	£1,285,738	£1,285,738
60% LAR - 40% CR	70%	£1,270,738	£1,270,738	£1,270,738	£1,270,738	£1,270,738	£1,270,738	£1,270,738
60% LAR - 40% CR	75%	£1,255,738	£1,255,738	£1,255,738	£1,255,738	£1,255,738	£1,255,738	£1,255,738

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% CR	0%	£2,125,738	£2,125,738	£2,125,738	£2,125,738	£2,125,738	£2,125,738	£2,125,738
60% LAR - 40% CR	5%	£2,110,738	£2,110,738	£2,110,738	£2,110,738	£2,110,738	£2,110,738	£2,110,738
60% LAR - 40% CR	10%	£2,095,738	£2,095,738	£2,095,738	£2,095,738	£2,095,738	£2,095,738	£2,095,738
60% LAR - 40% CR	15%	£2,080,738	£2,080,738	£2,080,738	£2,080,738	£2,080,738	£2,080,738	£2,080,738
60% LAR - 40% CR	20%	£2,065,738	£2,065,738	£2,065,738	£2,065,738	£2,065,738	£2,065,738	£2,065,738
60% LAR - 40% CR	25%	£2,050,738	£2,050,738	£2,050,738	£2,050,738	£2,050,738	£2,050,738	£2,050,738
60% LAR - 40% CR	30%	£2,035,738	£2,035,738	£2,035,738	£2,035,738	£2,035,738	£2,035,738	£2,035,738
60% LAR - 40% CR	35%	£2,020,738	£2,020,738	£2,020,738	£2,020,738	£2,020,738	£2,020,738	£2,020,738
60% LAR - 40% CR	40%	£2,005,738	£2,005,738	£2,005,738	£2,005,738	£2,005,738	£2,005,738	£2,005,738
60% LAR - 40% CR	45%	£1,990,738	£1,990,738	£1,990,738	£1,990,738	£1,990,738	£1,990,738	£1,990,738
60% LAR - 40% CR	50%	£1,975,738	£1,975,738	£1,975,738	£1,975,738	£1,975,738	£1,975,738	£1,975,738
60% LAR - 40% CR	55%	£1,960,738	£1,960,738	£1,960,738	£1,960,738	£1,960,738	£1,960,738	£1,960,738
60% LAR - 40% CR	60%	£1,945,738	£1,945,738	£1,945,738	£1,945,738	£1,945,738	£1,945,738	£1,945,738
60% LAR - 40% CR	65%	£1,930,738	£1,930,738	£1,930,738	£1,930,738	£1,930,738	£1,930,738	£1,930,738
60% LAR - 40% CR	70%	£1,915,738	£1,915,738	£1,915,738	£1,915,738	£1,915,738	£1,915,738	£1,915,738
60% LAR - 40% CR	75%	£1,900,738	£1,900,738	£1,900,738	£1,900,738	£1,900,738	£1,900,738	£1,900,738

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

			£40,420,000					
Tenure	% AH							
Base Build Costs and Access Prt M4(2) & Building Safety Levy			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building 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%	£5,434,458	£5,434,458	£5,434,458	£5,434,458	£5,434,458	£5,434,458	£5,434,458
60% LAR - 40% CR	5%	£5,419,458	£5,419,458	£5,419,458	£5,419,458	£5,419,458	£5,419,458	£5,419,458
60% LAR - 40% CR	10%	£5,404,458	£5,404,458	£5,404,458	£5,404,458	£5,404,458	£5,404,458	£5,404,458
60% LAR - 40% CR	15%	£5,389,458	£5,389,458	£5,389,458	£5,389,458	£5,389,458	£5,389,458	£5,389,458
60% LAR - 40% CR	20%	£5,374,458	£5,374,458	£5,374,458	£5,374,458	£5,374,458	£5,374,458	£5,374,458
60% LAR - 40% CR	25%	£5,359,458	£5,359,458	£5,359,458	£5,359,458	£5,359,458	£5,359,458	£5,359,458
60% LAR - 40% CR	30%	£5,344,458	£5,344,458	£5,344,458	£5,344,458	£5,344,458	£5,344,458	£5,344,458
60% LAR - 40% CR	35%	£5,329,458	£5,329,458	£5,329,458	£5,329,458	£5,329,458	£5,329,458	£5,329,458
60% LAR - 40% CR	40%	£5,314,458	£5,314,458	£5,314,458	£5,314,458	£5,314,458	£5,314,458	£5,314,458
60% LAR - 40% CR	45%	£5,299,458	£5,299,458	£5,299,458	£5,299,458	£5,299,458	£5,299,458	£5,299,458
60% LAR - 40% CR	50%	£5,284,458	£5,284,458	£5,284,458	£5,284,458	£5,284,458	£5,284,458	£5,284,458
60% LAR - 40% CR	55%	£5,269,458	£5,269,458	£5,269,458	£5,269,458	£5,269,458	£5,269,458	£5,269,458
60% LAR - 40% CR	60%	£5,254,458	£5,254,458	£5,254,458	£5,254,458	£5,254,458	£5,254,458	£5,254,458
60% LAR - 40% CR	65%	£5,239,458	£5,239,458	£5,239,458	£5,239,458	£5,239,458	£5,239,458	£5,239,458
60% LAR - 40% CR	70%	£5,224,458	£5,224,458	£5,224,458	£5,224,458	£5,224,458	£5,224,458	£5,224,458
60% LAR - 40% CR	75%	£5,209,458	£5,209,458	£5,209,458	£5,209,458	£5,209,458	£5,209,458	£5,209,458

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%	£13,614,442	£8,169,891	£12,042,484	£12,042,484	£14,874,967	£14,874,967	£14,874,967
60% LAR - 40% CR	5%	£9,346,103	£9,331,103	£13,564,609	£13,564,609	£13,866,119	£13,866,119	£13,866,119
60% LAR - 40% CR	10%	£8,070,589	£8,057,689	£7,798,391	£7,798,391	£7,434,605	£7,434,605	£7,434,605
60% LAR - 40% CR	15%	£6,787,951	£6,773,051	£2,710,812	£2,710,812	£1,591,534	£1,591,534	£1,591,534
60% LAR - 40% CR	20%	£4,948,180	£1,624,370	£1,624,370	£1,624,370	£449,975	£449,975	£449,975
60% LAR - 40% CR	25%	£4,257,488	£465,327	£465,327	£465,327	£465,327	£465,327	£465,327
60% LAR - 40% CR	30%	£3,897,870	£1,096,127	£1,096,127	£1,096,127	£2,387,396	£2,387,396	£2,387,396
60% LAR - 40% CR	35%	£3,537,472	£1,598,729	£1,598,729	£1,598,729	£2,869,729	£2,869,729	£2,869,729
60% LAR - 40% CR	40%	£3,177,068	£2,101,334	£2,101,334	£2,101,334	£3,352,068	£3,352,068	£3,352,068
60% LAR - 40% CR	45%	£2,816,664	£2,603,940	£2,603,940	£2,603,940	£3,834,400	£3,834,400	£3,834,400
60% LAR - 40% CR	50%	£2,456,260	£3,106,546	£3,106,546	£3,106,546	£4,316,732	£4,316,732	£4,316,732
60% LAR - 40% CR	55%	£2,095,856	£3,609,152	£3,609,152	£3,609,152	£4,799,064	£4,799,064	£4,799,064
60% LAR - 40% CR	60%	£1,735,452	£4,111,758	£4,111,758	£4,111,758	£5,281,396	£5,281,396	£5,281,396
60% LAR - 40% CR	65%	£1,375,048	£4,614,364	£4,614,364	£4,614,364	£5,763,728	£5,763,728	£5,763,728
60% LAR - 40% CR	70%	£1,014,644	£5,116,970	£5,116,970	£5,116,970	£6,246,060	£6,246,060	£6,246,060
60% LAR - 40% CR	75%	£654,240	£5,619,576	£5,619,576	£5,619,576	£6,728,392	£6,728,392	£6,728,392
60% LAR - 40% CR	80%	£293,836	£6,122,182	£6,122,182	£6,122,182	£7,210,724	£7,210,724	£7,210,724
60% LAR - 40% CR	85%	£57,432	£6,624,788	£6,624,788	£6,624,788	£7,693,056	£7,693,056	£7,693,056
60% LAR - 40% CR	90%	£1,028	£7,127,394	£7,127,394	£7,127,394	£8,175,388	£8,175,388	£8,175,388
60% LAR - 40% CR	95%	£1,028	£7,629,999	£7,629,999	£7,629,999	£8,657,720	£8,657,720	£8,657,720
60% LAR - 40% CR	100%	£1,028	£8,132,605	£8,132,605	£8,132,605	£9,140,052	£9,140,052	£9,140,052



LB Camden  
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area		Zone B - £1,150 paf	
No Units		Sales value inflation		Gross	
Site Area		Build cost inflation		Gross	
Residual land values:		Temure		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, 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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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	
		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 &	

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%	£4,162,341	£4,817,695	£9,630,662	£9,695,162	£9,892,361	£10,821,057	£11,369,889
60% LAR - 40% CR	10%	£4,162,341	£4,817,695	£9,630,662	£9,695,162	£9,892,361	£10,821,057	£11,369,889
60% LAR - 40% CR	15%	£4,817,212	£10,398,269	£12,053,654	£12,057,984	£12,267,790	£13,265,469	£13,797,176
60% LAR - 40% CR	20%	£9,235,264	£10,189,899	£13,239,223	£13,239,502	£13,260,503	£14,492,020	£14,932,019
60% LAR - 40% CR	25%	£13,801,131	£13,426,565	£14,140,176	£14,140,796	£14,147,135	£15,734,552	£16,176,981
60% LAR - 40% CR	30%	£11,272,238	£14,064,108	£13,798,739	£13,801,328	£13,822,348	£14,999,193	£17,556,280
60% LAR - 40% CR	35%	£13,489,108	£13,489,108	£17,124,127	£17,294,492	£17,294,492	£18,999,193	£19,100,861
60% LAR - 40% CR	40%	£11,272,238	£17,222,242	£14,139,442	£14,139,442	£14,139,442	£19,100,861	£20,984,968
60% LAR - 40% CR	45%	£14,484,306	£13,489,108	£14,484,306	£14,484,306	£14,484,306	£19,100,861	£21,442,440
60% LAR - 40% CR	50%	£19,373,355	£10,819,138	£18,168,141	£18,168,141	£18,168,141	£22,265,977	£24,784,983

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%	£3,203,777	£9,011,477	£1,841,064	£1,759,344	£1,875,343	£2,817,436	£3,172,776
60% LAR - 40% CR	10%	£3,203,777	£9,011,477	£1,841,064	£1,759,344	£1,875,343	£2,817,436	£3,172,776
60% LAR - 40% CR	15%	£2,549,473	£2,549,473	£2,549,473	£2,549,473	£2,549,473	£2,549,473	£2,549,473
60% LAR - 40% CR	20%	£9,011,477	£4,505,738	£5,307,104	£5,317,842	£5,333,904	£6,035,921	£7,548,500
60% LAR - 40% CR	25%	£13,801,131	£13,801,131	£13,801,131	£13,801,131	£13,801,131	£13,801,131	£13,801,131
60% LAR - 40% CR	30%	£13,801,131	£13,801,131	£13,801,131	£13,801,131	£13,801,131	£13,801,131	£13,801,131
60% LAR - 40% CR	35%	£13,801,131	£13,801,131	£13,801,131	£13,801,131	£13,801,131	£13,801,131	£13,801,131
60% LAR - 40% CR	40%	£9,011,477	£9,011,477	£9,011,477	£9,011,477	£9,011,477	£9,011,477	£9,011,477
60% LAR - 40% CR	45%	£13,801,131	£13,801,131	£13,801,131	£13,801,131	£13,801,131	£13,801,131	£13,801,131
60% LAR - 40% CR	50%	£13,801,131	£13,801,131	£13,801,131	£13,801,131	£13,801,131	£13,801,131	£13,801,131

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

		£40,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building 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%	£7,112,856	£2,777,582	£1,664,515	£1,660,035	£1,439,839	£471,540	£499,691
60% LAR - 40% CR	10%	£7,112,856	£2,777,582	£1,664,515	£1,660,035	£1,439,839	£471,540	£499,691
60% LAR - 40% CR	15%	£4,377,987	£339,739	£7,978,498	£8,954,495	£9,952,492	£1,089,238	£2,601,919
60% LAR - 40% CR	20%	£2,989,532	£1,999,798	£1,999,798	£1,999,798	£1,999,798	£1,999,798	£1,999,798
60% LAR - 40% CR	25%	£1,674,894	£1,153,206	£1,153,206	£1,153,206	£1,153,206	£1,153,206	£1,153,206
60% LAR - 40% CR	30%	£2,222,940	£1,389,908	£4,307,011	£4,309,011	£4,320,148	£1,603,901	£2,621,082
60% LAR - 40% CR	35%	£1,153,206	£1,153,206	£1,153,206	£1,153,206	£1,153,206	£1,153,206	£1,153,206
60% LAR - 40% CR	40%	£1,211,413	£1,597,295	£7,209,270	£7,209,270	£7,209,270	£1,211,413	£3,702,898
60% LAR - 40% CR	45%	£1,211,413	£1,597,295	£7,209,270	£7,209,270	£7,209,270	£1,211,413	£3,702,898
60% LAR - 40% CR	50%	£1,211,413	£1,597,295	£7,209,270	£7,209,270	£7,209,270	£1,211,413	£3,702,898

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

		£20,601,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building 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%	£11,024,301	£6,889,207	£5,574,160	£5,511,680	£5,360,481	£4,383,285	£3,845,953
60% LAR - 40% CR	10%	£11,024,301	£6,889,207	£5,574,160	£5,511,680	£5,360,481	£4,383,285	£3,845,953
60% LAR - 40% CR	15%	£8,289,532	£4,248,383	£3,143,178	£3,079,154	£2,979,093	£1,851,348	£1,499,607
60% LAR - 40% CR	20%	£5,011,579	£3,016,844	£1,866,064	£1,866,064	£1,866,064	£1,866,064	£1,866,064
60% LAR - 40% CR	25%	£1,778,249	£1,778,249	£1,778,249	£1,778,249	£1,778,249	£1,778,249	£1,778,249
60% LAR - 40% CR	30%	£4,134,585	£2,222,737	£2,009,917	£2,009,917	£2,009,917	£2,009,917	£2,009,917
60% LAR - 40% CR	35%	£2,125,784	£2,125,784	£2,125,784	£2,125,784	£2,125,784	£2,125,784	£2,125,784
60% LAR - 40% CR	40%	£1,530,210	£2,019,810	£3,123,625	£3,123,625	£3,123,625	£4,881,224	£4,881,224
60% LAR - 40% CR	45%	£1,530,210	£2,019,810	£3,123,625	£3,123,625	£3,123,625	£4,881,224	£4,881,224
60% LAR - 40% CR	50%	£1,530,210	£2,019,810	£3,123,625	£3,123,625	£3,123,625	£4,881,224	£4,881,224



LB Camden  
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area		Zone B - £1,200 psf	
		Sales value inflation		Grow	
No Units	75	Built cost inflation		LAR	
Site Area	0.2 Ha	Tenure		LAR - CIR	
Residual land values:					
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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, Sustainability & Embodied Carbon	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 & Sustainability	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 &	

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	Building Safety Levy S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon											
60% LAR - 40% CIR	0%	£2,553,943	£9,489,075	£7,876,122	£8,943,802	£8,554,802	£5,171,598	£3,709,328											
60% LAR - 40% CIR	5%	£2,986,135	£8,169,071	£7,250,788	£8,322,911	£7,933,911	£4,546,154	£3,102,500											
60% LAR - 40% CIR	10%	£3,417,686	£6,849,067	£6,625,454	£7,702,016	£7,313,016	£3,923,454	£2,493,546											
60% LAR - 40% CIR	20%	£4,889,879	£5,169,111	£4,119,804	£4,189,721	£3,799,721	£3,139,875	£1,834,762											
60% LAR - 40% CIR	30%	£6,352,072	£3,489,155	£2,602,862	£2,672,738	£2,282,738	£2,147,884	£1,295,808											
60% LAR - 40% CIR	40%	£7,814,265	£1,809,200	£1,084,901	£1,154,777	£1,064,777	£1,171,236	£1,294,411											
60% LAR - 40% CIR	45%	£8,276,457	£1,269,244	£646,945	£653,821	£603,821	£1,168,768	£1,168,768											
60% LAR - 40% CIR	50%	£8,738,649	£729,289	£177,974	£177,974	£177,974	£1,168,768	£1,168,768											
60% LAR - 40% CIR	55%	£9,200,841	£189,333	£10,640	£10,640	£10,640	£1,168,768	£1,168,768											
60% LAR - 40% CIR	60%	£9,663,033	£49,377	£0	£0	£0	£1,168,768	£1,168,768											

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%	£1,250,045	£1,120,044	£1,090,045	£1,250,045	£1,250,045	£1,250,045	£1,250,045							
60% LAR - 40% CIR	5%	£1,482,176	£1,120,044	£1,090,045	£1,482,176	£1,482,176	£1,482,176	£1,482,176							
60% LAR - 40% CIR	10%	£1,714,307	£1,120,044	£1,090,045	£1,714,307	£1,714,307	£1,714,307	£1,714,307							
60% LAR - 40% CIR	15%	£1,946,438	£1,120,044	£1,090,045	£1,946,438	£1,946,438	£1,946,438	£1,946,438							
60% LAR - 40% CIR	20%	£2,178,569	£1,120,044	£1,090,045	£2,178,569	£2,178,569	£2,178,569	£2,178,569							
60% LAR - 40% CIR	25%	£2,410,699	£1,120,044	£1,090,045	£2,410,699	£2,410,699	£2,410,699	£2,410,699							
60% LAR - 40% CIR	30%	£2,642,830	£1,120,044	£1,090,045	£2,642,830	£2,642,830	£2,642,830	£2,642,830							
60% LAR - 40% CIR	35%	£2,874,961	£1,120,044	£1,090,045	£2,874,961	£2,874,961	£2,874,961	£2,874,961							
60% LAR - 40% CIR	40%	£3,107,092	£1,120,044	£1,090,045	£3,107,092	£3,107,092	£3,107,092	£3,107,092							
60% LAR - 40% CIR	45%	£3,339,223	£1,120,044	£1,090,045	£3,339,223	£3,339,223	£3,339,223	£3,339,223							
60% LAR - 40% CIR	50%	£3,571,354	£1,120,044	£1,090,045	£3,571,354	£3,571,354	£3,571,354	£3,571,354							

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							
		£9,791,255	£4,449,123	£3,310,076	£5,051,585	£4,990,399	£2,123,200	£1,589,809							
60% LAR - 40% CIR	0%	£10,288,255	£5,051,585	£3,912,076	£5,548,585	£5,487,399	£2,620,200	£2,086,809							
60% LAR - 40% CIR	5%	£10,785,255	£5,653,585	£4,514,076	£6,045,585	£5,984,399	£3,651,200	£3,117,809							
60% LAR - 40% CIR	10%	£11,282,255	£6,255,585	£5,116,076	£6,542,585	£6,481,399	£4,682,200	£4,148,809							
60% LAR - 40% CIR	15%	£11,779,255	£6,857,585	£5,718,076	£7,039,585	£6,978,399	£5,713,200	£5,179,809							
60% LAR - 40% CIR	20%	£12,276,255	£7,459,585	£6,320,076	£7,536,585	£7,475,399	£6,744,200	£6,205,809							
60% LAR - 40% CIR	25%	£12,773,255	£8,061,585	£6,922,076	£8,033,585	£7,972,399	£7,775,200	£7,236,809							
60% LAR - 40% CIR	30%	£13,270,255	£8,663,585	£7,524,076	£8,530,585	£8,469,399	£8,796,200	£8,257,809							
60% LAR - 40% CIR	35%	£13,767,255	£9,265,585	£8,126,076	£9,027,585	£8,966,399	£9,817,200	£9,278,809							
60% LAR - 40% CIR	40%	£14,264,255	£9,867,585	£8,728,076	£9,524,585	£9,465,399	£10,848,200	£10,289,809							
60% LAR - 40% CIR	45%	£14,761,255	£10,469,585	£9,330,076	£10,021,585	£9,960,399	£11,879,200	£11,330,809							
60% LAR - 40% CIR	50%	£15,258,255	£11,071,585	£9,932,076	£10,518,585	£10,457,399	£12,900,200	£12,361,809							

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%	£12,792,900	£8,340,787	£7,227,720	£7,163,240	£7,098,760	£6,034,844	£5,497,514					
60% LAR - 40% CIR	5%	£13,290,900	£8,942,787	£7,829,720	£7,765,240	£7,700,760	£6,636,844	£6,099,514					
60% LAR - 40% CIR	10%	£13,788,900	£9,544,787	£8,431,720	£8,367,240	£8,302,760	£7,236,844	£6,699,514					
60% LAR - 40% CIR	15%	£14,286,900	£10,146,787	£9,033,720	£8,969,240	£8,904,760	£7,836,844	£7,299,514					
60% LAR - 40% CIR	20%	£14,784,900	£10,748,787	£9,635,720	£9,571,240	£9,506,760	£8,436,844	£7,899,514					
60% LAR - 40% CIR	25%	£15,282,900	£11,350,787	£10,237,720	£10,173,240	£10,108,760	£9,036,844	£8,499,514					
60% LAR - 40% CIR	30%	£15,780,900	£11,952,787	£10,839,720	£10,775,240	£10,710,760	£9,636,844	£9,099,514					
60% LAR - 40% CIR	35%	£16,278,900	£12,554,787	£11,441,720	£11,377,240	£11,312,760	£10,236,844	£9,699,514					
60% LAR - 40% CIR	40%	£16,776,900	£13,156,787	£12,043,720	£11,979,240	£11,914,760	£10,836,844	£10,299,514					
60% LAR - 40% CIR	45%	£17,274,900	£13,758,787	£12,645,720	£12,581,240	£12,516,760	£11,436,844	£10,899,514					
60% LAR - 40% CIR	50%	£17,772,900	£14,360,787	£13,247,720	£13,183,240	£13,118,760	£12,036,844	£11,499,514					



LB Camden  
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area		Zone B - £1,250 paf	
No Units		Sales value inflation		Gross	
Site Area		Build cost inflation		Gross	
Residual land values:		Tenure		LAR : CR	
				</	



LB Camden  
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area		Zone B - £1,300 paf			
No Units	75	Sales value inflation		Grow			
Site Area	0.2 Ha	Build cost inflation		Grow			
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 & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£20,123,683	£15,709,875	£14,998,827	£14,532,348	£14,371,148	£13,403,952
60% LAR - 40% CIR	10%	£18,456,801	£14,332,360	£13,621,431	£13,155,197	£12,994,064	£11,334,147
60% LAR - 40% CIR	15%	£16,860,792	£12,747,505	£11,642,301	£11,176,276	£11,015,215	£10,457,846
60% LAR - 40% CIR	20%	£15,317,728	£11,253,228	£10,154,209	£9,688,064	£9,526,119	£9,132,726
60% LAR - 40% CIR	25%	£13,767,573	£9,753,077	£8,657,134	£8,191,487	£8,029,372	£7,476,475
60% LAR - 40% CIR	30%	£11,910,715	£8,249,176	£7,153,250	£6,689,764	£6,527,050	£5,976,765
60% LAR - 40% CIR	35%	£10,346,905	£6,750,420	£5,641,335	£5,176,580	£5,013,487	£4,464,038
60% LAR - 40% CIR	40%	£8,576,320	£5,214,626	£4,110,012	£3,645,627	£3,482,365	£2,932,096
60% LAR - 40% CIR	45%	£6,899,029	£3,674,240	£2,566,065	£2,101,362	£1,938,788	£1,389,664
60% LAR - 40% CIR	50%	£5,215,105	£2,124,459	£1,018,795	£564,806	£394,634	£-171,735

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



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	Biodiversity	Payments	Base 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				
		£1,638,373	£4,423,105	£5,315,117	£5,345,037	£5,048,436	£5,048,436	£3,717,342	£1,579,911				
60% LAR - 40% CIR	5%	£1,638,373	£4,423,105	£5,315,117	£5,345,037	£5,048,436	£5,048,436	£3,717,342	£1,579,911				
60% LAR - 40% CIR	10%	£1,145,160	£3,441,661	£4,333,673	£4,363,593	£4,067,032	£4,067,032	£2,736,216	£612,883				
60% LAR - 40% CIR	15%	£654,542	£2,460,219	£3,342,229	£3,372,149	£3,075,588	£3,075,588	£1,744,772	£-15,403				
60% LAR - 40% CIR	20%	£161,925	£1,478,776	£2,350,785	£2,380,705	£2,084,144	£2,084,144	£713,357	£-24,849				
60% LAR - 40% CIR	25%	£-130,698	£49,359	£1,478,776	£1,508,696	£1,212,135	£1,212,135	£-11,407	£-244,865				
60% LAR - 40% CIR	30%	£-321,101	£-141,141	£1,428,884	£1,458,804	£1,162,243	£1,162,243	£-107,940	£-344,840				
60% LAR - 40% CIR	35%	£-511,504	£-331,544	£1,378,992	£1,408,912	£1,112,351	£1,112,351	£-297,943	£-534,843				
60% LAR - 40% CIR	40%	£-701,907	£-521,947	£1,329,100	£1,359,020	£1,062,759	£1,062,759	£-487,946	£-724,846				
60% LAR - 40% CIR	45%	£-892,310	£-712,350	£1,279,208	£1,309,128	£1,012,867	£1,012,867	£-677,949	£-914,849				
60% LAR - 40% CIR	50%	£-1,082,713	£-902,753	£1,229,316	£1,259,236	£962,975	£962,975	£-867,952	£-1,104,852				

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 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					
	5%	£1,169,571	£1,092,176	£1,169,571	£1,092,176	£1,169,571	£1,092,176	£1,169,571	£1,092,176	£1,169,571	£1,092,176	£1,169,571	£1,092,176	£1,169,571	£1,092,176	£1,169,571	£1,092,176	£1,169,571	£1,092,176
60% LAR - 40% CIR	5%	£12,148,052	£7,732,243	£10,819,195	£8,615,195	£10,819,195	£8,615,195	£10,819,195	£8,615,195	£10,819,195	£8,615,195	£10,819,195	£8,615,195	£10,819,195	£8,615,195	£10,819,195	£8,615,195	£10,819,195	£8,615,195
60% LAR - 40% CIR	10%	£10,768,157	£6,284,159	£9,424,159	£7,215,291	£9,424,159	£7,215,291	£9,424,159	£7,215,291	£9,424,159	£7,215,291	£9,424,159	£7,215,291	£9,424,159	£7,215,291	£9,424,159	£7,215,291	£9,424,159	£7,215,291
60% LAR - 40% CIR	15%	£9,388,261	£4,769,874	£8,088,311	£5,815,401	£8,088,311	£5,815,401	£8,088,311	£5,815,401	£8,088,311	£5,815,401	£8,088,311	£5,815,401	£8,088,311	£5,815,401	£8,088,311	£5,815,401	£8,088,311	£5,815,401
60% LAR - 40% CIR	20%	£7,998,365	£3,250,589	£6,747,880	£4,415,506	£6,747,880	£4,415,506	£6,747,880	£4,415,506	£6,747,880	£4,415,506	£6,747,880	£4,415,506	£6,747,880	£4,415,506	£6,747,880	£4,415,506	£6,747,880	£4,415,506
60% LAR - 40% CIR	25%	£6,608,469	£1,731,304	£5,377,165	£3,015,611	£5,377,165	£3,015,611	£5,377,165	£3,015,611	£5,377,165	£3,015,611	£5,377,165	£3,015,611	£5,377,165	£3,015,611	£5,377,165	£3,015,611	£5,377,165	£3,015,611
60% LAR - 40% CIR	30%	£5,218,573	£21,353	£4,937,220	£1,615,716	£4,937,220	£1,615,716	£4,937,220	£1,615,716	£4,937,220	£1,615,716	£4,937,220	£1,615,716	£4,937,220	£1,615,716	£4,937,220	£1,615,716	£4,937,220	£1,615,716
60% LAR - 40% CIR	35%	£3,828,677	£-307,943	£3,520,734	£-307,943	£3,520,734	£-307,943	£3,520,734	£-307,943	£3,520,734	£-307,943	£3,520,734	£-307,943	£3,520,734	£-307,943	£3,520,734	£-307,943	£3,520,734	£-307,943
60% LAR - 40% CIR	40%	£2,438,781	£-607,943	£1,830,838	£-607,943	£1,830,838	£-607,943	£1,830,838	£-607,943	£1,830,838	£-607,943	£1,830,838	£-607,943	£1,830,838	£-607,943	£1,830,838	£-607,943	£1,830,838	£-607,943
60% LAR - 40% CIR	45%	£1,048,885	£-907,943	£152,942	£-907,943	£152,942	£-907,943	£152,942	£-907,943	£152,942	£-907,943	£152,942	£-907,943	£152,942	£-907,943	£152,942	£-907,943	£152,942	£-907,943
60% LAR - 40% CIR	50%	£-358,989	£-1,207,952	£-854,963	£-1,207,952	£-854,963	£-1,207,952	£-854,963	£-1,207,952	£-854,963	£-1,207,952	£-854,963	£-1,207,952	£-854,963	£-1,207,952	£-854,963	£-1,207,952	£-854,963	£-1,207,952

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%	£18,095,095	£11,843,888	£10,530,840	£10,496,361	£10,305,161	£9,337,965	£8,820,635									
60% LAR - 40% CIR	10%	£16,181,161	£10,169,441	£8,855,393	£8,820,914	£8,629,714	£7,333,616	£6,816,286									
60% LAR - 40% CIR	15%	£14,267,227	£8,495,004	£7,270,515	£7,236,036	£7,044,836	£5,547,518	£5,030,188									
60% LAR - 40% CIR	20%	£12,353,293	£6,810,557	£5,625,636	£5,591,157	£5,399,957	£4,151,420	£3,634,090									
60% LAR - 40% CIR	25%	£10,439,359	£5,126,110	£4,000,756	£3,966,277	£3,775,077	£2,902,922	£2,385,592									
60% LAR - 40% CIR	30%	£7,844,728	£4,163,191	£3,087,203	£3,052,724	£2,860,563	£1,912,778	£1,316,154									
60% LAR - 40% CIR	35%	£6,180,918	£2,669,433	£2,009,433	£1,975,954	£1,783,793	£1,088,849	£744,444									
60% LAR - 40% CIR	40%	£4,510,533	£1,148,630	£444,025	£420,190	£398,822	£149,368	£41,262									
60% LAR - 40% CIR	45%	£2,873,042	£488,448	£168,448	£164,065	£156,004	£52,226	£14,444									
60% LAR - 40% CIR	50%	£1,148,118	£1,847,268	£3,647,108	£3,111,181	£2,917,168	£2,517,220	£2,186,148									



LB Camden  
Local Plan Viability Testing 2025

Resi 13 - 135 Plots		Value Area	Zone B - £900 psf					
No Units	135	Sales value inflation		Grow				
Site Area	1.04 Ha	Build cost inflation		Grow				
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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£10,885,229	£4,639,071	£500,504	£375,448	£62,809	£1,840,693	£2,888,727
60% LAR 40% CIR	5%	£9,331,035	£1,232,638	£493,038	£1,555,511	£1,371,893	£3,268,755	£4,332,720
60% LAR 40% CIR	10%	£7,352,900	£208,762	£2,381,788	£2,507,809	£2,822,862	£4,715,181	£5,763,357
60% LAR 40% CIR	15%	£5,650,958	£1,684,100	£3,849,964	£3,975,571	£4,289,589	£6,173,697	£7,220,424
60% LAR 40% CIR	20%	£3,955,338	£3,174,060	£5,333,419	£5,458,649	£5,771,727	£7,655,150	£8,693,780
60% LAR 40% CIR	25%	£2,236,174	£4,678,462	£6,832,005	£6,956,897	£7,269,128	£9,142,505	£10,183,271
60% LAR 40% CIR	30%	£503,847	£5,187,230	£8,345,576	£8,470,541	£8,781,541	£10,650,490	£11,689,739
60% LAR 40% CIR	35%	£1,288,853	£7,739,202	£9,873,985	£9,998,310	£10,308,120	£12,173,889	£13,210,627
60% LAR 40% CIR	40%	£3,099,548	£9,277,237	£11,417,983	£11,541,776	£11,851,417	£13,712,851	£14,748,880
60% LAR 40% CIR	45%	£4,524,364	£10,838,154	£12,974,725	£13,098,627	£13,408,383	£15,265,919	£16,299,439
60% LAR 40% CIR	50%	£8,762,062	£12,412,933	£14,546,763	£14,670,508	£14,979,870	£16,836,641	£17,867,248
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%	£32,371,686	£106,171,793	£102,533,767	£102,486,241	£105,776,424	£104,673,536	£105,727,471
60% LAR 40% CIR	5%	£24,611,375	£101,833,533	£103,786,519	£103,712,540	£104,227,393	£104,112,712	£107,468,648
60% LAR 40% CIR	10%	£24,521,775	£100,088,884	£105,454,664	£105,406,132	£105,964,269	£105,814,648	£108,653,154
60% LAR 40% CIR	20%	£17,449,701	£104,578,771	£109,738,140	£109,681,380	£107,735,459	£109,684,931	£110,984,311
60% LAR 40% CIR	25%	£15,106,186	£106,168,186	£108,268,126	£108,219,126	£104,344,736	£104,344,736	£113,548,462
60% LAR 40% CIR	30%	£10,803,884	£107,601,991	£109,750,367	£109,674,807	£110,188,371	£112,025,421	£113,953,475
60% LAR 40% CIR	35%	£10,160,149	£109,164,596	£110,164,596	£110,164,596	£111,164,596	£112,164,596	£113,164,596
60% LAR 40% CIR	40%	£10,604,679	£110,681,687	£112,621,614	£112,621,614	£113,621,614	£114,621,614	£115,621,614
60% LAR 40% CIR	45%	£10,339,096	£112,242,028	£114,379,446	£114,379,446	£115,379,446	£116,379,446	£117,379,446
60% LAR 40% CIR	50%	£106,186,758	£113,811,684	£115,862,224	£115,862,224	£116,862,224	£117,862,224	£118,862,224
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%	£48,699,233	£58,748,390	£58,884,967	£59,010,012	£59,322,653	£59,128,154	£62,284,386
60% LAR 40% CIR	5%	£38,584,457	£58,759,524	£60,314,498	£60,440,524	£60,699,256	£60,494,852	£63,648,682
60% LAR 40% CIR	10%	£32,632,581	£59,584,254	£61,787,290	£61,863,276	£62,258,323	£62,088,642	£65,148,818
60% LAR 40% CIR	15%	£25,174,953	£61,082,582	£63,320,683	£63,391,683	£63,875,051	£63,685,138	£66,685,888
60% LAR 40% CIR	20%	£23,425,123	£62,659,505	£64,718,801	£64,784,111	£65,357,185	£65,157,659	£68,279,242
60% LAR 40% CIR	25%	£27,149,289	£64,093,924	£66,217,487	£66,242,349	£66,854,589	£66,627,988	£69,984,731
60% LAR 40% CIR	30%	£24,884,013	£65,589,602	£67,711,008	£67,735,008	£68,371,102	£68,135,852	£71,711,401
60% LAR 40% CIR	35%	£20,674,414	£67,113,693	£69,229,447	£69,243,771	£69,904,582	£69,659,451	£72,959,496
60% LAR 40% CIR	40%	£19,481,413	£68,684,964	£70,769,844	£70,783,478	£71,468,478	£71,218,312	£74,168,478
60% LAR 40% CIR	45%	£24,305,824	£70,232,659	£72,340,186	£72,344,586	£73,044,586	£72,794,381	£75,044,381
60% LAR 40% CIR	50%	£26,147,824	£71,758,396	£73,922,224	£73,926,624	£74,626,624	£74,376,381	£77,256,381
Residual Land values compared to benchmark land values		£40,420,000						
Lower Value Secondary Offices / Community Space								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£12,943,911	£40,741,078	£42,903,862	£43,030,126	£43,346,309	£43,243,410	£46,297,396
60% LAR 40% CIR	5%	£11,179,724	£42,184,478	£44,351,515	£44,478,424	£44,891,796	£44,787,796	£47,841,673
60% LAR 40% CIR	10%	£9,313,687	£43,658,176	£45,824,379	£45,950,187	£46,264,205	£46,148,313	£49,195,039
60% LAR 40% CIR	15%	£7,819,477	£45,163,676	£47,308,634	£47,434,285	£47,748,383	£47,632,483	£50,689,888
60% LAR 40% CIR	20%	£6,264,442	£46,698,626	£48,800,626	£48,926,513	£49,240,743	£49,117,159	£52,187,887
60% LAR 40% CIR	25%	£4,173,708	£48,171,848	£50,320,162	£50,446,782	£50,758,256	£50,625,108	£53,683,325
60% LAR 40% CIR	30%	£4,024,066	£49,704,817	£51,848,801	£51,974,325	£52,285,148	£52,148,658	£55,184,842
60% LAR 40% CIR	35%	£4,074,504	£51,251,852	£53,361,889	£53,513,794	£53,826,033	£53,687,486	£56,721,585
60% LAR 40% CIR	40%	£4,888,485	£52,811,200	£54,869,380	£55,031,143	£55,345,899	£55,201,135	£58,244,865
60% LAR 40% CIR	45%	£4,835,819	£54,387,539	£56,351,378	£56,524,124	£56,845,485	£56,701,657	£59,811,884
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%	£12,363,313	£36,165,476	£37,552,385	£37,644,851	£37,750,301	£37,642,147	£39,176,864
60% LAR 40% CIR	5%	£14,680,446	£37,889,139	£39,775,134	£39,861,195	£39,976,208	£39,861,208	£41,386,704
60% LAR 40% CIR	10%	£12,712,366	£39,017,420	£40,443,100	£40,528,817	£40,643,406	£40,528,817	£42,631,729
60% LAR 40% CIR	20%	£12,439,039	£40,597,398	£42,726,785	£42,811,396	£42,926,071	£42,811,396	£43,907,728
60% LAR 40% CIR	25%	£10,151,072	£42,691,890	£44,826,801	£44,911,312	£45,026,414	£44,911,312	£45,858,851
60% LAR 40% CIR	30%	£27,560,479	£44,738,522	£46,903,512	£46,988,012	£47,103,512	£47,018,012	£48,023,512
60% LAR 40% CIR	35%	£22,682,299	£46,132,548	£48,247,231	£48,331,689	£48,446,735	£48,361,235	£49,603,272
60% LAR 40% CIR	40%	£24,461,255	£47,610,610	£49,744,469	£49,828,924	£49,943,463	£49,858,924	£51,164,763
60% LAR 40% CIR	45%	£28,317,710	£49,221,549	£51,388,071	£51,472,517	£51,587,056	£51,492,517	£52,882,785
60% LAR 40% CIR	50%	£28,155,408	£50,836,276	£53,001,388	£53,085,834	£53,200,373	£53,115,837	£54,860,384



LB Camden  
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone B - £950 paf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Grow Grow 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, C	



LB Camden  
Local Plan Viability Testing 2025

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



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 - £1,000 psf
------------	---------------------

Sales value inflation	Grow
Build cost inflation	Grow
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%	£20,368,191	£12,183,226	£10,069,291	£9,848,115	£9,638,174	£7,790,526	£5,764,056
60% LAR, 40% CIR	10%	£18,256,329	£10,311,002	£8,195,272	£8,072,577	£7,865,800	£6,555,313	£4,902,809
60% LAR, 40% CIR	15%	£16,090,739	£8,434,315	£6,306,145	£6,183,862	£5,976,228	£4,044,301	£3,025,435
60% LAR, 40% CIR	20%	£13,913,856	£6,503,301	£4,402,052	£4,280,191	£4,075,542	£2,147,640	£1,129,849
60% LAR, 40% CIR	25%	£11,722,866	£4,578,097	£2,483,136	£2,361,581	£2,157,803	£21,752	£-818,475
60% LAR, 40% CIR	30%	£9,518,230	£2,638,840	£542,811	£419,795	£112,258	£-1,759,407	£-2,800,173
60% LAR, 40% CIR	35%	£7,300,182	£693,237	£-144,684	£-1,890,149	£-3,598,588	£-4,791,847	£-5,845,591
60% LAR, 40% CIR	40%	£5,088,851	£-1,331,517	£-3,475,295	£-5,589,624	£-9,910,435	£-12,811,342	£-14,881,842
60% LAR, 40% CIR	45%	£2,844,393	£-3,370,756	£-6,041,605	£-9,044,190	£-12,844,588	£-17,366,371	£-19,845,591
60% LAR, 40% CIR	50%	£566,871	£-5,423,922	£-8,560,453	£-11,684,355	£-15,994,112	£-20,852,847	£-22,945,168
60% LAR, 40% CIR	50%	£-1,760,013	£-7,490,868	£-10,624,698	£-14,748,442	£-19,057,804	£-24,113,976	£-26,945,183

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%	£33,188,801	£31,580,725	£33,209,459	£33,209,459	£33,209,459	£33,209,459	£33,209,459
60% LAR, 40% CIR	10%	£28,513,962	£28,513,962	£28,513,962	£28,513,962	£28,513,962	£28,513,962	£28,513,962
60% LAR, 40% CIR	15%	£24,447,466	£24,447,466	£24,447,466	£24,447,466	£24,447,466	£24,447,466	£24,447,466
60% LAR, 40% CIR	20%	£20,881,985	£20,881,985	£20,881,985	£20,881,985	£20,881,985	£20,881,985	£20,881,985
60% LAR, 40% CIR	25%	£17,800,826	£17,800,826	£17,800,826	£17,800,826	£17,800,826	£17,800,826	£17,800,826
60% LAR, 40% CIR	30%	£14,104,349	£14,104,349	£14,104,349	£14,104,349	£14,104,349	£14,104,349	£14,104,349
60% LAR, 40% CIR	35%	£10,320,512	£10,320,512	£10,320,512	£10,320,512	£10,320,512	£10,320,512	£10,320,512
60% LAR, 40% CIR	40%	£6,466,960	£6,466,960	£6,466,960	£6,466,960	£6,466,960	£6,466,960	£6,466,960
60% LAR, 40% CIR	45%	£2,507,890	£2,507,890	£2,507,890	£2,507,890	£2,507,890	£2,507,890	£2,507,890
60% LAR, 40% CIR	50%	£-1,103,184	£-1,103,184	£-1,103,184	£-1,103,184	£-1,103,184	£-1,103,184	£-1,103,184

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%	£39,917,271	£37,192,236	£39,316,170	£39,298,347	£39,282,285	£37,984,836	£35,921,468
60% LAR, 40% CIR	10%	£34,548,932	£31,674,445	£33,138,886	£33,138,886	£33,138,886	£31,674,445	£29,468,148
60% LAR, 40% CIR	15%	£29,284,723	£26,871,147	£28,079,317	£28,079,317	£28,079,317	£26,871,147	£24,860,608
60% LAR, 40% CIR	20%	£24,271,505	£22,065,101	£23,663,475	£23,663,475	£23,663,475	£22,065,101	£20,255,611
60% LAR, 40% CIR	25%	£19,562,566	£17,607,864	£19,400,425	£19,400,425	£19,400,425	£17,607,864	£15,933,933
60% LAR, 40% CIR	30%	£15,067,231	£13,746,622	£15,822,651	£15,822,651	£15,822,651	£13,746,622	£12,444,668
60% LAR, 40% CIR	35%	£10,792,463	£9,702,463	£11,843,146	£11,843,146	£11,843,146	£9,702,463	£8,434,315
60% LAR, 40% CIR	40%	£6,711,613	£5,711,613	£7,891,757	£7,891,757	£7,891,757	£5,711,613	£4,711,613
60% LAR, 40% CIR	45%	£2,844,393	£1,844,393	£3,844,393	£3,844,393	£3,844,393	£1,844,393	£844,393
60% LAR, 40% CIR	50%	£-1,103,184	£-1,103,184	£-1,103,184	£-1,103,184	£-1,103,184	£-1,103,184	£-1,103,184

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%	£23,738,299	£21,663,614	£23,738,299	£23,738,299	£23,738,299	£23,738,299	£23,738,299
60% LAR, 40% CIR	10%	£20,881,985	£18,807,301	£20,881,985	£20,881,985	£20,881,985	£20,881,985	£20,881,985
60% LAR, 40% CIR	15%	£17,800,826	£15,726,115	£17,800,826	£17,800,826	£17,800,826	£17,800,826	£17,800,826
60% LAR, 40% CIR	20%	£14,719,667	£12,644,956	£14,719,667	£14,719,667	£14,719,667	£14,719,667	£14,719,667
60% LAR, 40% CIR	25%	£11,638,508	£9,563,841	£11,638,508	£11,638,508	£11,638,508	£11,638,508	£11,638,508
60% LAR, 40% CIR	30%	£8,557,349	£6,482,682	£8,557,349	£8,557,349	£8,557,349	£8,557,349	£8,557,349
60% LAR, 40% CIR	35%	£5,476,190	£3,401,523	£5,476,190	£5,476,190	£5,476,190	£5,476,190	£5,476,190
60% LAR, 40% CIR	40%	£2,395,031	£345,873	£2,395,031	£2,395,031	£2,395,031	£2,395,031	£2,395,031
60% LAR, 40% CIR	45%	£-703,124	£-1,693,523	£-703,124	£-703,124	£-703,124	£-703,124	£-703,124
60% LAR, 40% CIR	50%	£-1,760,013	£-2,754,463	£-1,760,013	£-1,760,013	£-1,760,013	£-1,760,013	£-1,760,013

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%	£3,157,073	£1,082,345	£3,157,073	£3,157,073	£3,157,073	£3,157,073	£3,157,073
60% LAR, 40% CIR	10%	£2,352,808	£-1,079,031	£2,352,808	£2,352,808	£2,352,808	£2,352,808	£2,352,808
60% LAR, 40% CIR	15%	£1,548,543	£-2,100,043	£1,548,543	£1,548,543	£1,548,543	£1,548,543	£1,548,543
60% LAR, 40% CIR	20%	£739,280	£-3,121,055	£739,280	£739,280	£739,280	£739,280	£739,280
60% LAR, 40% CIR	25%	£-61,803,135	£-4,142,068	£-61,803,135	£-61,803,135	£-61,803,135	£-61,803,135	£-61,803,135
60% LAR, 40% CIR	30%	£-124,063,164	£-5,163,080	£-124,063,164	£-124,063,164	£-124,063,164	£-124,063,164	£-124,063,164
60% LAR, 40% CIR	35%	£-176,324,490	£-6,184,092	£-176,324,490	£-176,324,490	£-176,324,490	£-176,324,490	£-176,324,490
60% LAR, 40% CIR	40%	£-228,585,816	£-7,205,104	£-228,585,816	£-228,585,816	£-228,585,816	£-228,585,816	£-228,585,816
60% LAR, 40% CIR	45%	£-280,847,142	£-8,226,116	£-280,847,142	£-280,847,142	£-280,847,142	£-280,847,142	£-280,847,142
60% LAR, 40% CIR	50%	£-333,108,468	£-9,247,128	£-333,108,468	£-333,108,468	£-333,108,468	£-333,108,468	£-333,108,468



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 B - £1,100 paf
------------	---------------------

Sales value inflation		Grow
Build cost inflation		Grow
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%	£23,588,962	£15,377,943	£13,254,009	£13,130,832	£12,822,891	£10,975,245	£9,948,774
60% LAR - 40% CIR	5%	£21,277,062	£13,336,484	£11,220,754	£11,098,094	£10,781,303	£8,936,796	£7,928,261
60% LAR - 40% CIR	10%	£18,971,432	£11,280,561	£9,172,381	£9,050,129	£8,744,474	£6,910,548	£5,891,700
60% LAR - 40% CIR	15%	£16,662,202	£9,210,311	£7,109,062	£6,987,202	£6,682,552	£4,854,051	£3,839,150
60% LAR - 40% CIR	20%	£14,312,041	£7,126,892	£5,030,911	£4,909,416	£4,605,678	£2,783,254	£1,770,795
60% LAR - 40% CIR	25%	£11,945,483	£5,027,378	£2,938,080	£2,816,913	£2,513,998	£691,082	£439,140
60% LAR - 40% CIR	30%	£9,565,711	£2,914,989	£839,621	£798,903	£642,634	£2,500,883	£2,500,883
60% LAR - 40% CIR	35%	£7,172,558	£788,777	£1,842,404	£1,486,729	£1,777,540	£3,842,409	£4,678,447
60% LAR - 40% CIR	40%	£4,768,263	£1,481,832	£1,665,674	£1,395,112	£3,591,112	£5,537,546	£6,871,675
60% LAR - 40% CIR	45%	£2,346,930	£3,919,165	£5,755,668	£5,875,587	£9,199,354	£9,047,890	£9,080,410
60% LAR - 40% CIR	50%	£92,863	£5,850,180	£7,984,009	£8,107,754	£8,417,116	£10,273,288	£11,304,495

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%	£86,127,869	£86,086,247	£85,163,977	£85,163,977	£85,163,977	£85,163,977	£85,163,977
60% LAR - 40% CIR	10%	£82,433,299	£80,124,170	£78,232,345	£78,232,345	£78,232,345	£78,232,345	£78,232,345
60% LAR - 40% CIR	15%	£78,126,426	£76,126,426	£74,264,969	£74,264,969	£74,264,969	£74,264,969	£74,264,969
60% LAR - 40% CIR	20%	£73,792,899	£71,779,839	£69,873,639	£69,873,639	£69,873,639	£69,873,639	£69,873,639
60% LAR - 40% CIR	25%	£69,459,448	£67,459,448	£65,559,448	£65,559,448	£65,559,448	£65,559,448	£65,559,448
60% LAR - 40% CIR	30%	£65,126,000	£63,126,000	£61,226,000	£61,226,000	£61,226,000	£61,226,000	£61,226,000
60% LAR - 40% CIR	35%	£60,792,552	£58,792,552	£56,892,552	£56,892,552	£56,892,552	£56,892,552	£56,892,552
60% LAR - 40% CIR	40%	£56,459,104	£54,459,104	£52,559,104	£52,559,104	£52,559,104	£52,559,104	£52,559,104
60% LAR - 40% CIR	45%	£52,125,656	£50,125,656	£48,225,656	£48,225,656	£48,225,656	£48,225,656	£48,225,656
60% LAR - 40% CIR	50%	£47,792,208	£45,792,208	£43,892,208	£43,892,208	£43,892,208	£43,892,208	£43,892,208

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%	£43,816,950	£44,807,918	£46,191,453	£46,284,629	£46,982,570	£48,410,217	£49,439,587
60% LAR - 40% CIR	10%	£40,568,386	£41,559,354	£42,942,889	£43,036,065	£43,734,006	£45,161,653	£46,191,023
60% LAR - 40% CIR	15%	£37,319,822	£38,310,790	£39,694,325	£39,787,501	£40,485,442	£41,913,089	£42,942,459
60% LAR - 40% CIR	20%	£34,071,258	£35,062,226	£36,447,760	£36,540,936	£37,238,877	£38,666,524	£39,695,894
60% LAR - 40% CIR	25%	£30,822,694	£31,813,662	£33,199,295	£33,292,471	£33,990,412	£35,418,059	£36,447,424
60% LAR - 40% CIR	30%	£27,574,130	£28,565,098	£29,950,630	£30,043,806	£30,741,747	£32,165,394	£33,194,759
60% LAR - 40% CIR	35%	£24,325,566	£25,316,534	£26,706,163	£26,799,339	£27,497,280	£28,924,927	£29,954,292
60% LAR - 40% CIR	40%	£21,077,002	£22,067,970	£23,257,505	£23,350,681	£24,048,622	£25,476,269	£26,505,634
60% LAR - 40% CIR	45%	£17,828,438	£18,819,406	£19,999,941	£20,093,117	£20,791,058	£22,218,705	£23,248,070
60% LAR - 40% CIR	50%	£14,579,874	£15,570,842	£16,751,377	£16,844,553	£17,542,494	£18,970,141	£19,999,506

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%	£20,887,583	£20,838,131	£20,788,679	£20,739,227	£20,689,775	£20,640,323	£20,590,871
60% LAR - 40% CIR	10%	£19,392,413	£19,342,961	£19,293,509	£19,244,057	£19,194,605	£19,145,153	£19,095,701
60% LAR - 40% CIR	15%	£17,897,243	£17,847,791	£17,798,339	£17,748,887	£17,699,435	£17,649,983	£17,600,531
60% LAR - 40% CIR	20%	£16,402,073	£16,352,621	£16,303,169	£16,253,717	£16,204,265	£16,154,813	£16,105,361
60% LAR - 40% CIR	25%	£14,906,903	£14,857,451	£14,807,999	£14,758,547	£14,709,095	£14,659,643	£14,610,191
60% LAR - 40% CIR	30%	£13,411,733	£13,362,281	£13,312,829	£13,263,377	£13,213,925	£13,164,473	£13,115,021
60% LAR - 40% CIR	35%	£11,916,563	£11,867,111	£11,817,659	£11,768,207	£11,718,755	£11,669,303	£11,619,851
60% LAR - 40% CIR	40%	£10,421,393	£10,371,941	£10,322,489	£10,273,037	£10,223,585	£10,174,133	£10,124,681
60% LAR - 40% CIR	45%	£8,926,223	£8,876,771	£8,827,319	£8,777,867	£8,728,415	£8,678,963	£8,629,511
60% LAR - 40% CIR	50%	£7,431,053	£7,381,601	£7,332,149	£7,282,697	£7,233,245	£7,183,793	£7,134,341

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%	£21,755,619	£21,706,167	£21,656,715	£21,607,263	£21,557,811	£21,508,359	£21,458,907
60% LAR - 40% CIR	10%	£20,260,449	£20,210,997	£20,161,545	£20,112,093	£20,062,641	£20,013,189	£19,963,737
60% LAR - 40% CIR	15%	£18,765,279	£18,715,827	£18,666,375	£18,616,923	£18,567,471	£18,518,019	£18,468,567
60% LAR - 40% CIR	20%	£17,270,109	£17,220,657	£17,171,205	£17,121,753	£17,072,301	£17,022,849	£16,973,397
60% LAR - 40% CIR	25%	£15,774,939	£15,725,487	£15,676,035	£15,626,583	£15,577,131	£15,527,679	£15,478,227
60% LAR - 40% CIR	30%	£14,279,769	£14,230,317	£14,180,865	£14,131,413	£14,081,961	£14,032,509	£13,983,057
60% LAR - 40% CIR	35%	£12,784,599	£12,735,147	£12,685,695	£12,636,243	£12,586,791	£12,537,339	£12,487,887
60% LAR - 40% CIR	40%	£11,289,429	£11,239,977	£11,190,525	£11,141,073	£11,091,621	£11,042,169	£10,992,717
60% LAR - 40% CIR	45%	£9,794,259	£9,744,807	£9,695,355	£9,645,903	£9,596,451	£9,546,999	£9,497,547
60% LAR - 40% CIR	50%	£8,299,089	£8,249,637	£8,200,185	£8,150,733	£8,101,281	£8,051,829	£8,002,377



LB Camden  
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone B - £1,150 pcf				
No Units	135	Sales value inflation	Grow					
Site Area	1.04 Ha	Build cost inflation	Grow					
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£26,789,733	£18,562,662	£16,438,727	£16,315,551	£16,007,810	£14,159,963	£13,133,462
60% LAR, 40% CIR	10%	£24,317,786	£16,361,965	£14,244,291	£14,123,536	£13,816,364	£11,970,277	£10,945,774
60% LAR, 40% CIR	15%	£21,852,127	£14,146,808	£12,038,638	£11,916,375	£11,610,721	£9,776,794	£8,757,845
60% LAR, 40% CIR	20%	£19,372,857	£11,917,322	£9,816,073	£9,694,212	£9,386,563	£7,551,661	£6,546,160
60% LAR, 40% CIR	25%	£16,886,117	£9,673,646	£7,578,085	£7,457,196	£7,153,453	£5,321,028	£4,318,570
60% LAR, 40% CIR	30%	£14,372,835	£7,415,917	£5,326,618	£5,205,452	£4,902,536	£3,085,045	£2,075,327
60% LAR, 40% CIR	35%	£11,811,240	£5,144,270	£3,072,013	£2,951,146	£2,646,967	£851,791	£-203,819
60% LAR, 40% CIR	40%	£9,276,262	£2,888,844	£778,811	£658,154	£350,014	£-1,509,514	£-2,545,552
60% LAR, 40% CIR	45%	£6,788,044	£558,374	£157,852	£1,697,048	£2,807,287	£1,986,719	£4,502,843
60% LAR, 40% CIR	50%	£4,126,388	£-1,814,407	£-3,955,938	£-4,074,840	£-4,384,597	£-5,243,133	£-5,775,652
60% LAR, 40% CIR	55%	£1,532,955	£-4,209,491	£-6,343,321	£-6,467,065	£-6,776,428	£-8,032,699	£-9,663,805

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	5%		£27,585,536	£18,042,765	£17,158,495	£16,931,196	£16,566,677	£14,238,454	£13,450,917
60% LAR, 40% CR	10%		£25,052,604	£15,757,823	£14,868,093	£14,648,358	£14,284,010	£11,972,437	£11,046,786
60% LAR, 40% CR	15%		£22,501,874	£13,467,490	£12,584,064	£12,358,138	£11,993,070	£9,680,070	£8,754,911
60% LAR, 40% CR	20%		£19,941,514	£11,171,584	£10,303,045	£10,074,241	£9,681,378	£7,370,792	£6,445,811
60% LAR, 40% CR	25%		£17,374,240	£8,876,614	£7,988,014	£7,759,113	£7,366,562	£5,054,436	£4,129,860
60% LAR, 40% CR	30%		£14,801,381	£6,580,651	£5,693,718	£5,464,591	£5,070,774	£2,762,940	£1,838,039
60% LAR, 40% CR	35%		£12,229,567	£4,284,687	£3,397,810	£3,168,697	£2,774,425	£438,143	£-483,843
60% LAR, 40% CR	40%		£9,656,367	£1,989,727	£1,094,845	£1,064,178	£1,004,018	£-1,252,450	£-2,068,979
60% LAR, 40% CR	45%		£7,077,743	£-3,019,218	£-4,105,658	£-4,195,921	£-4,107,647	£-5,447,863	£-6,080,382
60% LAR, 40% CR	50%		£4,491,176	£-5,064,222	£-6,150,692	£-6,107,618	£-6,101,138	£-7,416,037	£-8,041,688

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

Base Value Secondary Criteria		Biodiversity		Biodiversity		Biodiversity		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building 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%	£23,815,725	£20,822,800	£22,948,738	£23,089,911	£23,377,892	£22,229,499	£20,291,979	
60% LAR, 40% CR	10%	£20,859,861	£18,553,495	£20,682,868	£20,823,226	£21,109,677	£19,489,185	£17,541,698	
60% LAR, 40% CR	15%	£17,933,335	£16,238,854	£18,348,824	£18,489,096	£18,774,741	£16,958,668	£15,027,516	
60% LAR, 40% CR	20%	£15,012,604	£13,924,145	£16,034,064	£16,174,338	£16,459,009	£14,638,009	£12,706,971	
60% LAR, 40% CR	25%	£12,091,874	£11,609,415	£13,729,778	£13,869,778	£14,154,811	£12,316,433	£10,385,063	
60% LAR, 40% CR	30%	£9,171,144	£9,294,684	£11,424,845	£11,564,845	£11,849,878	£10,000,417	£8,069,811	
60% LAR, 40% CR	35%	£6,250,414	£6,979,954	£8,119,115	£8,259,115	£8,544,148	£7,651,437	£5,720,339	
60% LAR, 40% CR	40%	£3,329,684	£4,665,224	£6,814,385	£6,954,385	£7,239,418	£5,704,111	£3,771,011	
60% LAR, 40% CR	45%	£408,954	£2,350,494	£4,509,655	£4,649,655	£4,934,688	£3,754,111	£1,821,011	
60% LAR, 40% CR	50%	£-188,224	£84,764	£2,194,925	£2,334,925	£2,619,958	£1,504,111	£-324,011	

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%	£15,294,893	£23,411,894	£23,535,884	£23,599,066	£25,891,308	£27,814,832	£28,981,124	
60% LAR, 40% CIR	5%	£17,859,820	£25,812,820	£27,728,379	£27,851,561	£28,157,831	£29,088,338	£31,020,842	
60% LAR, 40% CIR	10%	£15,329,489	£23,503,489	£25,418,929	£25,542,111	£25,848,381	£26,779,888	£28,712,392	
60% LAR, 40% CIR	15%	£12,801,758	£21,204,215	£23,124,654	£23,247,836	£23,554,086	£24,485,593	£26,428,097	
60% LAR, 40% CIR	20%	£10,272,027	£18,894,945	£20,830,384	£20,953,566	£21,259,816	£22,191,323	£24,133,827	
60% LAR, 40% CIR	25%	£7,742,296	£16,585,675	£18,565,114	£18,688,296	£18,994,546	£19,926,053	£21,868,557	
60% LAR, 40% CIR	30%	£5,212,565	£14,276,405	£16,255,344	£16,378,526	£16,684,776	£17,616,283	£19,558,787	
60% LAR, 40% CIR	35%	£2,682,834	£11,967,135	£13,946,604	£14,069,786	£14,376,036	£15,307,543	£17,249,047	
60% LAR, 40% CIR	40%	£15,294,892	£14,416,242	£14,541,267	£14,614,083	£14,861,302	£14,934,335	£14,987,473	
60% LAR, 40% CIR	45%	£17,857,828	£13,789,022	£13,965,553	£14,048,369	£14,309,212	£14,382,145	£14,455,077	
60% LAR, 40% CIR	50%	£16,041,660	£14,164,107	£14,347,638	£14,430,454	£14,681,297	£14,754,230	£14,827,162	

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% CR	0%	£3,736,381	£2,490,486	£2,994,010	£2,997,781	£3,789,766	£2,739,781	£2,594,846					
60% LAR, 40% CR	5%	£3,736,381	£2,490,486	£2,994,010	£2,997,781	£3,789,766	£2,739,781	£2,594,846					
60% LAR, 40% CR	10%	£4,650,787	£2,295,378	£3,354,759	£3,357,530	£4,149,762	£3,199,762	£2,954,817					
60% LAR, 40% CR	15%	£5,565,193	£2,100,270	£3,715,508	£3,718,279	£4,509,758	£3,559,758	£3,314,813					
60% LAR, 40% CR	20%	£6,479,599	£1,905,162	£4,076,257	£4,079,028	£4,869,754	£3,919,754	£3,669,809					
60% LAR, 40% CR	25%	£7,393,995	£1,710,054	£4,437,006	£4,439,777	£5,229,750	£4,279,750	£4,029,805					
60% LAR, 40% CR	30%	£8,308,391	£1,514,946	£4,797,755	£4,800,526	£5,589,746	£4,639,746	£4,384,801					
60% LAR, 40% CR	35%	£9,222,787	£1,319,838	£5,158,504	£5,161,275	£5,949,742	£5,009,742	£4,739,797					
60% LAR, 40% CR	40%	£10,137,183	£1,124,730	£5,519,253	£5,522,024	£6,309,738	£5,369,738	£5,094,793					
60% LAR, 40% CR	45%	£11,051,579	£929,622	£5,879,992	£5,882,763	£6,669,734	£5,729,734	£5,454,789					
60% LAR, 40% CR	50%	£11,965,975	£734,514	£6,240,741	£6,243,512	£7,029,730	£6,089,730	£5,809,785					
60% LAR, 40% CR	55%	£12,880,371	£539,406	£6,601,490	£6,604,261	£7,389,726	£6,449,726	£6,169,781					
60% LAR, 40% CR	60%	£13,794,767	£344,298	£6,962,239	£6,965,010	£7,749,722	£6,809,722	£6,529,777					



LB Camden  
Local Plan Viability Testing 2025

Res 13 - 135 Flats	
--------------------	--

No Units	135
Site Area	1.04 Ha

Residual land values:

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

Sales value inflation		Grow
Build cost inflation		Grow
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%	£29,970,505	£21,724,637	£19,621,445	£19,550,269	£18,192,327	£17,344,680	£16,318,210
60% LAR, 40% CIR	10%	£27,558,528	£19,383,991	£17,217,718	£17,146,018	£16,482,267	£15,607,797	£14,519,255
60% LAR, 40% CIR	15%	£24,732,620	£17,013,053	£14,904,883	£14,782,622	£14,476,967	£13,643,040	£12,624,192
60% LAR, 40% CIR	20%	£22,060,513	£14,624,332	£12,523,083	£12,401,223	£12,086,572	£11,268,672	£10,253,171
60% LAR, 40% CIR	25%	£19,440,133	£12,221,420	£10,128,460	£10,006,866	£9,701,227	£8,878,803	£7,863,345
60% LAR, 40% CIR	30%	£16,774,612	£9,804,455	£7,715,157	£7,593,950	£7,289,075	£6,463,584	£5,448,886
60% LAR, 40% CIR	35%	£14,095,079	£7,373,573	£5,289,315	£5,168,442	£4,869,280	£4,043,162	£3,028,886
60% LAR, 40% CIR	40%	£11,379,967	£4,958,910	£2,849,080	£2,728,454	£2,428,925	£1,603,013	£412,857
60% LAR, 40% CIR	45%	£8,660,014	£2,470,603	£386,905	£267,684	£38,460	£1,899,863	£2,334,023
60% LAR, 40% CIR	50%	£5,907,048	£9,690	£2,146,181	£2,270,084	£2,579,839	£4,438,375	£5,470,865
60% LAR, 40% CIR	55%	£3,151,190	£2,568,803	£4,702,632	£4,806,377	£5,135,738	£6,991,911	£8,023,117

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%	£24,548,263	£16,020,740	£14,133,012	£13,976,213	£12,543,365	£11,692,971	£10,672,471
60% LAR, 40% CIR	10%	£22,621,910	£14,301,678	£12,489,844	£12,332,108	£10,907,763	£10,057,301	£9,036,765
60% LAR, 40% CIR	15%	£20,701,418	£12,580,398	£10,761,048	£10,603,608	£9,180,108	£8,329,646	£7,309,110
60% LAR, 40% CIR	20%	£18,781,989	£10,859,117	£9,032,277	£8,874,798	£7,451,304	£6,599,842	£5,579,306
60% LAR, 40% CIR	25%	£16,862,560	£9,137,836	£7,303,506	£7,146,026	£5,726,810	£4,875,348	£3,854,770
60% LAR, 40% CIR	30%	£14,943,131	£7,416,555	£5,574,715	£5,417,235	£4,301,320	£3,449,858	£2,429,322
60% LAR, 40% CIR	35%	£13,023,702	£5,695,274	£3,845,924	£3,688,444	£2,575,834	£1,724,372	£703,790
60% LAR, 40% CIR	40%	£11,104,273	£3,974,993	£2,117,133	£1,959,653	£1,350,122	£509,260	£-299,742
60% LAR, 40% CIR	45%	£9,184,844	£2,254,712	£41,843	£25,362	£-159,350	£1,601,513	£2,334,023
60% LAR, 40% CIR	50%	£7,265,415	£51,873,434	£101,614,806	£101,614,806	£101,614,806	£101,614,806	£101,614,806

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%	£23,414,957	£17,660,824	£15,762,017	£15,698,192	£14,183,134	£13,334,781	£12,318,210
60% LAR, 40% CIR	10%	£21,495,441	£15,941,312	£14,043,507	£13,979,677	£12,468,626	£11,619,173	£10,603,703
60% LAR, 40% CIR	15%	£19,575,925	£14,221,800	£12,324,000	£12,260,175	£10,749,615	£9,899,162	£8,883,692
60% LAR, 40% CIR	20%	£17,656,409	£12,502,288	£10,604,488	£10,540,663	£9,030,055	£8,179,602	£7,164,150
60% LAR, 40% CIR	25%	£15,736,893	£10,782,776	£8,885,968	£8,822,143	£7,311,447	£6,460,994	£5,445,542
60% LAR, 40% CIR	30%	£13,817,377	£9,063,264	£7,166,448	£7,102,623	£5,591,951	£4,741,500	£3,726,090
60% LAR, 40% CIR	35%	£11,897,861	£7,343,752	£5,446,928	£5,383,103	£3,872,007	£3,021,556	£1,996,100
60% LAR, 40% CIR	40%	£9,978,345	£5,624,240	£3,727,408	£3,663,583	£2,152,061	£1,301,610	£200,649
60% LAR, 40% CIR	45%	£8,058,829	£3,904,728	£2,007,888	£1,944,063	£1,191,555	£500,102	£-299,742
60% LAR, 40% CIR	50%	£6,139,313	£2,185,216	£26,352	£20,527	£-169,350	£1,601,513	£2,334,023

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%	£21,944,112	£16,194,912	£14,297,897	£14,234,072	£12,719,014	£11,869,561	£10,854,011
60% LAR, 40% CIR	10%	£19,924,596	£14,475,400	£12,578,387	£12,514,562	£11,000,006	£10,150,553	£9,135,003
60% LAR, 40% CIR	15%	£17,905,080	£12,755,888	£10,858,876	£10,795,051	£9,280,450	£8,430,997	£7,415,447
60% LAR, 40% CIR	20%	£15,885,564	£11,036,376	£9,139,366	£9,075,541	£7,565,849	£6,716,396	£5,700,896
60% LAR, 40% CIR	25%	£13,866,048	£9,316,864	£7,420,856	£7,357,031	£5,851,257	£5,001,804	£3,986,346
60% LAR, 40% CIR	30%	£11,846,532	£7,597,352	£5,702,346	£5,638,521	£4,136,665	£3,287,212	£2,271,796
60% LAR, 40% CIR	35%	£9,827,016	£5,877,840	£3,982,836	£3,919,011	£2,622,669	£1,773,216	£757,746
60% LAR, 40% CIR	40%	£7,807,500	£4,158,328	£2,263,326	£2,200,501	£1,107,713	£257,264	£-299,742
60% LAR, 40% CIR	45%	£5,787,984	£2,438,816	£51,816	£45,991	£-169,350	£1,601,513	£2,334,023
60% LAR, 40% CIR	50%	£3,768,468	£71,847,432	£131,614,806	£131,614,806	£131,614,806	£131,614,806	£131,614,806

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%	£21,944,112	£16,194,912	£14,297,897	£14,234,072	£12,719,014	£11,869,561	£10,854,011
60% LAR, 40% CIR	10%	£19,924,596	£14,475,400	£12,578,387	£12,514,562	£11,000,006	£10,150,553	£9,135,003
60% LAR, 40% CIR	15%	£17,905,080	£12,755,888	£10,858,876	£10,795,051	£9,280,450	£8,430,997	£7,415,447
60% LAR, 40% CIR	20%	£15,885,564	£11,036,376	£9,139,366	£9,075,541	£7,565,849	£6,716,396	£5,700,896
60% LAR, 40% CIR	25%	£13,866,048	£9,316,864	£7,420,856	£7,357,031	£5,851,257	£5,001,804	£3,986,346
60% LAR, 40% CIR	30%	£11,846,532	£7,597,352	£5,702,346	£5,638,521	£4,136,665	£3,287,212	£2,271,796
60% LAR, 40% CIR	35%	£9,827,016	£5,877,840	£3,982,836	£3,919,011	£2,622,669	£1,773,216	£757,746
60% LAR, 40% CIR	40%	£7,807,500	£4,158,328	£2,263,326	£2,200,501	£1,107,713	£257,264	£-299,742
60% LAR, 40% CIR	45%	£5,787,984	£2,438,816	£51,816	£45,991	£-169,350	£1,601,513	£2,334,023
60% LAR, 40% CIR	50%	£3,768,468	£71,847,432	£131,614,806	£131,614,806	£131,614,806	£131,614,806	£131,614,806



LB Camden  
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone B - £1,250 pcf	
No Units Site Area 135 1.04 Ha		Sales value inflation Build cost inflation Tenure		Grow Grow 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 &			



LB Camden  
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area	Zone B - £1,300 pcf					
No Units	135	Sales value inflation	Grow					
Site Area	1.04 Ha	Build cost inflation	Grow					
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	Base Build Costs, Access Prt M4(2), Building Safety 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%	£36,372,047	£39,023,816	£25,931,805	£25,910,479	£25,507,166	£23,687,287	£22,876,243
60% LAR: 40% CIR	5%	£13,439,984	£25,369,213	£23,264,261	£23,180,424	£22,861,283	£21,448,437	£20,105,223
60% LAR: 40% CIR	10%	£30,484,210	£22,698,362	£20,621,676	£20,501,451	£20,200,391	£18,375,532	£17,356,684
60% LAR: 40% CIR	15%	£27,534,624	£20,114,400	£17,937,103	£17,815,243	£17,510,593	£15,682,692	£14,667,192
60% LAR: 40% CIR	20%	£4,561,987	£17,316,480	£15,222,009	£15,100,514	£14,796,776	£12,974,351	£11,961,884
60% LAR: 40% CIR	25%	£21,575,769	£14,581,532	£12,492,234	£12,371,087	£12,068,152	£10,250,661	£9,240,843
60% LAR: 40% CIR	30%	£18,576,359	£11,832,178	£9,741,921	£9,621,047	£9,318,865	£7,511,768	£6,504,491
60% LAR: 40% CIR	35%	£15,563,867	£9,069,043	£6,989,213	£6,868,598	£6,567,058	£4,757,823	£3,752,691
60% LAR: 40% CIR	40%	£12,553,779	£6,292,286	£4,236,254	£4,109,697	£3,784,576	£1,988,975	£959,945
60% LAR: 40% CIR	45%	£9,457,163	£3,501,980	£1,429,186	£1,306,900	£1,038,454	£-258,880	£-1,861,380
60% LAR: 40% CIR	50%	£6,387,690	£698,323	£-1,421,255	£-1,545,000	£-1,854,361	£-3,710,633	£-4,741,740
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£87,964,737	£76,036,518	£78,120,450	£78,120,450	£78,120,450	£78,120,450	£81,372,511
60% LAR: 40% CIR	5%	£70,910,521	£78,706,289	£80,160,855	£80,160,855	£80,160,855	£80,160,855	£84,046,047
60% LAR: 40% CIR	10%	£12,869,867	£81,390,031	£81,491,026	£81,491,026	£81,491,026	£81,491,026	£86,212,258
60% LAR: 40% CIR	15%	£7,842,783	£84,589,270	£84,192,273	£84,192,273	£84,192,273	£84,192,273	£90,442,737
60% LAR: 40% CIR	20%	£4,561,987	£87,816,480	£86,928,862	£86,928,862	£86,928,862	£86,928,862	£94,174,749
60% LAR: 40% CIR	25%	£2,523,372	£90,527,532	£89,527,532	£89,527,532	£89,527,532	£89,527,532	£98,000,240
60% LAR: 40% CIR	30%	£1,563,867	£93,238,689	£92,138,689	£92,138,689	£92,138,689	£92,138,689	£101,825,340
60% LAR: 40% CIR	35%	£1,063,867	£95,949,846	£94,749,846	£94,749,846	£94,749,846	£94,749,846	£105,650,440
60% LAR: 40% CIR	40%	£613,867	£98,660,003	£97,360,003	£97,360,003	£97,360,003	£97,360,003	£109,475,540
60% LAR: 40% CIR	45%	£167,563	£101,371,160	£100,071,160	£100,071,160	£100,071,160	£100,071,160	£113,300,640
60% LAR: 40% CIR	50%	£55,017,671	£104,082,317	£102,782,317	£102,782,317	£102,782,317	£102,782,317	£116,125,740
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£57,186,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 40% CIR	0%	£23,913,415	£31,367,843	£33,450,667	£33,450,667	£33,450,667	£33,450,667	£36,709,219
60% LAR: 40% CIR	5%	£2,565,466	£34,073,309	£36,156,133	£36,156,133	£36,156,133	£36,156,133	£39,414,771
60% LAR: 40% CIR	10%	£28,861,252	£36,687,069	£38,769,893	£38,769,893	£38,769,893	£38,769,893	£42,029,529
60% LAR: 40% CIR	15%	£31,550,598	£39,376,081	£41,458,905	£41,458,905	£41,458,905	£41,458,905	£44,718,775
60% LAR: 40% CIR	20%	£34,653,494	£42,065,093	£44,147,919	£44,147,919	£44,147,919	£44,147,919	£47,408,021
60% LAR: 40% CIR	25%	£37,659,993	£44,754,105	£46,836,931	£46,836,931	£46,836,931	£46,836,931	£50,097,267
60% LAR: 40% CIR	30%	£40,666,492	£47,443,117	£49,525,943	£49,525,943	£49,525,943	£49,525,943	£52,786,513
60% LAR: 40% CIR	35%	£43,672,991	£50,132,129	£52,214,955	£52,214,955	£52,214,955	£52,214,955	£55,475,759
60% LAR: 40% CIR	40%	£46,679,490	£52,821,141	£54,903,967	£54,903,967	£54,903,967	£54,903,967	£58,165,005
60% LAR: 40% CIR	45%	£49,685,989	£55,510,153	£57,592,979	£57,592,979	£57,592,979	£57,592,979	£60,854,251
60% LAR: 40% CIR	50%	£52,692,488	£58,199,165	£60,281,991	£60,281,991	£60,281,991	£60,281,991	£63,543,497
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
60% LAR: 40% CIR	0%	£13,334,822	£16,869,402	£18,690,335	£18,611,191	£18,113,333	£16,626,170	£21,844,895
60% LAR: 40% CIR	5%	£11,400,405	£19,216,253	£21,352,219	£21,273,075	£20,775,217	£19,288,054	£24,501,983
60% LAR: 40% CIR	10%	£14,439,762	£21,960,215	£24,037,512	£23,958,368	£23,460,510	£21,973,347	£27,247,424
60% LAR: 40% CIR	15%	£17,479,119	£24,704,177	£26,781,464	£26,702,320	£26,204,462	£24,717,289	£29,992,865
60% LAR: 40% CIR	20%	£20,518,476	£27,448,139	£29,526,416	£29,447,272	£28,949,414	£27,462,246	£32,738,306
60% LAR: 40% CIR	25%	£23,557,833	£30,192,101	£32,270,368	£32,191,224	£31,693,366	£30,206,198	£35,483,747
60% LAR: 40% CIR	30%	£26,607,190	£32,936,063	£35,014,320	£34,935,176	£34,437,318	£32,950,640	£38,229,188
60% LAR: 40% CIR	35%	£29,656,547	£35,680,025	£37,758,272	£37,679,128	£37,181,270	£35,695,002	£40,974,629
60% LAR: 40% CIR	40%	£32,705,904	£38,423,987	£40,500,224	£40,421,080	£39,923,122	£38,439,464	£43,720,070
60% LAR: 40% CIR	45%	£35,755,261	£41,167,949	£43,242,176	£43,163,032	£42,684,504	£41,198,926	£46,465,511
60% LAR: 40% CIR	50%	£38,804,618	£43,911,911	£45,986,128	£45,906,984	£45,448,466	£43,943,388	£49,210,952
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%	£12,248,027	£8,550,272	£4,536,458	£4,417,132	£4,113,657	£2,283,361	£1,282,597
60% LAR: 40% CIR	5%	£8,100,884	£3,974,867	£1,960,135	£1,792,093	£1,488,194	£-1,461,744	£-2,461,744
60% LAR: 40% CIR	10%	£6,100,884	£1,305,016	£-727,474	£-880,895	£-1,192,885	£-3,817,814	£-4,638,861
60% LAR: 40% CIR	15%	£4,100,884	£-1,366,666	£-1,456,243	£-1,781,763	£-2,182,763	£-5,710,695	£-6,488,861
60% LAR: 40% CIR	20%	£2,100,884	£-2,778,386	£-2,863,333	£-3,282,833	£-3,693,333	£-7,613,365	£-8,433,861
60% LAR: 40% CIR	25%	£192,420	£-3,801,815	£-4,090,172	£-4,378,529	£-4,666,886	£-9,515,486	£-10,315,861
60% LAR: 40% CIR	30%	£-2,116,989	£-4,825,244	£-5,113,600	£-5,395,957	£-5,678,314	£-10,517,886	£-11,300,861
60% LAR: 40% CIR	35%	£-4,116,989	£-5,848,673	£-6,171,029	£-6,453,386	£-6,735,743	£-11,520,314	£-12,305,861
60% LAR: 40% CIR	40%	£-6,116,989	£-6,872,102	£-7,194,458	£-7,476,815	£-7,759,172	£-12,522,743	£-13,310,861
60% LAR: 40% CIR	45%	£-8,116,989	£-7,895,531	£-8,217,887	£-8,500,244	£-8,782,601	£-13,525,172	£-14,315,861
60% LAR: 40% CIR	50%	£-10,116,989	£-8,918,960	£-9,241,316	£-9,523,671	£-9,806,028	£-14,527,601	£-15,320,861



LB Camden  
Local Plan Viability Testing 2025

Resi 14 - 150 Plots		Value Area		Zone B - £900 psf				
No Units	160	Sales value inflation		Grow				
Site Area	0.27 Ha	Build cost inflation		Grow				
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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£13,159,110	£5,063,755	£3,574,253	£3,433,182	£3,080,508	£994,462	£1,199,578
60% LAR - 40% CIR	5%	£13,318,348	£3,493,532	£2,009,644	£1,869,105	£1,517,759	£599,539	£361,510
60% LAR - 40% CIR	10%	£9,447,851	£1,907,605	£245,876	£288,829	£62,232	£2,219,091	£1,978,497
60% LAR - 40% CIR	15%	£7,562,115	£306,115	£1,183,774	£1,337,670	£1,697,411	£3,855,853	£3,816,026
60% LAR - 40% CIR	20%	£5,661,278	£1,340,456	£2,855,386	£2,368,874	£3,357,573	£5,505,763	£5,270,631
60% LAR - 40% CIR	25%	£3,745,484	£4,022,223	£4,533,213	£4,676,318	£5,034,082	£7,180,662	£6,942,153
60% LAR - 40% CIR	30%	£1,814,872	£3,719,583	£6,220,714	£6,289,783	£6,189,389	£8,834,444	£8,594,444
60% LAR - 40% CIR	35%	£-132,406	£6,432,388	£7,596,828	£8,079,312	£8,435,523	£10,572,786	£10,335,312
60% LAR - 40% CIR	40%	£-244,453	£8,169,432	£8,662,320	£9,844,656	£10,160,147	£12,268,691	£12,028,691
60% LAR - 40% CIR	45%	£-44,175,571	£5,903,746	£-11,453,399	£-11,545,429	£-11,900,502	£-14,030,948	£-13,794,230
60% LAR - 40% CIR	50%	£-49,224,578	£-11,662,001	£-13,199,912	£-13,301,775	£-13,656,435	£-16,784,389	£-15,547,560
Residual Land values compared to benchmark land values Higher Value Secondary Offices								
£97,649,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£15,311,188	£23,138,014	£24,021,801	£24,762,446	£25,111,786	£27,211,184	£26,903,905
60% LAR - 40% CIR	5%	£17,133,884	£24,723,941	£26,252,867	£26,342,716	£26,693,777	£28,693,037	£28,310,583
60% LAR - 40% CIR	10%	£16,094,431	£26,354,430	£27,405,400	£27,399,474	£28,249,964	£30,441,298	£30,142,288
60% LAR - 40% CIR	15%	£23,210,207	£27,072,004	£29,494,340	£29,532,430	£29,988,111	£33,141,309	£33,062,177
60% LAR - 40% CIR	20%	£26,186,261	£26,603,746	£29,603,746	£29,603,746	£31,364,360	£35,332,178	£35,179,188
60% LAR - 40% CIR	25%	£23,810,573	£31,351,128	£32,858,020	£33,201,384	£33,359,328	£38,489,035	£38,261,879
60% LAR - 40% CIR	30%	£24,171,813	£33,603,063	£34,363,063	£34,363,063	£34,363,063	£40,603,063	£40,363,063
60% LAR - 40% CIR	35%	£26,773,863	£36,773,863	£36,773,863	£36,773,863	£36,773,863	£42,673,863	£42,368,177
60% LAR - 40% CIR	40%	£23,607,117	£38,335,291	£38,335,291	£38,335,291	£38,335,291	£44,602,431	£44,254,725
60% LAR - 40% CIR	45%	£23,656,122	£38,256,122	£38,256,122	£38,256,122	£38,256,122	£44,612,534	£44,179,465
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, 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%	£2,437,872	£19,539,427	£22,021,959	£22,763,950	£22,515,874	£24,631,726	£24,398,804
60% LAR - 40% CIR	5%	£4,237,834	£19,539,427	£22,021,959	£22,763,950	£22,515,874	£24,631,726	£24,398,804
60% LAR - 40% CIR	10%	£8,148,331	£19,539,427	£22,021,959	£22,763,950	£22,515,874	£24,631,726	£24,398,804
60% LAR - 40% CIR	15%	£10,201,997	£19,539,427	£22,021,959	£22,763,950	£22,515,874	£24,631,726	£24,398,804
60% LAR - 40% CIR	20%	£9,534,904	£19,539,427	£22,021,959	£22,763,950	£22,515,874	£24,631,726	£24,398,804
60% LAR - 40% CIR	25%	£11,890,699	£19,539,427	£22,021,959	£22,763,950	£22,515,874	£24,631,726	£24,398,804
60% LAR - 40% CIR	30%	£13,761,313	£19,539,427	£22,021,959	£22,763,950	£22,515,874	£24,631,726	£24,398,804
60% LAR - 40% CIR	35%	£15,728,388	£19,539,427	£22,021,959	£22,763,950	£22,515,874	£24,631,726	£24,398,804
60% LAR - 40% CIR	40%	£17,773,863	£19,539,427	£22,021,959	£22,763,950	£22,515,874	£24,631,726	£24,398,804
60% LAR - 40% CIR	45%	£17,773,863	£19,539,427	£22,021,959	£22,763,950	£22,515,874	£24,631,726	£24,398,804
60% LAR - 40% CIR	50%	£21,856,756	£19,539,427	£22,021,959	£22,763,950	£22,515,874	£24,631,726	£24,398,804
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space								
£40,420,000								
Tenure	% AH	Base Build Costs and Access 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%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
60% LAR - 40% CIR	5%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
60% LAR - 40% CIR	10%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
60% LAR - 40% CIR	15%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
60% LAR - 40% CIR	20%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
60% LAR - 40% CIR	25%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
60% LAR - 40% CIR	30%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
60% LAR - 40% CIR	35%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
60% LAR - 40% CIR	40%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
60% LAR - 40% CIR	45%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
60% LAR - 40% CIR	50%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution								
£20,601,000								
Tenure	% 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%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
60% LAR - 40% CIR	5%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
60% LAR - 40% CIR	10%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
60% LAR - 40% CIR	15%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
60% LAR - 40% CIR	20%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
60% LAR - 40% CIR	25%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
60% LAR - 40% CIR	30%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
60% LAR - 40% CIR	35%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
60% LAR - 40% CIR	40%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
60% LAR - 40% CIR	45%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474
60% LAR - 40% CIR	50%	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474	£2,135,474



LB Camden  
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area		Zone B - £950 psf	
No Units		190		Sales value inflation	
Site Area		0.27 Ha		Build cost inflation	
Residual land values:		Tenure		LAR - CIR	
				</	



LB Camden  
Local Plan Viability Testing 2025

Resit 14 - 150 Flats		Value Area		Zone B - £1,000 psf	
No Units Site Area		190 0.27 Ha		Grow Grow LAP, 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%		£12,140,011	
00% LAR - 40% CIR		5%		£10,050,508	
00% LAR - 40% CIR		10%		£8,132,087	
00% LAR - 40% CIR		15%		£6,787,558	
00% LAR - 40% CIR		20%		£5,486,921	
00% LAR - 40% CIR		25%		£4,550,215	
00% LAR - 40% CIR		30%		£3,868,310	
00% LAR - 40% CIR		35%		£3,120,743	
00% LAR - 40% CIR		40%		£2,383,719	
00% LAR - 40% CIR		45%		£1,620,451	
00% LAR - 40% CIR		50%		£954,396	
Residual Land values compared to benchmark land values					
Higher Value Secondary Offices				£97,645,000	



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 - £1,000 psf
------------	---------------------

Sales value inflation		Grow
Build cost inflation		Grow
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%	£23,814,469	£15,653,323	£14,186,206	£14,047,256	£13,084,892	£11,278,846	£11,813,962
60% LAR, 40% CIR	10%	£17,444,285	£13,127,432	£12,093,309	£11,959,770	£11,001,454	£9,493,346	£9,727,518
60% LAR, 40% CIR	15%	£16,058,951	£11,460,550	£9,981,824	£9,841,775	£9,491,650	£7,360,504	£7,624,319
60% LAR, 40% CIR	20%	£16,658,606	£9,326,342	£7,854,330	£7,714,727	£7,365,718	£5,271,666	£5,504,339
60% LAR, 40% CIR	25%	£14,643,389	£7,180,718	£5,710,874	£5,571,776	£5,223,778	£3,135,791	£3,367,780
60% LAR, 40% CIR	30%	£11,813,437	£5,017,820	£3,551,908	£3,413,070	£3,065,979	£1,004,435	£1,214,829
60% LAR, 40% CIR	35%	£9,365,679	£2,839,793	£1,397,272	£1,258,758	£992,471	£1,328,892	£970,935
60% LAR, 40% CIR	40%	£8,881,047	£846,780	£826,181	£796,921	£1,323,131	£3,460,365	£3,222,821
60% LAR, 40% CIR	45%	£4,381,979	£1,956,396	£1,987,034	£1,938,483	£3,844,863	£5,729,468	£5,491,947
60% LAR, 40% CIR	50%	£1,888,316	£3,985,589	£5,385,222	£5,527,251	£5,892,335	£8,012,769	£7,776,053
60% LAR, 40% CIR	55%	£669,554	£6,190,931	£7,688,842	£7,830,706	£8,185,365	£10,313,319	£10,078,880

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%	£5,187,381	£13,659,114	£14,538,239	£14,478,775	£15,039,121	£17,136,198	£16,903,987
60% LAR, 40% CIR	10%	£7,122,946	£15,170,895	£16,649,722	£16,188,771	£17,139,886	£19,240,442	£19,007,235
60% LAR, 40% CIR	15%	£10,424,264	£17,400,204	£18,771,216	£18,049,616	£19,459,679	£21,551,461	£21,318,254
60% LAR, 40% CIR	20%	£12,381,137	£19,430,818	£20,923,571	£20,199,788	£21,607,767	£23,699,754	£23,466,547
60% LAR, 40% CIR	25%	£14,643,389	£21,613,126	£23,143,918	£22,419,538	£23,665,866	£25,761,111	£25,527,904
60% LAR, 40% CIR	30%	£17,263,366	£23,711,753	£25,254,274	£24,530,139	£25,739,074	£27,840,438	£27,607,231
60% LAR, 40% CIR	35%	£20,129,696	£25,729,763	£27,275,862	£26,551,214	£27,814,507	£29,941,851	£29,708,644
60% LAR, 40% CIR	40%	£23,129,696	£27,729,763	£29,275,862	£28,551,214	£29,814,507	£32,041,851	£31,808,644
60% LAR, 40% CIR	45%	£26,129,696	£29,729,763	£31,275,862	£30,551,214	£31,814,507	£34,041,851	£33,808,644
60% LAR, 40% CIR	50%	£29,129,696	£31,729,763	£33,275,862	£32,551,214	£33,814,507	£36,041,851	£35,808,644

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	5%	£8,218,267	£57,141	£1,549,878	£1,549,878	£1,801,280	£4,817,336	£3,789,220
60% LAR, 40% CIR	10%	£5,868,753	£1,549,878	£3,849,476	£3,849,476	£4,099,878	£6,105,848	£5,077,732
60% LAR, 40% CIR	15%	£3,482,789	£4,135,832	£5,614,358	£5,784,487	£6,104,332	£8,365,276	£7,671,862
60% LAR, 40% CIR	20%	£1,062,424	£6,240,204	£7,141,865	£7,262,350	£7,262,350	£10,634,516	£9,606,102
60% LAR, 40% CIR	25%	£1,062,424	£8,415,064	£8,685,207	£8,685,207	£10,372,404	£12,460,360	£11,225,363
60% LAR, 40% CIR	30%	£3,782,744	£10,578,862	£12,644,270	£12,644,270	£14,182,740	£16,412,740	£14,891,383
60% LAR, 40% CIR	35%	£6,129,696	£12,729,763	£14,749,862	£14,749,862	£16,113,313	£18,342,740	£16,821,383
60% LAR, 40% CIR	40%	£8,471,753	£14,880,862	£16,850,862	£16,850,862	£18,113,313	£20,342,740	£18,821,383
60% LAR, 40% CIR	45%	£11,727,763	£16,981,862	£18,951,862	£18,951,862	£20,113,313	£22,342,740	£20,821,383
60% LAR, 40% CIR	50%	£15,089,789	£19,082,862	£21,052,862	£21,052,862	£22,113,313	£24,342,740	£23,821,383

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%	£12,790,832	£4,829,286	£3,162,870	£3,023,807	£2,811,256	£255,216	£790,355
60% LAR, 40% CIR	10%	£10,420,648	£2,948,795	£1,069,673	£929,134	£777,788	£1,580,289	£1,298,038
60% LAR, 40% CIR	15%	£8,050,514	£458,514	£1,811,815	£1,672,276	£1,471,847	£3,000,433	£2,718,182
60% LAR, 40% CIR	20%	£5,680,380	£1,895,295	£3,169,307	£3,028,916	£2,811,256	£4,751,870	£4,519,288
60% LAR, 40% CIR	25%	£3,310,752	£3,849,476	£5,214,865	£5,074,474	£4,869,035	£6,502,817	£6,269,817
60% LAR, 40% CIR	30%	£1,062,424	£6,240,204	£7,141,865	£7,001,474	£6,801,035	£8,253,859	£8,020,859
60% LAR, 40% CIR	35%	£1,062,424	£8,415,064	£8,685,207	£8,544,816	£8,344,377	£10,040,360	£9,807,360
60% LAR, 40% CIR	40%	£3,841,753	£10,578,862	£12,644,270	£12,503,879	£12,303,439	£11,894,572	£11,661,572
60% LAR, 40% CIR	45%	£6,129,696	£12,729,763	£14,749,862	£14,609,471	£14,409,031	£14,000,074	£13,767,074
60% LAR, 40% CIR	50%	£8,471,753	£14,880,862	£16,850,862	£16,710,471	£16,509,031	£16,100,074	£15,867,074

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£15,825,630	£10,038,989	£8,267,751	£8,420,135	£8,070,889	£8,105,124	£8,105,124
60% LAR, 40% CIR	10%	£13,440,496	£5,842,096	£6,474,865	£6,322,350	£6,170,195	£6,105,124	£6,105,124
60% LAR, 40% CIR	15%	£11,055,362	£3,759,867	£2,235,875	£2,082,277	£1,928,679	£1,772,449	£1,772,449
60% LAR, 40% CIR	20%	£8,670,228	£1,662,263	£92,520	£86,477	£80,434	£2,482,263	£2,250,803
60% LAR, 40% CIR	25%	£6,285,094	£1,062,424	£1,062,424	£1,062,424	£1,062,424	£4,482,263	£4,250,803
60% LAR, 40% CIR	30%	£3,899,960	£602,825	£2,296,646	£2,296,646	£2,296,646	£6,482,263	£6,250,803
60% LAR, 40% CIR	35%	£1,514,826	£2,779,892	£4,441,183	£4,441,183	£4,441,183	£8,482,263	£8,250,803
60% LAR, 40% CIR	40%	£1,514,826	£4,971,675	£6,441,183	£6,441,183	£6,441,183	£10,482,263	£10,250,803
60% LAR, 40% CIR	45%	£1,514,826	£7,181,457	£8,441,183	£8,441,183	£8,441,183	£12,482,263	£12,250,803
60% LAR, 40% CIR	50%	£1,514,826	£9,391,239	£10,441,183	£10,441,183	£10,441,183	£14,482,263	£14,250,803



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 - £1,100 p/af
------------	----------------------

Sales value inflation		Grow
Build cost inflation		Grow
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%	£27,366,255	£10,148,315	£17,881,198	£17,542,248	£17,194,874	£15,110,930	£15,342,212
60% LAR - 40% CIR	5%	£24,818,482	£10,992,914	£14,431,088	£13,792,681	£14,461,586	£12,854,310	£13,088,805
60% LAR - 40% CIR	10%	£22,555,558	£14,621,565	£13,165,063	£13,026,090	£12,675,965	£10,575,219	£10,808,635
60% LAR - 40% CIR	15%	£19,877,624	£12,335,129	£10,861,739	£10,722,135	£10,373,126	£8,279,075	£8,511,747
60% LAR - 40% CIR	20%	£17,884,817	£10,911,220	£9,541,477	£9,402,278	£9,052,281	£6,958,294	£7,188,293
60% LAR - 40% CIR	25%	£14,477,277	£7,671,416	£6,205,502	£6,066,668	£5,719,575	£3,626,425	£3,858,425
60% LAR - 40% CIR	30%	£11,855,143	£5,318,482	£3,853,982	£3,715,447	£3,368,160	£1,591,443	£1,822,919
60% LAR - 40% CIR	35%	£9,218,202	£2,846,363	£1,487,004	£1,348,770	£1,003,186	£1,989,588	£2,822,745
60% LAR - 40% CIR	40%	£6,595,253	£961,892	£498,883	£1,098,845	£1,408,438	£3,533,979	£4,302,919
60% LAR - 40% CIR	45%	£3,845,909	£1,879,510	£43,379,183	£3,521,193	£3,876,268	£8,006,710	£5,769,594
60% LAR - 40% CIR	50%	£1,136,310	£4,367,241	£5,865,152	£6,007,016	£6,361,674	£8,489,629	£8,253,190

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%	£11,113,954	£9,738,871	£11,200,457	£11,538,854	£11,684,950	£11,776,376	£11,542,743
60% LAR - 40% CIR	10%	£2,325,987	£12,009,889	£13,486,483	£13,655,498	£13,955,581	£16,269,247	£16,622,911
60% LAR - 40% CIR	15%	£3,853,841	£14,296,417	£15,799,806	£15,968,418	£16,268,418	£19,530,471	£19,818,786
60% LAR - 40% CIR	20%	£3,549,728	£16,630,310	£18,030,989	£18,279,288	£18,577,385	£20,969,261	£21,212,253
60% LAR - 40% CIR	25%	£3,144,486	£18,960,138	£20,434,141	£20,682,941	£20,931,741	£23,323,617	£23,572,419
60% LAR - 40% CIR	30%	£14,778,893	£21,315,053	£22,777,893	£22,938,598	£23,262,385	£25,340,103	£25,592,483
60% LAR - 40% CIR	35%	£13,343,341	£23,660,985	£25,009,885	£25,258,985	£25,508,085	£27,585,985	£27,835,085
60% LAR - 40% CIR	40%	£20,562,533	£26,089,743	£27,340,429	£27,632,533	£27,924,637	£29,902,533	£30,194,637
60% LAR - 40% CIR	45%	£22,785,037	£28,511,233	£29,610,709	£29,902,738	£30,200,738	£32,178,738	£32,476,738
60% LAR - 40% CIR	50%	£25,007,428	£30,932,787	£31,896,677	£32,188,781	£32,480,881	£34,458,881	£34,750,881

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%	£11,770,073	£3,552,134	£2,085,016	£1,946,006	£1,598,692	£486,892	£293,970
60% LAR - 40% CIR	5%	£9,222,300	£1,586,452	£699,986	£699,986	£544,812	£244,812	£154,812
60% LAR - 40% CIR	10%	£8,669,376	£4,974,916	£2,431,119	£2,570,582	£2,226,217	£4,550,363	£4,787,547
60% LAR - 40% CIR	15%	£8,081,183	£6,361,051	£3,861,051	£4,254,142	£3,603,142	£7,917,107	£8,164,291
60% LAR - 40% CIR	20%	£1,489,635	£1,489,635	£7,054,705	£7,054,705	£7,541,901	£9,620,889	£9,867,889
60% LAR - 40% CIR	25%	£1,118,895	£7,364,796	£9,360,880	£9,329,430	£9,798,606	£11,869,180	£12,127,737
60% LAR - 40% CIR	30%	£3,144,486	£10,170,170	£11,744,203	£11,893,734	£12,027,821	£14,304,729	£14,454,260
60% LAR - 40% CIR	35%	£8,377,896	£12,549,618	£14,109,178	£14,247,411	£14,592,386	£16,868,780	£17,018,257
60% LAR - 40% CIR	40%	£9,968,982	£15,039,288	£16,514,854	£16,653,488	£16,992,063	£19,268,457	£19,417,934
60% LAR - 40% CIR	45%	£11,750,773	£17,475,061	£18,970,349	£19,117,575	£19,472,448	£21,748,842	£21,895,119
60% LAR - 40% CIR	50%	£18,687,607	£19,989,424	£21,481,334	£21,628,158	£21,983,031	£24,259,425	£24,406,250

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%	£16,342,616	£8,124,276	£5,657,561	£5,918,812	£6,171,238	£4,086,394	£4,318,576
60% LAR - 40% CIR	5%	£13,794,845	£5,869,038	£4,407,452	£4,269,025	£3,927,990	£1,830,033	£2,065,164
60% LAR - 40% CIR	10%	£11,211,822	£3,597,829	£2,141,427	£2,002,454	£1,660,329	£484,817	£509,817
60% LAR - 40% CIR	15%	£8,653,588	£1,311,452	£1,817,897	£2,001,901	£2,001,901	£2,744,362	£2,744,362
60% LAR - 40% CIR	20%	£8,081,183	£1,012,918	£2,486,458	£2,621,956	£2,621,956	£3,507,242	£3,507,242
60% LAR - 40% CIR	25%	£3,453,641	£3,364,021	£4,016,134	£4,668,676	£4,668,676	£5,504,081	£5,504,081
60% LAR - 40% CIR	30%	£1,831,505	£2,507,154	£7,188,874	£7,338,188	£7,654,478	£9,792,184	£9,801,538
60% LAR - 40% CIR	35%	£1,895,945	£8,077,075	£9,336,833	£9,674,886	£10,000,459	£12,113,224	£12,174,862
60% LAR - 40% CIR	40%	£4,494,383	£10,481,834	£11,592,520	£12,074,481	£12,430,072	£14,593,616	£14,529,559
60% LAR - 40% CIR	45%	£7,717,208	£13,633,148	£14,603,830	£14,948,808	£15,293,880	£17,433,145	£17,369,619
60% LAR - 40% CIR	50%	£3,685,158	£15,580,820	£16,888,788	£17,036,552	£17,585,511	£19,513,268	£19,579,635

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%	£16,200,027	£13,529,889	£12,867,743	£13,922,348	£14,078,208	£19,286,715	£19,210,282
60% LAR - 40% CIR	5%	£11,242,510	£11,242,510	£9,812,634	£9,812,634	£9,326,141	£7,236,116	£7,236,116
60% LAR - 40% CIR	10%	£16,637,104	£9,003,111	£7,546,608	£7,407,635	£7,097,610	£4,996,264	£5,190,180
60% LAR - 40% CIR	15%	£14,699,170	£6,716,874	£5,243,285	£5,103,681	£4,764,671	£2,860,020	£2,963,293
60% LAR - 40% CIR	20%	£11,469,363	£4,392,766	£2,923,023	£2,783,823	£2,435,626	£1,347,840	£1,519,838
60% LAR - 40% CIR	25%	£8,868,823	£2,952,361	£987,448	£987,448	£987,448	£1,013,121	£1,013,121
60% LAR - 40% CIR	30%	£8,286,688	£1,013,973	£1,444,492	£1,601,001	£1,601,001	£4,527,012	£4,527,012
60% LAR - 40% CIR	35%	£3,096,747	£2,671,881	£4,111,481	£4,268,088	£4,415,268	£6,789,822	£6,841,209
60% LAR - 40% CIR	40%	£1,905,766	£3,304,633	£6,307,338	£6,464,259	£6,724,869	£9,104,814	£9,160,273
60% LAR - 40% CIR	45%	£1,772,546	£7,467,964	£8,997,618	£9,159,847	£9,484,721	£11,625,164	£11,689,449
60% LAR - 40% CIR	50%	£4,461,145	£9,886,086	£11,463,606	£11,626,436	£11,901,326	£14,108,084	£14,173,465



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 - £1,150 pcf
------------	---------------------

Sales value inflation	Grow
Build cost inflation	Grow
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%	£30,918,040	£22,643,307	£21,176,191	£21,037,241	£20,689,867	£18,605,622	£18,837,205
60% LAR, 40% CIR	5%	£38,192,619	£20,212,917	£18,751,335	£18,615,904	£18,268,638	£16,180,444	£16,411,155
60% LAR, 40% CIR	10%	£25,452,165	£17,767,058	£16,310,556	£16,172,611	£15,827,749	£13,758,574	£13,988,482
60% LAR, 40% CIR	15%	£22,696,642	£15,305,873	£13,854,013	£13,715,508	£13,372,744	£11,286,484	£11,518,157
60% LAR, 40% CIR	20%	£19,805,246	£12,829,501	£11,371,980	£11,232,781	£10,884,763	£8,796,197	£9,028,765
60% LAR, 40% CIR	25%	£17,141,117	£10,325,012	£8,859,098	£8,720,262	£8,373,171	£6,280,627	£6,522,021
60% LAR, 40% CIR	30%	£14,811,392	£7,793,171	£6,195,137	£6,056,851	£5,705,132	£3,569,889	£3,811,491
60% LAR, 40% CIR	35%	£11,527,212	£5,246,346	£3,786,787	£3,648,554	£3,292,970	£1,229,465	£1,459,854
60% LAR, 40% CIR	40%	£9,068,068	£2,584,679	£1,227,654	£1,089,690	£744,677	£(1,551,552)	£(1,114,491)
60% LAR, 40% CIR	45%	£5,523,501	£(108,313)	£(1,373,104)	£(1,515,134)	£(1,870,208)	£(4,000,651)	£(3,763,535)
60% LAR, 40% CIR	50%	£2,936,122	£(2,543,551)	£(4,041,462)	£(4,183,326)	£(4,537,984)	£(6,665,939)	£(6,425,500)

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%	£1,581,133	£8,418,658	£7,480,215	£8,015,641	£8,364,707	£10,441,101	£10,210,901
60% LAR, 40% CIR	10%	£1,179,380	£6,864,467	£5,930,660	£6,466,636	£6,815,702	£8,772,271	£8,542,073
60% LAR, 40% CIR	15%	£1,044,861	£4,120,471	£3,777,233	£4,313,608	£4,662,674	£6,519,061	£6,288,789
60% LAR, 40% CIR	20%	£1,205,299	£1,160,543	£(1,203,260)	£1,388,195	£1,734,763	£1,7,634,748	£1,7,632,759
60% LAR, 40% CIR	25%	£1,330,085	£(1,380,124)	£(1,380,124)	£1,772,441	£2,119,417	£2,119,417	£2,119,417
60% LAR, 40% CIR	30%	£1,220,153	£(1,838,574)	£(2,303,894)	£2,038,636	£2,385,095	£2,385,095	£2,385,095
60% LAR, 40% CIR	35%	£1,173,418	£(2,207,207)	£(2,673,892)	£1,848,174	£2,199,575	£2,199,575	£2,199,575
60% LAR, 40% CIR	40%	£1,134,316	£(2,589,867)	£(3,054,600)	£1,611,635	£1,966,069	£1,966,069	£1,966,069
60% LAR, 40% CIR	45%	£20,803,043	£(2,323,232)	£(2,034,049)	£(1,148,178)	£(3,501,793)	£(3,501,793)	£(3,501,793)
60% LAR, 40% CIR	50%	£2,665,423	£(2,175,067)	£(2,673,007)	£(2,814,871)	£(3,169,630)	£(3,267,486)	£(3,267,486)

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%	£15,321,858	£7,047,725	£5,580,009	£5,441,659	£5,093,685	£3,009,440	£3,241,023
60% LAR, 40% CIR	5%	£12,586,496	£4,616,735	£3,155,148	£3,017,722	£2,669,658	£594,263	£634,973
60% LAR, 40% CIR	10%	£9,855,384	£2,170,876	£1,714,374	£1,576,429	£1,228,567	£(1,857,868)	£(1,627,759)
60% LAR, 40% CIR	15%	£17,102,660	£6,960,881	£5,742,664	£5,604,648	£5,256,674	£2,824,446	£2,824,446
60% LAR, 40% CIR	20%	£14,330,085	£2,766,081	£4,224,202	£4,086,186	£3,738,195	£1,769,365	£1,769,365
60% LAR, 40% CIR	25%	£1,544,935	£5,211,170	£4,937,084	£4,875,030	£4,723,019	£3,305,354	£3,305,354
60% LAR, 40% CIR	30%	£1,593,576	£4,803,070	£4,504,530	£4,442,000	£4,379,501	£1,168,093	£1,168,093
60% LAR, 40% CIR	35%	£1,488,375	£(1,349,838)	£(1,803,394)	£1,947,628	£1,223,212	£1,389,717	£1,389,717
60% LAR, 40% CIR	40%	£1,369,892	£(2,441,603)	£(2,848,528)	£1,848,528	£1,561,586	£(1,154,124)	£(1,154,124)
60% LAR, 40% CIR	45%	£1,772,981	£(1,487,867)	£(1,903,260)	£1,711,318	£1,456,389	£(1,158,533)	£(1,158,533)
60% LAR, 40% CIR	50%	£1,689,589	£(1,136,233)	£(1,878,884)	£1,678,686	£1,389,189	£(2,269,421)	£(2,269,421)

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%	£10,984,204	£11,819,911	£15,162,552	£10,913,805	£9,668,231	£7,381,385	£7,813,585
60% LAR, 40% CIR	5%	£17,169,042	£9,189,281	£7,727,694	£7,589,269	£7,243,202	£5,166,808	£5,397,518
60% LAR, 40% CIR	10%	£14,439,529	£9,143,422	£5,286,919	£5,148,973	£4,804,112	£2,734,538	£2,964,846
60% LAR, 40% CIR	15%	£11,873,008	£4,282,236	£2,830,376	£2,692,871	£2,348,107	£(2,848,848)	£(2,618,520)
60% LAR, 40% CIR	20%	£8,862,610	£1,855,855	£(484,344)	£2,255,144	£1,806,896	£(4,293,656)	£(4,063,461)
60% LAR, 40% CIR	25%	£8,117,481	£(986,626)	£(1,484,344)	£2,901,824	£2,452,665	£(4,567,861)	£(4,337,615)
60% LAR, 40% CIR	30%	£5,317,756	£(2,259,465)	£(4,692,885)	£4,631,030	£5,177,786	£(2,267,864)	£(2,037,647)
60% LAR, 40% CIR	35%	£5,053,576	£(2,777,286)	£(2,286,848)	£7,075,082	£7,770,867	£8,794,717	£8,563,762
60% LAR, 40% CIR	40%	£2,327,970	£(3,338,358)	£(5,755,983)	£5,933,976	£10,278,959	£(1,576,188)	£(1,346,127)
60% LAR, 40% CIR	45%	£5,860,736	£(1,813,153)	£(1,209,541)	£10,988,700	£12,863,845	£18,053,287	£17,824,071
60% LAR, 40% CIR	50%	£3,087,114	£(1,587,168)	£(1,955,088)	£15,208,652	£16,561,621	£17,680,576	£17,451,138

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%	£22,274,224	£17,028,953	£15,132,676	£15,418,736	£15,011,314	£12,489,187	£12,718,793
60% LAR, 40% CIR	5%	£19,893,111	£12,148,603	£10,692,101	£12,668,458	£10,571,692	£10,862,765	£10,862,765
60% LAR, 40% CIR	10%	£17,078,188	£9,807,418	£8,235,558	£10,209,156	£8,440,120	£8,370,927	£8,370,927
60% LAR, 40% CIR	15%	£14,367,792	£7,211,048	£5,735,525	£8,096,261	£7,754,290	£5,868,030	£5,868,030
60% LAR, 40% CIR	20%	£11,822,603	£4,706,587	£3,240,644	£5,614,326	£5,266,328	£3,178,342	£3,178,342
60% LAR, 40% CIR	25%	£8,722,558	£(1,174,717)	£(1,717,167)	£3,757,682	£2,754,717	£(927,773)	£(927,773)
60% LAR, 40% CIR	30%	£5,069,758	£(2,972,706)	£(4,281,687)	£1,968,960	£2,215,895	£(4,269,560)	£(4,269,560)
60% LAR, 40% CIR	35%	£3,076,172	£(2,653,776)	£(4,364,961)	£4,474,712	£4,772,798	£(4,772,798)	£(4,772,798)
60% LAR, 40% CIR	40%	£2,051,468	£(3,510,141)	£(4,991,558)	£7,133,698	£7,488,662	£9,819,106	£9,592,390
60% LAR, 40% CIR	50%	£2,662,883	£(1,620,208)	£(6,055,616)	£6,861,796	£11,106,409	£12,284,384	£12,044,465



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 - £1,200 pcf
------------	---------------------

Sales value inflation	Grow
Build cost inflation	Grow
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%	£34,451,871	£26,138,300	£24,671,183	£24,532,234	£24,184,859	£22,100,815	£22,332,187
60% LAR, 40% CIR	5%	£17,566,923	£23,333,159	£22,071,574	£21,535,146	£21,387,081	£19,130,887	£19,141,368
60% LAR, 40% CIR	10%	£28,648,773	£20,812,552	£19,456,049	£19,318,105	£18,973,241	£16,904,067	£17,133,976
60% LAR, 40% CIR	15%	£25,715,660	£18,276,816	£16,824,757	£16,687,251	£16,343,488	£14,280,907	£14,510,082
60% LAR, 40% CIR	20%	£22,787,675	£15,825,494	£14,177,840	£14,040,734	£13,697,866	£11,627,298	£11,856,297
60% LAR, 40% CIR	25%	£19,804,656	£12,959,330	£11,512,694	£11,373,858	£11,028,768	£8,944,223	£9,175,617
60% LAR, 40% CIR	30%	£18,867,643	£10,269,862	£8,507,341	£8,369,820	£8,022,540	£5,944,851	£6,175,688
60% LAR, 40% CIR	35%	£13,855,873	£7,446,129	£6,086,570	£5,948,337	£5,602,752	£3,529,248	£3,759,638
60% LAR, 40% CIR	40%	£10,829,788	£4,307,556	£3,550,531	£3,412,537	£3,067,554	£97,655	£1,027,847
60% LAR, 40% CIR	45%	£7,851,053	£2,054,284	£989,368	£461,576	£177,095	£1,394,292	£1,757,576
60% LAR, 40% CIR	50%	£4,733,553	£724,430	£2,217,772	£2,359,636	£2,714,295	£4,842,250	£4,605,810

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%	£7,802,341	£3,398,366	£4,559,977	£4,559,977	£4,559,977	£4,559,977	£4,559,977
60% LAR, 40% CIR	5%	£4,534,976	£3,398,366	£4,559,977	£4,559,977	£4,559,977	£4,559,977	£4,559,977
60% LAR, 40% CIR	10%	£2,017,227	£3,398,366	£4,559,977	£4,559,977	£4,559,977	£4,559,977	£4,559,977
60% LAR, 40% CIR	15%	£2,381,871	£3,398,366	£4,559,977	£4,559,977	£4,559,977	£4,559,977	£4,559,977
60% LAR, 40% CIR	20%	£2,381,871	£3,398,366	£4,559,977	£4,559,977	£4,559,977	£4,559,977	£4,559,977
60% LAR, 40% CIR	25%	£1,711,453	£3,398,366	£4,559,977	£4,559,977	£4,559,977	£4,559,977	£4,559,977
60% LAR, 40% CIR	30%	£3,801,903	£3,398,366	£4,559,977	£4,559,977	£4,559,977	£4,559,977	£4,559,977
60% LAR, 40% CIR	35%	£3,801,903	£3,398,366	£4,559,977	£4,559,977	£4,559,977	£4,559,977	£4,559,977
60% LAR, 40% CIR	40%	£1,801,136	£3,398,366	£4,559,977	£4,559,977	£4,559,977	£4,559,977	£4,559,977
60% LAR, 40% CIR	45%	£1,801,136	£3,398,366	£4,559,977	£4,559,977	£4,559,977	£4,559,977	£4,559,977
60% LAR, 40% CIR	50%	£1,801,136	£3,398,366	£4,559,977	£4,559,977	£4,559,977	£4,559,977	£4,559,977

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%	£18,855,689	£10,542,118	£9,075,002	£8,936,052	£8,588,677	£5,904,433	£6,736,915
60% LAR, 40% CIR	5%	£15,870,341	£7,558,878	£6,475,352	£6,336,402	£5,988,027	£3,914,505	£4,145,216
60% LAR, 40% CIR	10%	£13,052,581	£5,316,370	£3,859,867	£3,721,923	£3,377,080	£1,307,885	£1,537,794
60% LAR, 40% CIR	15%	£11,184,638	£2,680,434	£1,226,575	£1,091,369	£747,305	£1,916,215	£1,986,469
60% LAR, 40% CIR	20%	£7,171,453	£55,813	£1,414,941	£1,052,445	£1,414,941	£1,052,445	£1,052,445
60% LAR, 40% CIR	25%	£4,508,774	£2,508,852	£4,083,485	£4,228,323	£4,589,414	£8,851,966	£8,426,585
60% LAR, 40% CIR	30%	£1,121,481	£1,121,481	£5,108,941	£5,108,941	£7,174,842	£1,351,301	£1,351,301
60% LAR, 40% CIR	35%	£1,121,481	£1,121,481	£5,108,941	£5,108,941	£7,174,842	£1,351,301	£1,351,301
60% LAR, 40% CIR	40%	£1,121,481	£1,121,481	£5,108,941	£5,108,941	£7,174,842	£1,351,301	£1,351,301
60% LAR, 40% CIR	45%	£1,121,481	£1,121,481	£5,108,941	£5,108,941	£7,174,842	£1,351,301	£1,351,301
60% LAR, 40% CIR	50%	£1,121,481	£1,121,481	£5,108,941	£5,108,941	£7,174,842	£1,351,301	£1,351,301

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%	£23,426,235	£15,114,054	£13,947,547	£13,526,937	£13,181,222	£11,305,567	£11,305,567
60% LAR, 40% CIR	5%	£20,542,887	£12,509,523	£11,047,937	£10,909,510	£10,563,445	£8,717,762	£8,717,762
60% LAR, 40% CIR	10%	£17,625,136	£9,888,815	£8,412,413	£8,274,490	£7,928,425	£6,800,413	£6,800,413
60% LAR, 40% CIR	15%	£14,692,024	£7,252,979	£5,801,120	£5,663,614	£5,318,852	£3,257,270	£3,257,270
60% LAR, 40% CIR	20%	£11,744,638	£4,601,858	£3,184,294	£3,047,198	£2,694,330	£953,662	£953,662
60% LAR, 40% CIR	25%	£7,711,453	£1,628,694	£1,052,445	£1,052,445	£1,052,445	£1,052,445	£1,052,445
60% LAR, 40% CIR	30%	£5,804,006	£2,537,775	£2,216,296	£2,354,808	£2,701,086	£4,718,815	£4,547,857
60% LAR, 40% CIR	35%	£2,912,237	£2,477,507	£4,537,068	£5,075,330	£5,400,864	£7,454,488	£7,454,488
60% LAR, 40% CIR	40%	£1,993,851	£8,216,881	£7,673,108	£7,811,098	£9,158,082	£10,225,978	£9,955,995
60% LAR, 40% CIR	45%	£1,993,851	£8,216,881	£7,673,108	£7,811,098	£9,158,082	£10,225,978	£9,955,995
60% LAR, 40% CIR	50%	£1,993,851	£8,216,881	£7,673,108	£7,811,098	£9,158,082	£10,225,978	£9,955,995

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%	£25,543,046	£17,914,705	£16,453,119	£16,313,778	£16,068,429	£16,068,429	£16,068,429
60% LAR, 40% CIR	5%	£23,090,318	£15,294,097	£13,837,595	£13,698,650	£13,454,787	£11,285,612	£11,515,521
60% LAR, 40% CIR	10%	£20,092,402	£12,658,181	£11,206,362	£11,068,746	£10,824,882	£8,651,432	£8,881,628
60% LAR, 40% CIR	15%	£17,145,220	£10,007,040	£8,559,390	£8,422,279	£8,079,312	£6,008,944	£6,240,843
60% LAR, 40% CIR	20%	£14,186,692	£7,340,875	£6,084,240	£5,947,494	£5,604,313	£3,529,789	£3,759,162
60% LAR, 40% CIR	25%	£11,209,188	£4,651,407	£3,188,680	£3,050,372	£2,704,085	£625,307	£625,307
60% LAR, 40% CIR	30%	£8,217,419	£1,527,075	£468,115	£225,802	£415,005	£2,089,367	£1,838,871
60% LAR, 40% CIR	35%	£5,213,251	£2,470,866	£2,470,866	£2,470,866	£2,470,866	£2,470,866	£2,470,866
60% LAR, 40% CIR	40%	£2,182,639	£3,364,170	£5,819,086	£5,198,678	£5,501,360	£7,813,947	£7,378,311
60% LAR, 40% CIR	50%	£2,182,639	£3,364,170	£5,819,086	£5,198,678	£5,501,360	£7,813,947	£7,378,311



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 - £1,250 pcf
------------	---------------------

Sales value inflation		Grow
Build cost inflation		Grow
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%	£37,871,132	£29,833,282	£28,166,175	£28,027,236	£27,878,882	£25,595,606	£25,827,190
60% LAR - 40% CIR	5%	£34,809,821	£26,853,403	£25,391,816	£25,253,390	£25,107,354	£22,830,930	£23,061,645
60% LAR - 40% CIR	10%	£31,833,588	£24,058,044	£22,601,542	£22,463,597	£22,318,735	£20,049,561	£20,279,468
60% LAR - 40% CIR	15%	£28,734,678	£21,247,359	£19,795,500	£19,657,995	£19,514,231	£17,251,651	£17,480,826
60% LAR - 40% CIR	20%	£25,809,104	£18,547,489	£16,974,835	£16,836,727	£16,693,860	£14,437,354	£14,665,865
60% LAR - 40% CIR	25%	£22,468,798	£15,580,575	£14,136,693	£13,999,943	£13,858,069	£11,587,820	£11,826,213
60% LAR - 40% CIR	30%	£19,313,893	£12,724,758	£11,251,013	£11,115,516	£10,979,229	£8,711,512	£8,949,369
60% LAR - 40% CIR	35%	£16,144,534	£9,845,913	£8,386,354	£8,248,129	£8,109,236	£5,859,031	£6,099,420
60% LAR - 40% CIR	40%	£12,960,657	£6,930,432	£5,473,407	£5,335,414	£5,196,431	£2,940,535	£3,180,554
60% LAR - 40% CIR	45%	£9,763,002	£4,000,255	£2,545,139	£2,407,548	£2,269,065	£1,002	£2,255,811
60% LAR - 40% CIR	50%	£6,531,744	£1,055,523	£-640,771	£-543,502	£-436,832	£-43,018,660	£-42,782,120

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%	£37,871,132	£29,833,282	£28,166,175	£28,027,236	£27,878,882	£25,595,606	£25,827,190
60% LAR - 40% CIR	5%	£34,809,821	£26,853,403	£25,391,816	£25,253,390	£25,107,354	£22,830,930	£23,061,645
60% LAR - 40% CIR	10%	£31,833,588	£24,058,044	£22,601,542	£22,463,597	£22,318,735	£20,049,561	£20,279,468
60% LAR - 40% CIR	15%	£28,734,678	£21,247,359	£19,795,500	£19,657,995	£19,514,231	£17,251,651	£17,480,826
60% LAR - 40% CIR	20%	£25,809,104	£18,547,489	£16,974,835	£16,836,727	£16,693,860	£14,437,354	£14,665,865
60% LAR - 40% CIR	25%	£22,468,798	£15,580,575	£14,136,693	£13,999,943	£13,858,069	£11,587,820	£11,826,213
60% LAR - 40% CIR	30%	£19,313,893	£12,724,758	£11,251,013	£11,115,516	£10,979,229	£8,711,512	£8,949,369
60% LAR - 40% CIR	35%	£16,144,534	£9,845,913	£8,386,354	£8,248,129	£8,109,236	£5,859,031	£6,099,420
60% LAR - 40% CIR	40%	£12,960,657	£6,930,432	£5,473,407	£5,335,414	£5,196,431	£2,940,535	£3,180,554
60% LAR - 40% CIR	45%	£9,763,002	£4,000,255	£2,545,139	£2,407,548	£2,269,065	£1,002	£2,255,811
60% LAR - 40% CIR	50%	£6,531,744	£1,055,523	£-640,771	£-543,502	£-436,832	£-43,018,660	£-42,782,120

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%	£22,374,950	£14,937,110	£12,569,993	£12,431,044	£12,083,670	£9,999,425	£10,231,008
60% LAR - 40% CIR	5%	£19,313,893	£11,257,221	£9,657,292	£9,519,634	£9,381,142	£7,485,458	£7,717,041
60% LAR - 40% CIR	10%	£16,237,496	£8,461,963	£6,005,860	£5,867,415	£5,522,553	£4,453,379	£4,683,286
60% LAR - 40% CIR	15%	£13,156,496	£5,651,177	£4,199,318	£4,061,813	£3,718,068	£1,555,366	£1,784,644
60% LAR - 40% CIR	20%	£10,112,992	£2,845,907	£2,426,907	£2,289,402	£1,945,778	£-1,058,868	£-830,517
60% LAR - 40% CIR	25%	£8,972,814	£1,159,899	£1,459,489	£1,298,239	£1,038,113	£-3,993,362	£-3,768,869
60% LAR - 40% CIR	30%	£7,717,711	£-317,473	£4,314,911	£4,014,951	£3,706,862	£-6,474,070	£-6,244,413
60% LAR - 40% CIR	35%	£6,441,352	£-1,750,269	£7,209,828	£7,148,103	£7,083,646	£-9,767,351	£-9,539,762
60% LAR - 40% CIR	40%	£5,169,891	£-3,000,549	£9,903,949	£9,803,949	£9,693,949	£-13,444,945	£-13,214,945
60% LAR - 40% CIR	45%	£3,893,186	£-4,110,507	£11,003,842	£10,903,842	£10,803,842	£-15,553,111	£-15,323,111
60% LAR - 40% CIR	50%	£2,618,428	£-5,149,059	£10,999,858	£10,899,858	£10,799,858	£-16,664,742	£-16,434,742

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%	£26,947,255	£16,609,056	£17,142,535	£17,003,595	£16,656,215	£14,613,703	£14,801,553
60% LAR - 40% CIR	5%	£23,886,185	£15,829,786	£14,366,179	£14,228,753	£13,883,687	£11,607,293	£12,038,004
60% LAR - 40% CIR	10%	£20,809,852	£13,034,408	£11,571,905	£11,436,961	£11,095,069	£8,825,554	£9,256,812
60% LAR - 40% CIR	15%	£17,711,041	£10,223,722	£8,771,863	£8,634,358	£8,290,595	£6,020,014	£6,451,190
60% LAR - 40% CIR	20%	£14,586,468	£7,387,852	£5,866,199	£5,731,091	£5,470,323	£3,413,718	£3,642,229
60% LAR - 40% CIR	25%	£11,445,160	£4,556,688	£3,133,056	£3,000,442	£2,740,452	£1,413,163	£1,642,674
60% LAR - 40% CIR	30%	£8,290,257	£1,701,122	£360,365	£211,680	£224,467	£-2,302,525	£-2,071,287
60% LAR - 40% CIR	35%	£5,100,866	£-1,224,728	£2,993,993	£2,933,993	£2,873,993	£-4,512,505	£-4,282,505
60% LAR - 40% CIR	40%	£1,937,221	£-4,063,304	£5,559,229	£5,499,229	£5,439,229	£-8,103,102	£-7,873,113
60% LAR - 40% CIR	45%	£-1,451,892	£-5,003,365	£6,473,407	£6,413,407	£6,353,407	£-9,007,018	£-8,777,018
60% LAR - 40% CIR	50%	£-4,451,892	£-5,986,114	£7,427,407	£7,367,407	£7,307,407	£-10,018,660	£-9,788,660

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%	£26,947,255	£16,609,056	£17,142,535	£17,003,595	£16,656,215	£14,613,703	£14,801,553
60% LAR - 40% CIR	5%	£23,886,185	£15,829,786	£14,366,179	£14,228,753	£13,883,687	£11,607,293	£12,038,004
60% LAR - 40% CIR	10%	£20,809,852	£13,034,408	£11,571,905	£11,436,961	£11,095,069	£8,825,554	£9,256,812
60% LAR - 40% CIR	15%	£17,711,041	£10,223,722	£8,771,863	£8,634,358	£8,290,595	£6,020,014	£6,451,190
60% LAR - 40% CIR	20%	£14,586,468	£7,387,852	£5,866,199	£5,731,091	£5,470,323	£3,413,718	£3,642,229
60% LAR - 40% CIR	25%	£11,445,160	£4,556,688	£3,133,056	£3,000,442	£2,740,452	£1,413,163	£1,642,674
60% LAR - 40% CIR	30%	£8,290,257	£1,701,122	£360,365	£211,680	£224,467	£-2,302,525	£-2,071,287
60% LAR - 40% CIR	35%	£5,100,866	£-1,224,728	£2,993,993	£2,933,993	£2,873,993	£-4,512,505	£-4,282,505
60% LAR - 40% CIR	40%	£1,937,221	£-4,063,304	£5,559,229	£5,499,229	£5,439,229	£-8,103,102	£-7,873,113
60% LAR - 40% CIR	45%	£-1,451,892	£-5,003,365	£6,473,407	£6,413,407	£6,353,407	£-9,007,018	£-8,777,018
60% LAR - 40% CIR	50%	£-4,451,892	£-5,986,114	£7,427,407	£7,367,407	£7,307,407	£-10,018,660	£-9,788,660



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 - £1,300 pcf
------------	---------------------

Sales value inflation		Grow
Build cost inflation		Grow
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%	£41,490,392	£33,126,285	£31,061,168	£31,522,218	£31,174,844	£29,090,599	£29,322,182
60% LAR, 40% CIR	5%	£35,253,116	£30,113,845	£28,172,059	£28,573,633	£28,227,867	£26,151,113	£26,383,883
60% LAR, 40% CIR	10%	£35,000,923	£27,203,538	£25,747,035	£25,608,091	£25,564,228	£23,195,053	£23,424,962
60% LAR, 40% CIR	15%	£31,733,941	£24,218,103	£22,766,244	£22,628,738	£22,284,975	£20,222,394	£20,451,569
60% LAR, 40% CIR	20%	£28,400,533	£21,217,482	£19,769,825	£19,632,722	£19,289,853	£17,233,347	£17,461,865
60% LAR, 40% CIR	25%	£25,132,635	£18,201,819	£16,757,937	£16,621,186	£16,279,313	£14,228,067	£14,455,984
60% LAR, 40% CIR	30%	£21,800,143	£15,171,254	£13,713,713	£13,576,280	£13,233,197	£11,189,201	£11,417,058
60% LAR, 40% CIR	35%	£18,483,195	£12,125,927	£10,686,137	£10,547,903	£10,202,319	£8,158,815	£8,389,204
60% LAR, 40% CIR	40%	£15,091,659	£9,083,366	£7,596,284	£7,459,691	£7,113,388	£5,069,412	£5,297,073
60% LAR, 40% CIR	45%	£11,716,484	£5,946,225	£4,491,509	£4,353,516	£4,009,035	£1,942,147	£2,171,801
60% LAR, 40% CIR	50%	£8,327,000	£2,824,586	£1,371,362	£1,233,729	£889,651	£-1,194,870	£-959,863

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%	£11,621,573	£3,542,100	£2,080,514	£2,080,514	£1,942,069	£1,596,021	£2,080,514
60% LAR, 40% CIR	10%	£8,369,377	£1,571,193	£869,510	£1,022,458	£1,367,318	£1,236,462	£1,236,462
60% LAR, 40% CIR	15%	£5,192,399	£-2,419,494	£-4,461,404	£-4,461,404	£-4,461,404	£-4,461,404	£-4,461,404
60% LAR, 40% CIR	20%	£1,818,987	£-3,414,963	£-6,861,717	£-6,861,717	£-6,861,717	£-6,861,717	£-6,861,717
60% LAR, 40% CIR	25%	£-1,800,143	£-4,419,494	£-7,866,911	£-7,866,911	£-7,866,911	£-7,866,911	£-7,866,911
60% LAR, 40% CIR	30%	£-4,831,492	£-1,460,252	£-2,920,833	£-3,037,235	£-3,178,348	£-3,178,348	£-3,178,348
60% LAR, 40% CIR	35%	£-6,861,717	£-2,464,963	£-4,920,458	£-4,920,458	£-4,920,458	£-4,920,458	£-4,920,458
60% LAR, 40% CIR	40%	£-11,238,617	£-3,478,126	£-5,035,261	£-5,035,261	£-5,035,261	£-5,035,261	£-5,035,261
60% LAR, 40% CIR	45%	£-14,915,961	£-2,035,321	£-2,924,109	£-2,924,109	£-2,924,109	£-2,924,109	£-2,924,109
60% LAR, 40% CIR	50%	£-18,404,446	£-2,038,063	£-2,260,184	£-2,260,184	£-2,260,184	£-2,260,184	£-2,260,184

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%	£25,894,210	£17,532,103	£16,064,986	£15,526,037	£15,578,663	£13,484,417	£13,728,000
60% LAR, 40% CIR	5%	£22,666,837	£14,577,463	£13,077,451	£12,617,451	£12,617,451	£10,556,991	£10,795,703
60% LAR, 40% CIR	10%	£19,464,741	£11,607,356	£10,150,854	£10,012,906	£9,868,046	£7,588,871	£7,828,780
60% LAR, 40% CIR	15%	£16,137,259	£8,621,561	£7,170,062	£7,032,596	£6,888,793	£4,626,212	£4,865,587
60% LAR, 40% CIR	20%	£12,864,561	£5,651,900	£4,173,547	£4,036,540	£3,892,711	£1,630,486	£1,869,676
60% LAR, 40% CIR	25%	£9,536,453	£2,605,037	£1,161,755	£1,025,005	£983,131	£-263,314	£-263,314
60% LAR, 40% CIR	30%	£6,203,962	£-446,646	£-1,467,466	£-1,467,466	£-1,467,466	£-1,467,466	£-1,467,466
60% LAR, 40% CIR	35%	£2,857,013	£-3,470,254	£-4,920,458	£-4,920,458	£-4,920,458	£-4,920,458	£-4,920,458
60% LAR, 40% CIR	40%	£-1,467,466	£-4,920,458	£-6,861,717	£-6,861,717	£-6,861,717	£-6,861,717	£-6,861,717
60% LAR, 40% CIR	45%	£-3,178,348	£-2,924,109	£-5,035,261	£-5,035,261	£-5,035,261	£-5,035,261	£-5,035,261
60% LAR, 40% CIR	50%	£-4,920,458	£-2,924,109	£-5,035,261	£-5,035,261	£-5,035,261	£-5,035,261	£-5,035,261

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%	£20,496,756	£22,104,048	£20,637,532	£20,496,756	£20,151,238	£18,096,963	£18,260,545
60% LAR, 40% CIR	5%	£27,229,482	£19,100,009	£17,688,423	£17,548,997	£17,203,930	£15,127,437	£15,368,247
60% LAR, 40% CIR	10%	£23,977,296	£16,179,902	£14,723,369	£14,583,434	£14,240,861	£12,177,417	£12,418,328
60% LAR, 40% CIR	15%	£20,710,305	£13,184,466	£11,742,607	£11,602,102	£11,261,339	£9,188,767	£9,427,933
60% LAR, 40% CIR	20%	£17,428,996	£10,183,546	£8,748,192	£8,608,095	£8,266,317	£6,200,711	£6,439,223
60% LAR, 40% CIR	25%	£14,168,969	£7,178,102	£5,744,300	£5,603,619	£5,262,846	£3,194,431	£3,432,247
60% LAR, 40% CIR	30%	£10,776,507	£4,147,617	£2,707,076	£2,570,644	£2,228,561	£174,554	£405,422
60% LAR, 40% CIR	35%	£7,420,559	£1,102,291	£-647,466	£-647,466	£-647,466	£-647,466	£-647,466
60% LAR, 40% CIR	40%	£4,098,292	£-1,879,327	£-4,427,852	£-4,585,345	£-4,910,329	£-4,980,225	£-4,980,225
60% LAR, 40% CIR	45%	£92,848	£-3,077,415	£-5,962,321	£-5,962,321	£-5,962,321	£-5,962,321	£-5,962,321
60% LAR, 40% CIR	50%	£-4,866,636	£-3,180,595	£-5,653,215	£-5,653,215	£-5,653,215	£-5,653,215	£-5,653,215

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%	£10,854,664	£27,209,830	£25,062,713	£25,062,713	£25,062,713	£23,272,745	£23,272,745
60% LAR, 40% CIR	5%	£10,854,664	£24,555,180	£22,063,064	£22,063,064	£22,063,064	£20,272,719	£20,272,719
60% LAR, 40% CIR	10%	£29,362,468	£21,585,083	£20,129,581	£19,989,636	£19,645,773	£17,676,099	£17,806,507
60% LAR, 40% CIR	15%	£26,115,489	£18,599,048	£17,141,798	£17,001,293	£16,656,520	£14,683,115	£14,813,115
60% LAR, 40% CIR	20%	£22,832,078	£15,599,028	£14,181,374	£14,041,267	£13,697,499	£11,714,893	£11,843,495
60% LAR, 40% CIR	25%	£19,514,380	£12,593,364	£11,179,492	£11,039,482	£10,695,613	£8,712,613	£8,842,613
60% LAR, 40% CIR	30%	£16,181,689	£9,592,799	£8,112,258	£7,972,820	£7,628,743	£5,649,748	£5,810,604
60% LAR, 40% CIR	35%	£12,844,741	£6,507,473	£5,027,683	£4,887,448	£4,543,385	£2,570,360	£2,740,749
60% LAR, 40% CIR	40%	£9,474,714	£3,434,805	£1,977,630	£1,837,636	£1,493,654	£-494,864	£-494,864
60% LAR, 40% CIR	45%	£6,098,029	£37,770	£-1,127,145	£-1,284,439	£-1,609,415	£-3,676,309	£-3,446,613
60% LAR, 40% CIR	50%	£2,738,545	£-2,766,000	£-4,411,083	£-4,568,726	£-4,726,884	£-6,813,324	£-6,578,317



LB Camden  
Local Plan Viability Testing 2025

Resi 15 - 200 Plots		Value Area	Zone B - £900 psf					
No Units	200	Sales value inflation	Grow					
Site Area	0.29 Ha	Build cost inflation	Grow					
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%	£12,881,324	£2,113,321	£26,197	£174,707	£277,987	£1,697,520	£5,377,550
60% LAR 40% CIR	5%	£15,477,352	£37,990	£2,052,569	£2,253,150	£2,154,802	£4,174,433	£1,471,447
60% LAR 40% CIR	10%	£8,052,096	£2,050,418	£4,154,773	£4,354,693	£4,854,493	£7,896,979	£9,590,396
60% LAR 40% CIR	15%	£5,599,248	£4,181,806	£8,304,188	£8,506,548	£7,012,448	£10,047,847	£11,734,181
60% LAR 40% CIR	20%	£3,101,268	£5,363,113	£8,487,234	£8,688,144	£3,169,870	£12,220,830	£13,907,884
60% LAR 40% CIR	25%	£582,243	£8,574,210	£10,693,285	£10,894,586	£11,397,685	£14,417,711	£16,095,390
60% LAR 40% CIR	30%	£1,987,512	£10,807,260	£12,907,337	£13,108,638	£14,614,901	£18,632,387	£19,312,382
60% LAR 40% CIR	35%	£4,556,447	£13,062,066	£15,172,976	£15,373,197	£15,874,503	£18,882,329	£20,553,345
60% LAR 40% CIR	40%	£7,259,593	£15,388,433	£17,445,755	£17,645,976	£18,146,485	£21,149,442	£22,819,686
60% LAR 40% CIR	45%	£9,542,652	£17,636,105	£19,740,808	£19,940,764	£20,440,655	£23,440,008	£25,106,314
60% LAR 40% CIR	50%	£12,647,449	£19,955,064	£22,057,638	£22,257,399	£22,756,802	£25,750,215	£27,417,890
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
Tenure	% 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%	£17,422,384	£27,841,834	£26,959,283	£26,152,894	£35,654,317	£31,614,147	£35,171,147
60% LAR 40% CIR	5%	£18,601,718	£28,986,138	£28,054,407	£27,247,407	£37,754,207	£33,768,698	£37,486,138
60% LAR 40% CIR	10%	£24,356,486	£24,601,640	£24,803,862	£24,001,162	£43,001,462	£39,000,618	£42,881,162
60% LAR 40% CIR	15%	£23,789,449	£24,262,839	£24,397,048	£23,593,848	£37,093,384	£33,100,544	£37,802,388
60% LAR 40% CIR	20%	£24,361,241	£24,361,241	£24,361,241	£23,558,041	£37,093,384	£33,100,544	£37,802,388
60% LAR 40% CIR	25%	£23,789,449	£24,361,241	£24,361,241	£23,558,041	£37,093,384	£33,100,544	£37,802,388
60% LAR 40% CIR	30%	£23,789,449	£24,361,241	£24,361,241	£23,558,041	£37,093,384	£33,100,544	£37,802,388
60% LAR 40% CIR	35%	£23,789,449	£24,361,241	£24,361,241	£23,558,041	£37,093,384	£33,100,544	£37,802,388
60% LAR 40% CIR	40%	£23,789,449	£24,361,241	£24,361,241	£23,558,041	£37,093,384	£33,100,544	£37,802,388
60% LAR 40% CIR	45%	£23,789,449	£24,361,241	£24,361,241	£23,558,041	£37,093,384	£33,100,544	£37,802,388
60% LAR 40% CIR	50%	£23,789,449	£24,361,241	£24,361,241	£23,558,041	£37,093,384	£33,100,544	£37,802,388
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%	£9,457,533	£14,225,536	£18,312,861	£16,513,585	£17,016,824	£29,036,377	£27,716,807
60% LAR 40% CIR	5%	£9,457,533	£14,225,536	£18,312,861	£16,513,585	£17,016,824	£29,036,377	£27,716,807
60% LAR 40% CIR	10%	£9,457,533	£14,225,536	£18,312,861	£16,513,585	£17,016,824	£29,036,377	£27,716,807
60% LAR 40% CIR	15%	£9,457,533	£14,225,536	£18,312,861	£16,513,585	£17,016,824	£29,036,377	£27,716,807
60% LAR 40% CIR	20%	£9,457,533	£14,225,536	£18,312,861	£16,513,585	£17,016,824	£29,036,377	£27,716,807
60% LAR 40% CIR	25%	£9,457,533	£14,225,536	£18,312,861	£16,513,585	£17,016,824	£29,036,377	£27,716,807
60% LAR 40% CIR	30%	£9,457,533	£14,225,536	£18,312,861	£16,513,585	£17,016,824	£29,036,377	£27,716,807
60% LAR 40% CIR	35%	£9,457,533	£14,225,536	£18,312,861	£16,513,585	£17,016,824	£29,036,377	£27,716,807
60% LAR 40% CIR	40%	£9,457,533	£14,225,536	£18,312,861	£16,513,585	£17,016,824	£29,036,377	£27,716,807
60% LAR 40% CIR	45%	£9,457,533	£14,225,536	£18,312,861	£16,513,585	£17,016,824	£29,036,377	£27,716,807
60% LAR 40% CIR	50%	£9,457,533	£14,225,536	£18,312,861	£16,513,585	£17,016,824	£29,036,377	£27,716,807
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£40,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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%	£1,332,793	£11,490,681	£13,801,140	£13,801,140	£14,303,174	£17,303,004	£19,803,019
60% LAR 40% CIR	5%	£1,332,793	£11,490,681	£13,801,140	£13,801,140	£14,303,174	£17,303,004	£19,803,019
60% LAR 40% CIR	10%	£1,332,793	£11,490,681	£13,801,140	£13,801,140	£14,303,174	£17,303,004	£19,803,019
60% LAR 40% CIR	15%	£1,332,793	£11,490,681	£13,801,140	£13,801,140	£14,303,174	£17,303,004	£19,803,019
60% LAR 40% CIR	20%	£1,332,793	£11,490,681	£13,801,140	£13,801,140	£14,303,174	£17,303,004	£19,803,019
60% LAR 40% CIR	25%	£1,332,793	£11,490,681	£13,801,140	£13,801,140	£14,303,174	£17,303,004	£19,803,019
60% LAR 40% CIR	30%	£1,332,793	£11,490,681	£13,801,140	£13,801,140	£14,303,174	£17,303,004	£19,803,019
60% LAR 40% CIR	35%	£1,332,793	£11,490,681	£13,801,140	£13,801,140	£14,303,174	£17,303,004	£19,803,019
60% LAR 40% CIR	40%	£1,332,793	£11,490,681	£13,801,140	£13,801,140	£14,303,174	£17,303,004	£19,803,019
60% LAR 40% CIR	45%	£1,332,793	£11,490,681	£13,801,140	£13,801,140	£14,303,174	£17,303,004	£19,803,019
60% LAR 40% CIR	50%	£1,332,793	£11,490,681	£13,801,140	£13,801,140	£14,303,174	£17,303,004	£19,803,019
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£20,601,000						
Tenure	% 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%	£2,051,350	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110
60% LAR 40% CIR	5%	£2,051,350	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110
60% LAR 40% CIR	10%	£2,051,350	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110
60% LAR 40% CIR	15%	£2,051,350	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110
60% LAR 40% CIR	20%	£2,051,350	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110
60% LAR 40% CIR	25%	£2,051,350	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110
60% LAR 40% CIR	30%	£2,051,350	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110
60% LAR 40% CIR	35%	£2,051,350	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110
60% LAR 40% CIR	40%	£2,051,350	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110
60% LAR 40% CIR	45%	£2,051,350	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110
60% LAR 40% CIR	50%	£2,051,350	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110	£1,300,110



LB Camden  
Local Plan Viability Testing 2025

Res 15 - 200 Flats		Value Area		Zone B - E950 psf													
No Units Site Area		200 0.29 Ha		Sales value inflation Build cost inflation Tenure		Grow Grow LAR - CIR											
Residual land values:																	
				Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
Tenure		% AH															
60% LAR - 40% CIR		5%		£17,552,708		£6,773,979		£4,686,854		£4,488,576		£3,992,880		£1,616,708		£443,779	
60% LAR - 40% CIR		5%		£14,615,386		£4,485,116		£2,405,904		£2,238,338		£1,744,421		£1,366,136		£2,439,448	
60% LAR - 40% CIR		10%		£12,256,342		£2,174,962		£1,021,261		£965,099		£565,898		£3,594,694		£5,262,848	
60% LAR - 40% CIR		15%		£8,576,422		£1,598,803		£2,257,813		£2,457,131		£2,955,428		£5,960,719		£7,647,052	
60% LAR - 40% CIR		20%		£8,875,580		£2,549,794		£4,642,089		£4,862,434		£5,346,980		£8,374,120		£10,053,875	
60% LAR - 40% CIR		25%		£4,134,537		£4,967,520		£7,086,975		£7,289,256		£7,791,599		£10,811,421		£12,488,100	
60% LAR - 40% CIR		30%		£1,357,834		£7,441,389		£9,893,009		£9,759,890		£10,259,030		£13,272,411		£14,946,511	
60% LAR - 40% CIR		35%		£1,481,598		£9,336,815		£12,047,224		£12,247,747		£12,749,061		£15,756,878		£17,427,893	
60% LAR - 40% CIR		40%		£4,366,014		£12,453,401		£14,760,723		£14,760,598		£15,261,458		£18,264,610		£19,933,008	
60% LAR - 40% CIR		45%		£7,255,065		£14,991,552		£17,096,194		£17,256,151		£17,796,043		£20,795,384		£22,461,761	
60% LAR - 40% CIR		50%		£10,204,188		£17,550,871		£19,653,445		£19,853,206		£20,352,608		£23,349,021		£25,013,696	
Residual Land values compared to benchmark land values Higher Value Secondary Offices								£97,649,000									
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety 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%		£12,984,549		£2,414,186		£25,403,810		£25,691,376		£26,185,293		£26,187,892		£26,839,362	
60% LAR - 40% CIR		10%		£15,843,372		£25,724,722		£27,737,493		£27,996,814		£28,455,612		£27,494,409		£28,122,662	
60% LAR - 40% CIR		15%		£18,362,492		£29,059,017		£29,701,267		£29,764,846		£30,405,143		£30,406,433		£30,944,361	
60% LAR - 40% CIR		20%		£21,554,779		£30,440,508		£32,241,803		£32,124,148		£33,348,475		£33,273,834		£33,753,289	
60% LAR - 40% CIR		25%		£24,867,624		£32,487,124		£34,369,683		£34,161,313		£35,661,313		£35,411,136		£36,344,814	
60% LAR - 40% CIR		30%		£28,341,380		£35,341,101		£37,450,623		£37,038,514		£38,158,745		£41,172,126		£42,849,223	
60% LAR - 40% CIR		35%		£31,991,423		£38,391,423		£40,398,518		£40,146,265		£41,646,265		£44,646,265		£46,374,465	
60% LAR - 40% CIR		40%		£35,726,948		£40,553,116		£42,460,439		£42,650,645		£44,161,176		£47,831,743		£49,581,743	
60% LAR - 40% CIR		45%		£39,544,779		£42,891,205		£44,955,039		£45,192,888		£45,685,757		£49,895,109		£50,911,416	
60% LAR - 40% CIR		50%		£43,453,802		£45,450,058		£47,553,159		£47,762,260		£48,452,302		£51,448,178		£52,419,458	
Residual Land values compared to benchmark land values Medium Value Secondary Offices								£57,186,000									
Tenure		% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety 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%		£1,213,851		£9,864,878		£11,692,009		£11,899,292		£12,345,977		£19,320,149		£18,982,138	
60% LAR - 40% CIR		10%		£1,683,999		£10,883,341		£12,934,341		£13,141,519		£13,688,965		£21,359,519		£20,993,625	
60% LAR - 40% CIR		15%		£2,084,515		£11,163,865		£16,239,599		£16,434,958		£16,934,755		£21,893,552		£21,501,795	
60% LAR - 40% CIR		20%		£2,562,495		£16,438,051		£18,438,051		£18,595,075		£19,244,246		£22,298,278		£22,093,475	
60% LAR - 40% CIR		25%		£3,044,658		£18,089,051		£20,890,945		£21,151,251		£21,655,616		£24,710,977		£24,304,732	
60% LAR - 40% CIR		30%		£3,594,320		£21,300,777		£23,425,632		£23,627,193		£24,130,456		£27,192,219		£26,627,967	
60% LAR - 40% CIR		35%		£4,167,023		£24,790,248		£26,196,766		£26,398,627		£27,007,888		£29,611,098		£29,114,948	
60% LAR - 40% CIR		40%		£4,769,365		£28,775,472		£29,389,082		£29,588,624		£29,897,368		£32,158,735		£31,662,735	
60% LAR - 40% CIR		45%		£5,396,831		£33,395,258		£32,894,578		£33,094,578		£33,394,578		£34,894,578		£34,394,578	
60% LAR - 40% CIR		50%		£6,051,592		£37,130,405		£37,431,051		£37,631,051		£37,831,051		£39,131,051		£38,631,051	
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		5%		£6,054,137		£5,714,137		£6,714,137		£6,714,137		£6,714,137		£11,714,137		£11,714,137	
60% LAR - 40% CIR		10%		£3,399,594		£7,963,056		£9,142,607		£9,340,234		£9,538,150		£12,816,710		£12,488,219	
60% LAR - 40% CIR		15%		£7,072,770		£9,371,135		£11,444,131		£11,644,871		£12,144,409		£15,144,298		£14,811,291	
60% LAR - 40% CIR		20%		£1,972,144		£11,708,374		£13,809,384		£14,009,703		£14,209,960		£17,509,290		£17,180,624	
60% LAR - 40% CIR		25%		£4,824,882		£14,098,205		£16,438,051		£16,638,051		£16,838,051		£19,938,051		£19,538,051	
60% LAR - 40% CIR		30%		£7,414,654		£16,089,051		£18,089,051		£18,289,051		£18,489,051		£21,939,051		£21,539,051	
60% LAR - 40% CIR		35%		£10,294,735		£18,889,580		£21,104,480		£21,304,480		£21,504,480		£24,804,480		£24,404,480	
60% LAR - 40% CIR		40%		£13,110,680		£21,485,198		£23,586,796		£23,786,796		£23,986,796		£27,286,796		£26,886,796	
60% LAR - 40% CIR		45%		£15,875,245		£24,091,873		£26,109,292		£26,309,292		£26,509,292		£29,809,292		£29,409,292	
60% LAR - 40% CIR		50%		£18,686,618		£26,703,124		£28,644,728		£28,844,728		£29,044,728		£32,344,728		£31,944,728	
60% LAR - 40% CIR		55%		£21,753,758		£29,689,442		£31,202,018		£31,402,157		£31,602,157		£34,802,157		£34,402,157	
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%		£1,087,078		£1,087,078		£1,087,078		£1,087,078		£1,087,078		£1,087,078		£1,087,078	
60% LAR - 40% CIR		10%		£3,026,196		£1,069,084		£2,485,084		£2,485,084		£2,485,084		£3,173,378		£3,173,378	
60% LAR - 40% CIR		15%		£6,370,342		£3,711,098		£3,711,098		£3,885,098		£3,885,098		£3,885,098		£3,885,098	
60% LAR - 40% CIR		20%		£1,069,084		£9,369,803		£9,369,803		£9,369,803		£9,369,803		£9,369,803		£9,369,803	
60% LAR - 40% CIR		25%		£1,980,590		£9,435,794		£9,435,794		£9,509,989		£9,509,989		£9,509,989		£9,509,989	
60% LAR - 40% CIR		30%		£3,169,895		£10,420,917		£10,420,917		£10,420,917		£10,420,917		£10,420,917		£10,420,917	
60% LAR - 40% CIR		35%		£4,238,708		£11,327,388		£11,327,388		£11,327,388		£11,327,388		£11,327,388		£11,327,388	
60% LAR - 40% CIR		40%		£7,347,897		£13,222,615		£13,222,615		£13,222,615		£13,222,615		£13,222,615		£13,222,615	
60% LAR - 40% CIR		45%		£10,412,680		£15,139,401		£15,139,401		£15,139,401		£15,139,401		£15,139,401		£15,139,401	
60% LAR - 40% CIR		50%		£13,541,963		£17,077,552		£17,077,552		£17,077,552		£17,077,552		£17,077,552		£17,077,552	
60% LAR - 40% CIR		55%		£16,868,188		£19,048,671		£19,048,671		£19,048,671		£19,048,671		£19,048,671		£19,048,671	



LB Camden  
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone B - £1,000 psf	
No Units	200	Sales value inflation		Grow	
Site Area	0.29 Ha	Build cost inflation		Grow	
		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 & S1			



LB Camden  
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone B - £1,000 psf													
No Units Site Area 200 0.29 Ha		Sales value inflation Build cost inflation Tenure		Grow Grow 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						Payments		Sustainability		Embodied Carbon					
60% LAR, 40% CIR		5%		£20,842,020		£15,980,972		£13,925,215		£13,729,916		£13,241,671		£10,312,187			
60% LAR, 40% CIR		10%		£23,355,192		£13,280,213		£11,211,867		£11,012,259		£10,520,365		£7,608,170			
60% LAR, 40% CIR		15%		£20,664,834		£10,517,725		£8,476,145		£8,262,189		£7,797,299		£4,848,514			
60% LAR, 40% CIR		20%		£17,517,776		£7,753,667		£5,699,238		£5,502,915		£5,012,107		£2,667,299			
60% LAR, 40% CIR		25%		£14,569,864		£4,545,580		£2,884,729		£2,688,538		£2,199,463		£746,641			
60% LAR, 40% CIR		30%		£11,161,154		£2,103,954		£48,115		£149,447		£645,187		£3,619,624			
60% LAR, 40% CIR		35%		£7,951,857		£770,652		£523,292		£51,185		£3,545,817		£3,540,669			
60% LAR, 40% CIR		40%		£4,717,788		£3,888,589		£5,796,321		£5,996,843		£8,498,147		£9,265,975			
60% LAR, 40% CIR		45%		£1,446,265		£9,583,337		£8,769,655		£8,999,896		£9,811,392		£12,544,546			
60% LAR, 40% CIR		50%		£1,914,308		£9,702,326		£11,800,968		£12,006,525		£12,506,617		£15,506,170			
60% LAR, 40% CIR		55%		£5,317,664		£12,742,484		£14,845,057		£15,044,818		£15,544,221		£18,540,635			
Residual Land values compared to benchmark land values Higher Value Secondary Offices								£97,649,005									
				Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt 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								Payments		Sustainability		Embodied Carbon			
60% LAR, 40% CIR		5%		£4,134,323		£14,636,501		£16,671,859		£16,671,859		£16,671,859		£16,671,859		£16,671,859	
60% LAR, 40% CIR		10%		£7,324,861		£17,381,895		£19,422,598		£19,422,598		£19,422,598		£19,422,598		£19,422,598	
60% LAR, 40% CIR		15%		£10,461,819		£20,140,013		£22,204,476		£22,204,476		£22,204,476		£22,204,476		£22,204,476	
60% LAR, 40% CIR		20%		£13,549,910		£22,954,114		£25,013,368		£25,013,368		£25,013,368		£25,013,368		£25,013,368	
60% LAR, 40% CIR		25%		£16,589,864		£25,768,206		£27,821,263		£27,821,263		£27,821,263		£27,821,263		£27,821,263	
60% LAR, 40% CIR		30%		£19,581,367		£28,579,266		£30,629,007		£30,629,007		£30,629,007		£30,629,007		£30,629,007	
60% LAR, 40% CIR		35%		£22,573,448		£31,388,315		£33,436,375		£33,436,375		£33,436,375		£33,436,375		£33,436,375	
60% LAR, 40% CIR		40%		£25,565,491		£34,197,364		£36,245,424		£36,245,424		£36,245,424		£36,245,424		£36,245,424	
60% LAR, 40% CIR		45%		£28,557,534		£37,006,413		£39,054,473		£39,054,473		£39,054,473		£39,054,473		£39,054,473	
60% LAR, 40% CIR		50%		£31,549,577		£39,815,462		£41,863,522		£41,863,522		£41,863,522		£41,863,522		£41,863,522	
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								Payments		Sustainability		Embodied Carbon			
60% LAR, 40% CIR		5%		£10,593,163		£3,957,885		£2,413,642		£2,408,941		£3,097,187		£3,098,862		£7,634,145	
60% LAR, 40% CIR		10%		£7,438,234		£1,430,944		£1,430,944		£1,430,944		£1,430,944		£1,430,944		£1,430,944	
60% LAR, 40% CIR		15%		£4,325,977		£5,821,132		£7,862,712		£8,059,669		£8,241,556		£11,490,343		£13,137,934	
60% LAR, 40% CIR		20%		£1,176,918		£20,140,013		£22,204,476		£22,204,476		£22,204,476		£22,204,476		£22,204,476	
60% LAR, 40% CIR		25%		£1,176,918		£20,140,013		£22,204,476		£22,204,476		£22,204,476		£22,204,476		£22,204,476	
60% LAR, 40% CIR		30%		£1,176,918		£20,140,013		£22,204,476		£22,204,476		£22,204,476		£22,204,476		£22,204,476	
60% LAR, 40% CIR		35%		£1,176,918		£20,140,013		£22,204,476		£22,204,476		£22,204,476		£22,204,476		£22,204,476	
60% LAR, 40% CIR		40%		£1,176,918		£20,140,013		£22,204,476		£22,204,476		£22,204,476		£22,204,476		£22,204,476	
60% LAR, 40% CIR		45%		£1,176,918		£20,140,013		£22,204,476		£22,204,476		£22,204,476		£22,204,476		£22,204,476	
60% LAR, 40% CIR		50%		£1,176,918		£20,140,013		£22,204,476		£22,204,476		£22,204,476		£22,204,476		£22,204,476	
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space								£48,425,000									
				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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt 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								Payments		Sustainability		Embodied Carbon			
60% LAR, 40% CIR		5%		£15,293,248		£4,432,201		£2,376,043		£2,361,342		£3,050,599		£3,052,021		£7,691	
60% LAR, 40% CIR		10%		£12,218,620		£1,111,042		£1,111,042		£1,111,042		£1,111,042		£1,111,042		£1,111,042	
60% LAR, 40% CIR		15%		£8,156,152		£1,980,891		£1,980,891		£1,980,891		£1,980,891		£1,980,891		£1,980,891	
60% LAR, 40% CIR		20%		£5,069,204		£3,794,875		£3,849,333		£3,849,333		£3,849,333		£3,849,333		£3,849,333	
60% LAR, 40% CIR		25%		£2,223,223		£9,602,391		£16,858,843		£16,858,843		£16,858,843		£16,858,843		£16,858,843	
60% LAR, 40% CIR		30%		£697,456		£18,444,618		£21,600,457		£21,600,457		£21,600,457		£21,600,457		£21,600,457	
60% LAR, 40% CIR		35%		£3,586,715		£12,119,123		£14,407,884		£14,407,884		£14,407,884		£14,407,884		£14,407,884	
60% LAR, 40% CIR		40%		£9,800,864		£16,247,160		£17,564,866		£17,564,866		£17,564,866		£17,564,866		£17,564,866	
60% LAR, 40% CIR		45%		£10,122,359		£18,231,909		£20,339,228		£20,339,228		£20,339,228		£20,339,228		£20,339,228	
60% LAR, 40% CIR		50%		£11,460,816		£21,053,889		£23,108,540		£23,108,540		£23,108,540		£23,108,540		£23,108,540	
60% LAR, 40% CIR		55%		£16,366,535		£24,281,658		£26,363,639		£26,363,639		£26,363,639		£26,363,639		£26,363,639	
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution								£26,001,000									
				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								Payments		Sustainability		Embodied Carbon			
60% LAR, 40% CIR		5%		£17,876,192		£10,017,272		£8,039,219		£7,981,936		£10,051,016		£10,051,016		£10,051,016	
60% LAR, 40% CIR		10%		£14,778,834		£6,631,725		£5,325,667		£5,325,667		£6,644,765		£6,644,765		£6,644,765	
60% LAR, 40% CIR		15%		£11,631,176		£3,807,697		£2,600,145		£2,596,189		£3,911,269		£3,911,269		£3,911,269	
60% LAR, 40% CIR		20%		£8,493,804		£980,490		£1,001,271		£1,001,271		£1,001,271		£1,001,271		£1,001,271	
60% LAR, 40% CIR		25%		£5,323,724		£4,739,046		£4,001,894		£4,001,894		£4,001,894		£4,001,894		£4,001,894	
60% LAR, 40% CIR		30%		£2,055,957		£8,059,352		£12,051,290		£12,051,290		£12,051,290		£12,051,290		£12,051,290	
60% LAR, 40% CIR		35%		£1,198,252		£9,561,969		£11,052,231		£11,052,231		£11,052,231		£11,052,231		£11,052,231	
60% LAR, 40% CIR		40%		£4,430,864		£12,568,337		£14,616,664		£14,616,664		£14,616,664		£14,616,664		£14,616,664	
60% LAR, 40% CIR		45%		£7,890,308		£17,588,520		£17,892,869		£17,892,869		£17,892,869		£17,892,869		£17,892,869	
60% LAR, 40% CIR		50%		£11,403,864		£18,638,484		£20,713,057		£20,713,057		£20,713,057		£20,713,057		£20,713,057	



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 - £1,100 paf
------------	---------------------

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£31,459,901	£20,277,661	£18,321,004	£18,329,655	£17,838,359	£14,958,485	£13,261,400
60% LAR - 40% CIR	5%	£28,152,178	£17,527,987	£15,578,710	£15,584,112	£14,897,618	£11,978,657	£10,367,011
60% LAR - 40% CIR	10%	£24,823,496	£14,654,745	£12,613,164	£12,419,209	£11,934,319	£9,024,982	£7,402,146
60% LAR - 40% CIR	15%	£21,474,032	£11,660,861	£9,625,458	£9,432,086	£8,948,654	£6,028,818	£4,392,791
60% LAR - 40% CIR	20%	£18,086,811	£8,645,665	£6,613,255	£6,417,465	£5,927,590	£2,961,137	£1,369,522
60% LAR - 40% CIR	25%	£14,664,642	£5,599,447	£3,543,608	£3,348,292	£2,860,003	£470,796	£1,723,261
60% LAR - 40% CIR	30%	£11,221,625	£2,593,490	£52,050	£257,151	£293,608	£3,301,701	£4,859,641
60% LAR - 40% CIR	35%	£7,768,847	£622,938	£2,701,827	£2,899,335	£3,393,196	£8,480,523	£9,051,539
60% LAR - 40% CIR	40%	£4,248,061	£3,869,980	£4,905,624	£5,105,634	£5,698,360	£9,559,513	£11,277,652
60% LAR - 40% CIR	45%	£715,479	£7,057,714	£9,162,355	£9,362,313	£9,852,205	£12,861,556	£14,527,863
60% LAR - 40% CIR	50%	£2,892,731	£10,338,290	£12,440,864	£12,640,626	£13,140,028	£16,136,441	£17,801,116

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%	£11,803,321	£252,464	£12,055,785	£12,055,785	£11,803,321	£11,803,321	£11,803,321
60% LAR - 40% CIR	10%	£9,528,218	£13,244,210	£10,386,550	£10,386,550	£9,528,218	£9,528,218	£9,528,218
60% LAR - 40% CIR	15%	£7,453,862	£10,429,403	£7,453,862	£7,453,862	£7,453,862	£7,453,862	£7,453,862
60% LAR - 40% CIR	20%	£5,379,803	£7,204,590	£4,309,439	£4,309,439	£5,379,803	£5,379,803	£5,379,803
60% LAR - 40% CIR	25%	£3,305,842	£3,984,782	£2,284,529	£2,284,529	£3,305,842	£3,305,842	£3,305,842
60% LAR - 40% CIR	30%	£1,817,389	£2,388,222	£1,241,664	£1,241,664	£1,817,389	£1,817,389	£1,817,389
60% LAR - 40% CIR	35%	£1,048,061	£1,388,880	£701,827	£701,827	£1,048,061	£1,048,061	£1,048,061
60% LAR - 40% CIR	40%	£531,514	£710,513	£381,854	£381,854	£531,514	£531,514	£531,514
60% LAR - 40% CIR	45%	£271,805	£347,428	£193,070	£193,070	£271,805	£271,805	£271,805
60% LAR - 40% CIR	50%	£10,338,290	£12,440,864	£12,440,864	£12,440,864	£10,338,290	£10,338,290	£10,338,290

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%	£15,121,044	£4,238,804	£2,183,047	£1,967,748	£1,499,502	£1,429,972	£3,957,459
60% LAR - 40% CIR	5%	£11,813,321	£3,588,210	£2,055,785	£1,840,447	£1,371,567	£1,302,037	£3,828,446
60% LAR - 40% CIR	10%	£9,484,836	£2,984,112	£1,725,653	£1,519,648	£1,050,438	£7,313,875	£9,838,712
60% LAR - 40% CIR	15%	£7,125,175	£2,407,016	£1,429,403	£1,223,266	£868,771	£5,013,038	£7,448,026
60% LAR - 40% CIR	20%	£4,766,654	£1,858,168	£1,125,602	£951,353	£610,567	£3,347,720	£5,675,305
60% LAR - 40% CIR	25%	£2,874,215	£1,139,410	£729,249	£598,958	£378,885	£1,409,653	£3,693,119
60% LAR - 40% CIR	30%	£1,117,952	£438,807	£248,607	£198,617	£102,408	£449,058	£1,934,488
60% LAR - 40% CIR	35%	£3,280,215	£1,091,732	£1,040,885	£1,040,885	£1,040,885	£1,040,885	£1,040,885
60% LAR - 40% CIR	40%	£1,048,061	£710,513	£381,854	£381,854	£381,854	£381,854	£381,854
60% LAR - 40% CIR	45%	£531,514	£347,428	£193,070	£193,070	£193,070	£193,070	£193,070
60% LAR - 40% CIR	50%	£10,338,290	£12,440,864	£12,440,864	£12,440,864	£10,338,290	£10,338,290	£10,338,290

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%	£10,911,329	£3,029,200	£5,975,332	£5,778,045	£5,289,735	£3,380,213	£1,732,526
60% LAR - 40% CIR	5%	£16,603,607	£8,078,495	£4,030,139	£3,830,547	£3,349,047	£430,096	£1,191,508
60% LAR - 40% CIR	10%	£13,274,854	£3,109,173	£1,984,092	£1,970,617	£1,805,748	£1,805,748	£1,805,748
60% LAR - 40% CIR	15%	£9,525,481	£1,112,310	£1,823,113	£1,718,486	£1,289,917	£5,519,754	£7,156,760
60% LAR - 40% CIR	20%	£6,538,363	£2,989,897	£1,033,215	£813,198	£503,982	£8,957,434	£11,588,026
60% LAR - 40% CIR	25%	£3,119,604	£1,044,063	£604,963	£460,078	£268,558	£1,616,368	£3,071,833
60% LAR - 40% CIR	30%	£2,022,746	£540,052	£1,096,523	£1,129,426	£1,129,426	£1,129,426	£1,129,426
60% LAR - 40% CIR	35%	£3,280,215	£1,139,410	£729,249	£598,958	£378,885	£1,409,653	£3,693,119
60% LAR - 40% CIR	40%	£1,048,061	£710,513	£381,854	£381,854	£381,854	£381,854	£381,854
60% LAR - 40% CIR	45%	£531,514	£347,428	£193,070	£193,070	£193,070	£193,070	£193,070
60% LAR - 40% CIR	50%	£10,338,290	£12,440,864	£12,440,864	£12,440,864	£10,338,290	£10,338,290	£10,338,290

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£22,366,778	£14,997,061	£12,535,866	£12,486,112	£11,862,888	£10,022,886	£7,385,468
60% LAR - 40% CIR	5%	£18,266,178	£11,747,067	£9,662,710	£9,486,112	£9,011,618	£7,592,827	£5,477,011
60% LAR - 40% CIR	10%	£15,480,032	£8,789,745	£6,727,164	£6,533,209	£6,048,319	£3,138,062	£1,516,146
60% LAR - 40% CIR	15%	£12,744,801	£5,774,801	£3,739,458	£3,545,098	£3,060,204	£1,621,318	£744,453
60% LAR - 40% CIR	20%	£10,200,511	£2,769,065	£1,727,265	£1,531,495	£1,046,901	£2,884,863	£4,328,448
60% LAR - 40% CIR	25%	£6,738,863	£988,865	£988,865	£988,865	£988,865	£988,865	£988,865
60% LAR - 40% CIR	30%	£3,382,519	£453,519	£453,519	£453,519	£453,519	£453,519	£453,519
60% LAR - 40% CIR	35%	£1,872,637	£203,637	£203,637	£203,637	£203,637	£203,637	£203,637
60% LAR - 40% CIR	40%	£1,048,061	£710,513	£381,854	£381,854	£381,854	£381,854	£381,854
60% LAR - 40% CIR	45%	£531,514	£347,428	£193,070	£193,070	£193,070	£193,070	£193,070
60% LAR - 40% CIR	50%	£10,338,290	£12,440,864	£12,440,864	£12,440,864	£10,338,290	£10,338,290	£10,338,290



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	Grow
Build cost inflation	Grow
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%	£36,077,782	£25,174,021	£23,118,591	£22,923,293	£22,435,047	£19,505,574	£17,878,087
60% LAR, 40% CIR	10%	£32,539,156	£21,993,920	£19,945,963	£19,750,690	£19,264,473	£16,345,110	£14,723,865
60% LAR, 40% CIR	15%	£28,979,588	£18,791,764	£16,750,184	£16,556,228	£16,071,338	£13,152,001	£11,545,704
60% LAR, 40% CIR	20%	£25,399,231	£15,589,067	£13,532,444	£13,338,270	£12,853,839	£9,935,249	£8,343,810
60% LAR, 40% CIR	25%	£21,798,276	£12,323,016	£10,295,137	£10,100,289	£9,615,170	£6,696,463	£5,088,078
60% LAR, 40% CIR	30%	£18,168,180	£9,056,800	£7,031,857	£6,836,478	£6,351,496	£3,432,762	£1,798,131
60% LAR, 40% CIR	35%	£14,461,795	£5,766,593	£3,714,510	£3,519,611	£3,034,631	£1,115,401	£0
60% LAR, 40% CIR	40%	£10,795,048	£2,415,852	£988,208	£173,698	£317,455	£3,280,077	£4,628,087
60% LAR, 40% CIR	45%	£7,078,023	£986,738	£345,985	£3,442,697	£3,735,950	£9,724,481	£8,392,890
60% LAR, 40% CIR	50%	£3,324,495	£4,413,232	£6,517,744	£6,717,700	£7,217,592	£10,216,844	£11,883,250
60% LAR, 40% CIR	55%	£488,400	£7,934,097	£10,036,671	£10,236,432	£10,735,834	£13,732,248	£15,396,922

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%	£1,193,951	£5,659,794	£7,064,151	£8,148,749	£8,935,241	£11,554,204	£13,171,849
60% LAR, 40% CIR	10%	£1,639,451	£5,659,794	£11,148,531	£11,343,484	£11,628,376	£14,727,713	£16,354,051
60% LAR, 40% CIR	15%	£2,079,451	£5,659,794	£15,261,071	£15,456,444	£15,651,817	£17,244,498	£18,870,826
60% LAR, 40% CIR	20%	£2,519,451	£5,659,794	£19,373,611	£19,568,984	£19,764,357	£21,359,939	£22,987,268
60% LAR, 40% CIR	25%	£2,959,451	£5,659,794	£23,486,151	£23,681,524	£23,876,897	£25,475,520	£27,104,597
60% LAR, 40% CIR	30%	£3,399,451	£5,659,794	£27,598,691	£27,794,064	£27,989,437	£29,584,102	£31,213,124
60% LAR, 40% CIR	35%	£3,839,451	£5,659,794	£31,711,231	£31,906,604	£32,101,977	£33,696,647	£35,321,696
60% LAR, 40% CIR	40%	£4,279,451	£5,659,794	£35,823,771	£36,019,144	£36,214,517	£37,811,189	£39,428,245
60% LAR, 40% CIR	45%	£4,719,451	£5,659,794	£39,936,311	£40,131,684	£40,327,057	£41,922,741	£43,533,794
60% LAR, 40% CIR	50%	£5,159,451	£5,659,794	£44,048,851	£44,244,224	£44,439,597	£46,035,185	£47,639,342

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%	£19,738,565	£8,835,194	£9,779,734	£9,584,436	£8,086,190	£3,186,716	£1,539,230
60% LAR, 40% CIR	10%	£16,200,359	£5,655,983	£3,698,726	£3,412,129	£2,625,619	£9,663	£1,949,865
60% LAR, 40% CIR	15%	£12,660,731	£2,452,908	£411,327	£217,371	£287,619	£3,176,866	£4,733,153
60% LAR, 40% CIR	20%	£9,121,103	£1,240,834	£29,959,874	£29,764,407	£29,568,940	£31,163,814	£32,759,071
60% LAR, 40% CIR	25%	£5,581,479	£4,015,842	£4,045,725	£5,258,595	£5,720,687	£9,819,194	£11,250,779
60% LAR, 40% CIR	30%	£1,825,223	£7,262,958	£9,307,000	£9,499,391	£9,691,781	£12,813,595	£14,549,729
60% LAR, 40% CIR	35%	£2,843,899	£13,523,053	£15,970,892	£16,163,191	£16,355,312	£19,818,535	£21,264,844
60% LAR, 40% CIR	40%	£3,862,575	£19,788,652	£22,644,241	£22,836,439	£23,028,637	£26,494,148	£27,940,413
60% LAR, 40% CIR	45%	£4,881,251	£26,053,801	£29,316,517	£29,508,715	£29,700,913	£33,268,115	£34,714,172
60% LAR, 40% CIR	50%	£5,899,927	£32,324,950	£36,000,808	£36,193,006	£36,385,204	£39,851,038	£41,306,779

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%	£24,589,210	£13,826,590	£13,970,020	£13,374,722	£10,886,476	£7,357,202	£6,320,516
60% LAR, 40% CIR	10%	£20,990,584	£10,445,349	£8,396,892	£8,202,394	£7,715,901	£4,796,539	£3,175,294
60% LAR, 40% CIR	15%	£17,411,016	£7,064,151	£5,201,612	£5,007,090	£4,522,597	£1,613,430	£0
60% LAR, 40% CIR	20%	£13,850,660	£4,019,495	£1,684,072	£1,790,695	£1,907,207	£1,983,354	£3,234,762
60% LAR, 40% CIR	25%	£10,249,724	£2,454,444	£1,959,498	£2,066,082	£2,172,666	£4,493,801	£5,494,453
60% LAR, 40% CIR	30%	£6,649,609	£4,515,715	£4,515,715	£4,708,096	£4,900,477	£8,122,810	£9,750,440
60% LAR, 40% CIR	35%	£2,943,223	£5,762,852	£7,834,081	£8,028,665	£8,213,207	£11,439,633	£12,688,972
60% LAR, 40% CIR	40%	£1,847,665	£8,102,718	£11,186,366	£11,374,966	£11,563,566	£14,229,049	£15,474,658
60% LAR, 40% CIR	45%	£2,470,450	£12,518,309	£14,593,957	£14,781,138	£14,968,319	£18,273,553	£19,941,472
60% LAR, 40% CIR	50%	£3,093,235	£16,867,884	£19,008,315	£19,195,496	£19,382,677	£22,708,115	£24,381,851
60% LAR, 40% CIR	55%	£13,036,972	£19,485,863	£21,993,243	£22,180,424	£22,367,605	£25,280,810	£26,945,493

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%	£20,321,756	£19,489,041	£14,059,991	£13,227,289	£10,548,017	£13,019,514	£11,367,289
60% LAR, 40% CIR	10%	£16,863,166	£16,107,920	£14,059,991	£13,864,963	£10,499,510	£10,499,510	£8,837,865
60% LAR, 40% CIR	15%	£13,403,588	£12,605,764	£10,864,184	£10,185,338	£7,276,001	£5,659,794	£4,049,704
60% LAR, 40% CIR	20%	£10,113,211	£9,886,267	£7,446,544	£7,453,210	£5,000,839	£4,000,240	£2,400,810
60% LAR, 40% CIR	25%	£6,822,776	£6,437,016	£4,407,137	£4,414,289	£3,732,170	£3,033,663	£1,797,862
60% LAR, 40% CIR	30%	£3,532,180	£3,170,800	£2,401,857	£2,408,476	£1,949,476	£1,489,298	£949,406
60% LAR, 40% CIR	35%	£2,059,795	£1,620,899	£1,271,490	£1,266,394	£1,033,836	£5,777,122	£7,434,601
60% LAR, 40% CIR	40%	£1,400,048	£1,470,148	£1,517,734	£1,512,234	£1,502,455	£2,188,077	£2,617,671
60% LAR, 40% CIR	45%	£1,156,122	£1,302,718	£1,501,386	£1,501,386	£1,501,386	£2,744,600	£3,244,600
60% LAR, 40% CIR	50%	£2,961,905	£1,239,232	£1,239,232	£1,239,232	£1,239,232	£1,102,944	£1,102,944
60% LAR, 40% CIR	55%	£3,344,400	£1,103,097	£1,103,097	£1,103,097	£1,103,097	£1,103,097	£1,103,097



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 - £1,200 pcf
------------	---------------------

Sales value inflation	Grow
Build cost inflation	Grow
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%	£40,895,664	£29,718,061	£27,093,199	£27,550,836	£27,019,928	£24,102,261	£22,474,775
60% LAR, 40% CIR	10%	£36,803,152	£26,338,080	£24,712,418	£24,117,830	£23,611,306	£20,712,364	£19,060,718
60% LAR, 40% CIR	15%	£33,135,681	£22,828,783	£20,887,203	£20,693,247	£20,208,357	£17,299,021	£15,682,723
60% LAR, 40% CIR	20%	£29,424,430	£19,475,251	£17,430,828	£17,248,456	£16,763,024	£13,862,434	£12,250,995
60% LAR, 40% CIR	25%	£25,492,580	£16,000,366	£13,970,487	£13,777,839	£13,295,521	£10,402,805	£8,795,742
60% LAR, 40% CIR	30%	£21,840,313	£12,504,315	£10,479,373	£10,286,993	£9,806,042	£6,920,338	£5,325,625
60% LAR, 40% CIR	35%	£18,761,763	£8,987,286	£6,968,678	£6,774,708	£6,311,518	£3,417,180	£1,812,180
60% LAR, 40% CIR	40%	£13,831,448	£5,445,280	£3,587,633	£3,203,094	£2,716,744	£204,426	£1,850,328
60% LAR, 40% CIR	45%	£9,880,563	£1,941,257	£206,343	£403,554	£896,528	£1,854,547	£5,507,897
60% LAR, 40% CIR	50%	£5,910,463	£1,810,758	£43,983,770	£4,080,721	£4,573,100	£7,572,331	£9,238,037
60% LAR, 40% CIR	50%	£1,887,137	£5,529,904	£7,632,477	£7,832,238	£8,331,640	£11,328,055	£12,992,729

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%	£32,028,439	£1,961,856	£1,961,856	£1,961,856	£1,961,856	£1,961,856	£1,961,856
60% LAR, 40% CIR	10%	£28,256,967	£2,450,902	£2,450,902	£2,450,902	£2,450,902	£2,450,902	£2,450,902
60% LAR, 40% CIR	15%	£24,485,495	£2,940,948	£2,940,948	£2,940,948	£2,940,948	£2,940,948	£2,940,948
60% LAR, 40% CIR	20%	£20,714,023	£3,430,994	£3,430,994	£3,430,994	£3,430,994	£3,430,994	£3,430,994
60% LAR, 40% CIR	25%	£16,942,551	£3,921,040	£3,921,040	£3,921,040	£3,921,040	£3,921,040	£3,921,040
60% LAR, 40% CIR	30%	£13,171,079	£4,411,086	£4,411,086	£4,411,086	£4,411,086	£4,411,086	£4,411,086
60% LAR, 40% CIR	35%	£9,400,607	£4,901,132	£4,901,132	£4,901,132	£4,901,132	£4,901,132	£4,901,132
60% LAR, 40% CIR	40%	£5,629,635	£5,391,178	£5,391,178	£5,391,178	£5,391,178	£5,391,178	£5,391,178
60% LAR, 40% CIR	45%	£1,858,663	£5,881,224	£5,881,224	£5,881,224	£5,881,224	£5,881,224	£5,881,224
60% LAR, 40% CIR	50%	£20,012,877	£3,420,618	£3,420,618	£3,420,618	£3,420,618	£3,420,618	£3,420,618

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%	£24,358,507	£13,379,204	£11,354,342	£11,181,979	£10,681,071	£7,783,404	£6,135,918
60% LAR, 40% CIR	10%	£20,587,035	£8,889,222	£7,873,561	£7,773,863	£7,262,469	£4,373,507	£2,751,862
60% LAR, 40% CIR	15%	£16,786,564	£8,989,925	£4,548,346	£4,354,389	£3,869,500	£990,184	£498,124
60% LAR, 40% CIR	20%	£12,986,093	£3,136,384	£1,100,971	£907,589	£424,167	£2,476,823	£4,091,865
60% LAR, 40% CIR	25%	£9,185,622	£1,366,914	£1,366,914	£1,366,914	£1,366,914	£1,366,914	£1,366,914
60% LAR, 40% CIR	30%	£5,385,151	£3,851,844	£5,851,844	£5,851,844	£5,851,844	£5,851,844	£5,851,844
60% LAR, 40% CIR	35%	£1,584,680	£4,341,890	£4,341,890	£4,341,890	£4,341,890	£4,341,890	£4,341,890
60% LAR, 40% CIR	40%	£1,074,712	£4,831,936	£4,831,936	£4,831,936	£4,831,936	£4,831,936	£4,831,936
60% LAR, 40% CIR	45%	£1,563,261	£5,321,982	£5,321,982	£5,321,982	£5,321,982	£5,321,982	£5,321,982
60% LAR, 40% CIR	50%	£20,012,877	£3,420,618	£3,420,618	£3,420,618	£3,420,618	£3,420,618	£3,420,618

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%	£26,147,052	£18,109,486	£18,144,026	£18,932,305	£18,471,357	£12,523,060	£10,902,302
60% LAR, 40% CIR	10%	£22,377,581	£14,782,908	£12,763,840	£12,589,249	£12,092,705	£9,163,792	£7,542,147
60% LAR, 40% CIR	15%	£18,607,110	£11,380,211	£9,338,013	£9,144,073	£8,659,786	£6,730,450	£5,144,151
60% LAR, 40% CIR	20%	£14,775,858	£7,926,680	£5,891,257	£5,697,884	£5,214,453	£2,313,963	£1,702,424
60% LAR, 40% CIR	25%	£10,944,609	£4,451,724	£2,421,918	£2,228,050	£1,745,050	£1,138,786	£4,724,847
60% LAR, 40% CIR	30%	£7,113,357	£895,744	£1,084,186	£1,084,186	£1,084,186	£1,084,186	£1,084,186
60% LAR, 40% CIR	35%	£3,283,152	£2,861,265	£4,581,884	£4,713,884	£5,253,789	£3,777,233	£9,801,502
60% LAR, 40% CIR	40%	£1,262,876	£8,103,282	£8,103,282	£8,345,478	£8,611,827	£11,752,088	£13,984,869
60% LAR, 40% CIR	45%	£1,987,819	£9,707,340	£11,754,894	£11,952,098	£12,445,099	£16,403,119	£17,559,438
60% LAR, 40% CIR	50%	£3,808,306	£13,139,103	£13,430,241	£13,680,281	£14,151,812	£19,103,802	£20,313,209
60% LAR, 40% CIR	50%	£3,661,434	£17,678,475	£18,181,049	£18,380,839	£18,886,212	£22,476,626	£23,941,901

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%	£31,940,152	£20,832,061	£16,420,418	£17,014,836	£16,467,086	£18,216,261	£16,589,156
60% LAR, 40% CIR	10%	£27,249,881	£17,042,783	£13,001,203	£14,807,247	£14,392,357	£17,413,021	£15,204,715
60% LAR, 40% CIR	15%	£23,438,430	£13,589,251	£11,553,824	£12,877,824	£12,462,456	£15,876,434	£13,366,396
60% LAR, 40% CIR	20%	£19,690,580	£10,114,396	£8,094,487	£7,897,839	£7,409,521	£14,516,805	£12,609,742
60% LAR, 40% CIR	25%	£15,944,613	£6,618,315	£4,593,373	£4,400,993	£4,020,602	£11,654,338	£9,669,475
60% LAR, 40% CIR	30%	£11,878,763	£3,101,289	£1,080,678	£888,108	£408,763	£3,514,862	£4,138,653
60% LAR, 40% CIR	35%	£7,845,448	£2,440,750	£2,488,287	£2,488,287	£2,488,287	£2,488,287	£2,488,287
60% LAR, 40% CIR	40%	£3,946,953	£4,144,766	£4,062,323	£4,062,323	£4,062,323	£4,062,323	£4,062,323
60% LAR, 40% CIR	45%	£24,463	£7,899,750	£9,789,770	£9,999,771	£10,499,100	£13,498,331	£15,124,637
60% LAR, 40% CIR	50%	£3,946,953	£11,415,464	£13,013,427	£13,132,298	£14,217,840	£17,214,055	£19,078,725



LB Camden  
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone B - £1,250 pcf	
No Units	200	Sales value inflation		Grow	
Site Area	0.29 Ha	Build cost inflation		Grow	
Residual land values:		Tenure		LAR, CIR	



LB Camden  
Local Plan Viability Testing 2025

Res 15 - 200 Flats		Value Area	Zone B - £1,300 pcf					
No Units	200	Sales value inflation	Grow					
Site Area	0.29 Ha	Build cost inflation	Grow					
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, 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%	£49,889,027	£38,806,142	£36,781,280	£36,588,917	£36,108,009	£33,222,561	£31,618,535
60% LAR, 40% CIR	5%	£45,884,649	£34,817,156	£32,954,184	£32,768,530	£32,283,308	£29,489,235	£27,815,961
60% LAR, 40% CIR	10%	£41,447,867	£31,115,968	£29,105,070	£28,914,030	£28,436,427	£25,570,815	£23,956,762
60% LAR, 40% CIR	15%	£37,174,627	£27,238,963	£25,234,130	£25,043,694	£24,567,498	£21,676,804	£20,065,364
60% LAR, 40% CIR	20%	£32,881,190	£23,340,026	£21,325,188	£21,134,340	£20,660,221	£17,757,006	£16,150,443
60% LAR, 40% CIR	25%	£28,567,135	£19,399,347	£17,374,405	£17,182,025	£16,701,074	£13,815,371	£12,212,201
60% LAR, 40% CIR	30%	£24,212,842	£15,422,649	£13,399,597	£13,210,071	£12,730,146	£9,850,588	£8,259,648
60% LAR, 40% CIR	35%	£19,878,484	£11,425,162	£9,408,289	£9,218,673	£8,737,832	£5,857,562	£4,266,336
60% LAR, 40% CIR	40%	£15,466,614	£7,407,070	£5,389,587	£5,198,536	£4,717,745	£1,872,202	£2,287,548
60% LAR, 40% CIR	45%	£11,048,587	£3,343,180	£1,301,523	£1,109,331	£822,352	£2,350,427	£3,963,691
60% LAR, 40% CIR	50%	£6,591,548	£779,919	£4,850,894	£3,047,652	£3,539,550	£6,519,067	£8,184,342
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) 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%	£177,784,935	£7,072,042	£5,054,470	£4,862,706	£4,383,614	£1,508,521	£48,753
60% LAR, 40% CIR	10%	£13,348,153	£3,216,253	£1,205,356	£1,014,316	£336,713	£22,289,965	£3,842,853
60% LAR, 40% CIR	15%	£9,175,113	£4,969,251	£2,494,944	£2,302,944	£73,972,476	£6,622,610	£2,148,450
60% LAR, 40% CIR	20%	£6,681,476	£4,568,789	£6,572,526	£6,380,774	£7,249,493	£10,142,308	£17,129,271
60% LAR, 40% CIR	25%	£7,423,121	£4,568,789	£6,572,526	£6,380,774	£7,249,493	£10,142,308	£17,129,271
60% LAR, 40% CIR	30%	£4,899,874	£12,477,053	£14,407,073	£14,688,643	£15,189,368	£18,040,117	£13,643,866
60% LAR, 40% CIR	35%	£1,829,261	£14,414,212	£15,811,450	£16,101,149	£16,405,434	£18,040,117	£13,643,866
60% LAR, 40% CIR	40%	£12,413,101	£30,485,641	£26,010,143	£25,734,385	£23,188,076	£27,722,363	£27,722,363
60% LAR, 40% CIR	45%	£10,850,723	£24,236,535	£26,038,391	£26,192,383	£27,277,303	£30,222,142	£31,883,429
60% LAR, 40% CIR	50%	£21,308,106	£28,078,034	£26,750,698	£26,242,287	£31,428,484	£24,419,382	£26,626,656
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£57,186,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) 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%	£33,550,169	£22,487,285	£20,442,423	£20,250,059	£19,769,152	£16,883,704	£15,280,878
60% LAR, 40% CIR	5%	£29,345,792	£18,832,899	£16,622,693	£16,431,527	£15,944,471	£13,059,378	£11,472,104
60% LAR, 40% CIR	10%	£25,109,010	£14,777,111	£12,766,213	£12,575,173	£12,087,570	£9,231,967	£7,617,804
60% LAR, 40% CIR	15%	£20,855,970	£10,500,106	£8,695,273	£8,704,807	£8,218,641	£5,337,547	£3,726,507
60% LAR, 40% CIR	20%	£16,612,553	£7,002,069	£4,986,531	£4,795,485	£4,311,384	£1,818,649	£1,408,514
60% LAR, 40% CIR	25%	£12,228,278	£3,060,490	£1,035,548	£843,168	£392,217	£2,863,487	£4,128,695
60% LAR, 40% CIR	30%	£7,863,958	£1,624,616	£4,162,265	£4,162,265	£4,162,265	£4,162,265	£4,162,265
60% LAR, 40% CIR	35%	£3,539,636	£4,913,895	£9,500,569	£7,122,184	£7,801,225	£10,481,358	£12,022,521
60% LAR, 40% CIR	40%	£1,829,261	£9,601,136	£10,646,264	£11,503,528	£11,503,528	£14,545,686	£16,145,112
60% LAR, 40% CIR	45%	£3,759,171	£17,096,073	£15,037,034	£15,171,138	£15,178,506	£18,061,285	£20,302,343
60% LAR, 40% CIR	50%	£8,747,568	£17,118,277	£16,386,261	£16,386,261	£19,698,487	£22,698,426	£26,626,656
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) 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%	£36,360,255	£27,257,911	£25,252,708	£25,060,345	£24,579,437	£21,673,960	£20,070,965
60% LAR, 40% CIR	5%	£34,138,078	£23,423,185	£21,405,613	£21,213,939	£20,734,757	£17,839,684	£16,262,390
60% LAR, 40% CIR	10%	£29,899,296	£19,567,396	£17,554,491	£17,362,638	£16,887,856	£14,022,422	£12,448,195
60% LAR, 40% CIR	15%	£25,626,256	£15,690,392	£13,685,559	£13,493,093	£13,018,927	£10,158,233	£8,576,763
60% LAR, 40% CIR	20%	£21,352,610	£11,759,354	£9,776,617	£9,584,706	£9,101,650	£6,238,555	£4,661,871
60% LAR, 40% CIR	25%	£17,078,553	£7,802,069	£5,826,534	£5,634,585	£5,151,529	£2,286,949	£1,663,629
60% LAR, 40% CIR	30%	£12,684,271	£3,874,078	£1,653,470	£1,461,468	£1,181,575	£2,887,974	£3,287,723
60% LAR, 40% CIR	35%	£8,309,552	£1,624,616	£4,162,265	£4,162,265	£4,162,265	£4,162,265	£4,162,265
60% LAR, 40% CIR	40%	£3,539,636	£4,913,895	£9,500,569	£7,122,184	£7,801,225	£10,481,358	£12,022,521
60% LAR, 40% CIR	45%	£1,829,261	£9,601,136	£10,646,264	£11,503,528	£11,503,528	£14,545,686	£16,145,112
60% LAR, 40% CIR	50%	£4,557,653	£17,118,277	£16,386,261	£16,386,261	£19,698,487	£22,698,426	£26,626,656
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) 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%	£36,360,255	£27,257,911	£25,252,708	£25,060,345	£24,579,437	£21,673,960	£20,070,965
60% LAR, 40% CIR	5%	£34,138,078	£23,423,185	£21,405,613	£21,213,939	£20,734,757	£17,839,684	£16,262,390
60% LAR, 40% CIR	10%	£29,899,296	£19,567,396	£17,554,491	£17,362,638	£16,887,856	£14,022,422	£12,448,195
60% LAR, 40% CIR	15%	£25,626,256	£15,690,392	£13,685,559	£13,493,093	£13,018,927	£10,158,233	£8,576,763
60% LAR, 40% CIR	20%	£21,352,610	£11,759,354	£9,776,617	£9,584,706	£9,101,650	£6,238,555	£4,661,871
60% LAR, 40% CIR	25%	£17,078,553	£7,802,069	£5,826,534	£5,634,585	£5,151,529	£2,286,949	£1,663,629
60% LAR, 40% CIR	30%	£12,684,271	£3,874,078	£1,653,470	£1,461,468	£1,181,575	£2,887,974	£3,287,723
60% LAR, 40% CIR	35%	£8,309,552	£1,624,616	£4,162,265	£4,162,265	£4,162,265	£4,162,265	£4,162,265
60% LAR, 40% CIR	40%	£3,539,636	£4,913,895	£9,500,569	£7,122,184	£7,801,225	£10,481,358	£12,022,521
60% LAR, 40% CIR	45%	£1,829,261	£9,601,136	£10,646,264	£11,503,528	£11,503,528	£14,545,686	£16,145,112
60% LAR, 40% CIR	50%	£4,557,653	£17,118,277	£16,386,261	£16,386,261	£19,698,487	£22,698,426	£26,626,656
Residual Land values compared to benchmark land values		LB Camden Local Plan Viability Testing Results 2025						



LB Camden  
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone B - E900 psf	
No Units	575	Sales value inflation		Grow	
Site Area	2.88 Ha	Build cost inflation		Grow	
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 & Stair			



LB Camden  
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone B - E950 paf															
No Units		875		Sales value inflation		Grow													
Site Area		2.88 Ha		Build cost inflation		Grow													
				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		£88,542,123		£40,021,539		£35,215,779		£34,758,738		£33,016,132		£26,760,501		£22,951,817			
80% LAR - 40% CIR		5%		681,550,873		633,550,179		628,720,865		628,271,638		627,153,587		620,355,141		616,511,971			
80% LAR - 40% CIR		10%		653,608,601		626,989,328		622,183,719		621,730,166		620,596,283		613,792,985		609,968,580			
80% LAR - 40% CIR		15%		646,066,398		620,376,228		615,586,867		615,134,851		614,004,814		607,157,448		603,344,705			
80% LAR - 40% CIR		20%		638,445,719		613,711,398		608,902,263		608,446,153		607,305,878		600,452,252		596,587,584			
80% LAR - 40% CIR		25%		630,753,961		606,948,796		602,129,497		601,674,671		600,534,055		593,681,882		589,809,508			
80% LAR - 40% CIR		30%		623,013,038		601,142		594,378,055		593,924,580		592,784,007		585,931,968		582,059,346			
80% LAR - 40% CIR		35%		615,192,648		595,918,561		589,185,450		588,731,530		587,591,059		580,738,015		576,865,919			
80% LAR - 40% CIR		40%		607,265,167		590,654,746		583,910,734		583,456,811		582,316,340		575,463,300		571,590,258			
80% LAR - 40% CIR		45%		600,509		585,344,997		578,582,517		578,128,595		576,988,124		570,135,083		566,262,041			
80% LAR - 40% CIR		50%		593,562,564		579,807,723		573,850,124		573,396,235		572,255,766		565,402,725		561,529,683			
Residual Land values compared to benchmark land values								Higher Value Secondary Offices											
								£97,649,000											
Tenure		% AH		£219,640,252		£247,186,686		£252,014,009		£252,560,434		£250,420,959		£243,617,134		£239,744,839			
80% LAR - 40% CIR		5%		620,152,274		625,751,547		626,184,008		625,730,434		624,590,958		617,787,132		613,904,835			
80% LAR - 40% CIR		10%		624,974,477		629,854,641		627,465,322		626,966,812		625,827,336		619,023,501		615,140,304			
80% LAR - 40% CIR		15%		634,250,136		637,529,477		631,138,812		630,684,242		629,544,766		622,740,940		618,857,643			
80% LAR - 40% CIR		20%		641,086,177		643,968,814		635,965,339		635,511,769		634,372,293		627,568,467		623,685,170			
80% LAR - 40% CIR		25%		650,727,837		653,610,733		645,608,880		645,155,310		644,015,834		637,212,008		633,328,711			
80% LAR - 40% CIR		30%		659,458,168		662,343,054		654,341,438		653,887,868		652,748,392		645,944,566		642,061,269			
80% LAR - 40% CIR		35%		667,455,198		670,340,081		662,337,659		661,884,089		660,744,613		653,940,787		649,057,490			
80% LAR - 40% CIR		40%		676,474,364		679,469,872		671,464,392		670,990,822		669,851,346		663,047,520		658,164,223			
80% LAR - 40% CIR		45%		685,472,438		688,488,958		680,484,478		679,990,908		678,851,432		672,047,606		667,164,309			
80% LAR - 40% CIR		50%		694,470,512		697,487,032		689,482,552		688,988,082		687,848,606		681,045,565		676,172,523			
Residual Land values compared to benchmark land values								Medium Value Secondary Offices											
								£57,186,000											
Tenure		% AH		£103,309,077		£130,859,571		£136,901,721		£137,448,762		£135,202,978		£128,398,289		£124,593,943			
80% LAR - 40% CIR		5%		610,801,148		617,420,422		614,226,031		613,727,584		612,588,108		605,784,283		601,901,086			
80% LAR - 40% CIR		10%		619,343,302		614,033,522		610,838,668		610,340,221		609,199,745		602,395,920		598,512,723			
80% LAR - 40% CIR		15%		625,964,031		619,689,325		615,507,497		615,009,050		613,868,574		607,064,749		603,181,552			
80% LAR - 40% CIR		20%		633,955,789		627,460,584		623,280,253		622,781,806		621,641,330		614,837,505		610,954,308			
80% LAR - 40% CIR		25%		641,086,177		634,968,814		626,965,339		626,466,892		625,327,416		618,523,591		614,640,394			
80% LAR - 40% CIR		30%		649,458,168		638,343,054		630,341,438		629,842,891		628,703,415		621,900,589		618,017,392			
80% LAR - 40% CIR		35%		657,455,198		646,340,081		638,337,659		637,839,112		636,699,636		629,895,811		625,912,614			
80% LAR - 40% CIR		40%		665,474,364		654,340,081		646,337,659		645,839,112		644,699,636		637,895,811		633,912,614			
80% LAR - 40% CIR		45%		673,482,438		662,343,054		654,341,438		653,842,891		652,703,415		645,900,589		641,917,392			
80% LAR - 40% CIR		50%		682,480,512		671,485,122		663,480,642		662,986,072		661,846,596		655,043,555		650,160,258			
Residual Land values compared to benchmark land values								Lower Value Secondary Offices / Community Space											
								£49,425,000											
Tenure		% AH		£103,309,077		£130,859,571		£136,901,721		£137,448,762		£135,202,978		£128,398,289		£124,593,943			
80% LAR - 40% CIR		5%		610,801,148		617,420,422		614,226,031		613,727,584		612,588,108		605,784,283		601,901,086			
80% LAR - 40% CIR		10%		619,343,302		614,033,522		610,838,668		610,340,221		609,199,745		602,395,920		598,512,723			
80% LAR - 40% CIR		15%		625,964,031		619,689,325		615,507,497		615,009,050		613,868,574		607,064,749		603,181,552			
80% LAR - 40% CIR		20%		633,955,789		627,460,584		623,280,253		622,781,806		621,641,330		614,837,505		610,954,308			
80% LAR - 40% CIR		25%		641,086,177		634,968,814		626,965,339		626,466,892		625,327,416		618,523,591		614,640,394			
80% LAR - 40% CIR		30%		649,458,168		638,343,054		630,341,438		629,842,891		628,703,415		621,900,589		618,017,392			
80% LAR - 40% CIR		35%		657,455,198		646,340,081		638,337,659		637,839,112		636,699,636		629,895,811		625,912,614			
80% LAR - 40% CIR		40%		665,474,364		654,340,081		646,337,659		645,839,112		644,699,636		637,895,811		633,912,614			
80% LAR - 40% CIR		45%		673,482,438		662,343,054		654,341,438		653,842,891		652,703,415		645,900,589		641,917,392			
80% LAR - 40% CIR		50%		682,480,512		671,485,122		663,480,642		662,986,072		661,846,596		655,043,555		650,160,258			
Residual Land values compared to benchmark land values								Secondary Industrial/Storage/Distribution											
								£20,601,000											
Tenure		% AH		£23,919,248		£29,919,298		£34,919,348		£35,419,398		£34,919,448		£34,419,498		£33,919,548			
80% LAR - 40% CIR		5%		695,867,827		624,388,211		629,193,971		628,695,092		627,555,616		620,751,791		616,868,594			
80% LAR - 40% CIR		10%		693,869,927		622,889,327		627,698,884		627,199,921		626,060,445		619,256,620		615,373,423			
80% LAR - 40% CIR		15%		610,801,148		617,420,422		614,226,031		613,727,584		612,588,108		605,784,283		601,901,086			
80% LAR - 40% CIR		20%		619,343,302		614,033,522		610,838,668		610,340,221		609,199,745		602,395,920		598,512,723			
80% LAR - 40% CIR		25%		625,964,031		619,689,325		615,507,497		615,009,050		613,868,574		607,064,749		603,181,552			
80% LAR - 40% CIR		30%		633,955,789		627,460,584		623,280,253		622,781,806		621,641,330		614,837,505		610,954,308			
80% LAR - 40% CIR		35%		641,086,177		634,968,814		626,965,339		626,466,892		625,327,416		618,523,591		614,640,394			
80% LAR - 40% CIR		40%		649,458,168		638,343,054		630,341,438		629,842,891		628,703,415		621,900,589		618,017,392			
80% LAR - 40% CIR		45%		657,455,198		646,340,081		638,337,659		637,839,112		636,699,636		629,895,811		625,912,614			
80% LAR - 40% CIR		50%		665,474,364		654,340,081		646,337,659		645,839,112		644,699,636		637,895,811		633,912,614			
80% LAR - 40% CIR		55%		673,482,438		662,343,054		654,341,438		653,842,891		652,703,415		645,900,589		641,917,392			
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								Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments			
								£20,601,000								£20,601,000			
Tenure		% AH		£23,919,248		£29,919,298		£34,919,348		£35,419,398		£34,919,448		£34,419,498		£33,919,548			
80% LAR - 40% CIR		5%		695,867,827		624,388,211		629,193,971		628,695,092		627,555,616		620,751,791		616,868,594			
80% LAR - 40% CIR		10%		693,869,927		622,889,327		627,698,884		627,199,921		626,060,445		619,256,620		615,373,423			
80% LAR - 40% CIR		15%		610,801,148		617,420,422		614,226,031		613,727,584		612,588,108		605,784,283		601,901,086			
80% LAR - 40% CIR		20%		619,343,302		614,033,522		610,838,668		610,340,221		609,199,745		602,395,920		598,512,723			
80% LAR - 40% CIR		25%		625,964,031		619,689,325		615,507,497		615,009,050		613,868,574		607,064,749		603,181,552			
80% LAR - 40% CIR		30%		633,955,789		627,460,584		623,280,253		622,781,806		621,641,330		614,837,505		610,954,308			
80% LAR - 40% CIR		35%		641,086,177		634,968,814		626,965,339		626,466,892		625,327,416		618,523,591		614,640,394			
80% LAR - 40% CIR		40%		649,458,168		638,343,054		630,341,438		629,842,891		628,703,415		621,900,589		618,017,392			
80% LAR - 40% CIR		45%		657,455,198		646,340,081		638,337,659		637,839,112		636,699,636		629,895,811		625,912,614			
80% LAR - 40% CIR		50%		665,474,364		654,340,081		646,337,659		645,839,112		644,699,636		637,895,811		633,912,614			
80% LAR - 40% CIR		55%		673,482,438		662,343,054		654,341,438		653,842,891		652,703,415		645,900,589		641,917,392			
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 &											



LB Camden  
Local Plan Viability Testing 2025

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



LB Camden  
Local Plan Viability Testing 2025

Res1 - 575 Flats	
------------------	--

No Units	575
Site Area	2.88 Ha

Residual land values:

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

Sales value inflation		Grow
Build cost inflation		Grow
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%	£93,744,777	£85,095,480	£95,307,575	£39,855,687	£58,725,966	£51,847,639	£48,181,901
60% LAR, 40% CIR	10%	£85,079,884	£57,384,541	£52,415,616	£38,185,531	£51,040,283	£44,288,854	£40,538,060
60% LAR, 40% CIR	15%	£76,351,663	£49,621,435	£44,870,036	£44,421,556	£43,300,499	£36,573,915	£32,807,008
60% LAR, 40% CIR	20%	£67,545,957	£41,806,711	£37,071,354	£36,624,436	£35,507,140	£28,751,606	£24,985,114
60% LAR, 40% CIR	25%	£58,860,616	£33,940,817	£29,191,844	£28,747,232	£27,603,689	£20,961,507	£17,106,406
60% LAR, 40% CIR	30%	£49,788,133	£25,990,042	£21,228,854	£20,779,509	£19,656,147	£12,915,972	£9,142,753
60% LAR, 40% CIR	35%	£40,413,031	£17,966,974	£13,261,745	£11,698,009	£10,587,335	£4,847,518	£1,068,871
60% LAR, 40% CIR	40%	£31,786,342	£9,873,719	£5,081,633	£4,628,971	£3,497,315	£3,342,861	£7,206,474
60% LAR, 40% CIR	45%	£22,414,618	£1,656,293	£3,178,718	£3,636,391	£2,385,572	£11,755,540	£14,638,569
60% LAR, 40% CIR	50%	£13,485,274	£6,741,572	£1,656,837	£1,520,664	£1,520,337	£10,307,611	£24,226,269
60% LAR, 40% CIR	55%	£4,194,988	£15,313,068	£20,289,201	£20,758,794	£21,932,775	£29,084,042	£33,034,143

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%	£198,960,981	£223,355,334	£228,125,259	£194,554,063	£198,883,784	£192,462,111	£198,227,646
60% LAR, 40% CIR	10%	£204,369,512	£231,119,425	£235,876,838	£226,713,272	£227,440,376	£224,166,065	£227,935,867
60% LAR, 40% CIR	15%	£211,196,818	£244,004,354	£249,686,621	£244,184,468	£245,731,728	£241,386,469	£245,765,311
60% LAR, 40% CIR	20%	£222,750,726	£249,800,038	£253,453,031	£251,893,843	£253,120,719	£239,875,368	£253,134,476
60% LAR, 40% CIR	25%	£232,676,142	£254,764,843	£256,917,681	£254,764,843	£256,917,681	£231,548,128	£254,443,879
60% LAR, 40% CIR	30%	£239,307,874	£262,731,901	£267,533,136	£267,881,340	£269,101,896	£237,883,357	£270,611,004
60% LAR, 40% CIR	35%	£245,939,133	£270,698,133	£275,499,368	£275,847,572	£277,068,128	£240,453,726	£275,093,276
60% LAR, 40% CIR	40%	£252,570,394	£278,664,362	£283,470,602	£283,817,806	£285,038,362	£242,495,015	£280,307,811
60% LAR, 40% CIR	45%	£259,201,655	£286,630,591	£289,387,712	£289,734,916	£290,955,472	£244,546,436	£284,987,714
60% LAR, 40% CIR	50%	£265,832,916	£294,596,820	£296,503,026	£296,850,230	£298,070,786	£246,597,856	£290,735,038

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%	£70,864,973	£68,314,260	£104,102,175	£104,554,063	£108,883,784	£102,462,111	£108,227,646
60% LAR, 40% CIR	10%	£70,864,973	£68,314,260	£104,102,175	£104,554,063	£108,883,784	£102,462,111	£108,227,646
60% LAR, 40% CIR	15%	£70,864,973	£68,314,260	£104,102,175	£104,554,063	£108,883,784	£102,462,111	£108,227,646
60% LAR, 40% CIR	20%	£70,864,973	£68,314,260	£104,102,175	£104,554,063	£108,883,784	£102,462,111	£108,227,646
60% LAR, 40% CIR	25%	£70,864,973	£68,314,260	£104,102,175	£104,554,063	£108,883,784	£102,462,111	£108,227,646
60% LAR, 40% CIR	30%	£70,864,973	£68,314,260	£104,102,175	£104,554,063	£108,883,784	£102,462,111	£108,227,646
60% LAR, 40% CIR	35%	£70,864,973	£68,314,260	£104,102,175	£104,554,063	£108,883,784	£102,462,111	£108,227,646
60% LAR, 40% CIR	40%	£70,864,973	£68,314,260	£104,102,175	£104,554,063	£108,883,784	£102,462,111	£108,227,646
60% LAR, 40% CIR	45%	£70,864,973	£68,314,260	£104,102,175	£104,554,063	£108,883,784	£102,462,111	£108,227,646
60% LAR, 40% CIR	50%	£70,864,973	£68,314,260	£104,102,175	£104,554,063	£108,883,784	£102,462,111	£108,227,646

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%	£11,127,808	£10,822,893	£93,931,884	£94,441,978	£95,167,217	£71,818,646	£73,669,445
60% LAR, 40% CIR	10%	£11,127,808	£10,822,893	£93,931,884	£94,441,978	£95,167,217	£71,818,646	£73,669,445
60% LAR, 40% CIR	15%	£11,127,808	£10,822,893	£93,931,884	£94,441,978	£95,167,217	£71,818,646	£73,669,445
60% LAR, 40% CIR	20%	£11,127,808	£10,822,893	£93,931,884	£94,441,978	£95,167,217	£71,818,646	£73,669,445
60% LAR, 40% CIR	25%	£11,127,808	£10,822,893	£93,931,884	£94,441,978	£95,167,217	£71,818,646	£73,669,445
60% LAR, 40% CIR	30%	£11,127,808	£10,822,893	£93,931,884	£94,441,978	£95,167,217	£71,818,646	£73,669,445
60% LAR, 40% CIR	35%	£11,127,808	£10,822,893	£93,931,884	£94,441,978	£95,167,217	£71,818,646	£73,669,445
60% LAR, 40% CIR	40%	£11,127,808	£10,822,893	£93,931,884	£94,441,978	£95,167,217	£71,818,646	£73,669,445
60% LAR, 40% CIR	45%	£11,127,808	£10,822,893	£93,931,884	£94,441,978	£95,167,217	£71,818,646	£73,669,445
60% LAR, 40% CIR	50%	£11,127,808	£10,822,893	£93,931,884	£94,441,978	£95,167,217	£71,818,646	£73,669,445

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%	£25,555,119	£1,967,365	£1,019,700	£2,677,812	£1,742,264	£14,530,021	£11,683,815
60% LAR, 40% CIR	10%	£17,123,788	£0,809,430	£14,317,839	£14,894,276	£15,967,379	£22,453,460	£24,420,867
60% LAR, 40% CIR	15%	£13,133,062	£1,441,104	£24,184,511	£24,184,511	£24,184,511	£34,410,496	£34,410,496
60% LAR, 40% CIR	20%	£9,977,296	£2,297,593	£30,033,037	£29,280,243	£31,807,176	£39,399,398	£42,721,275
60% LAR, 40% CIR	25%	£6,943,362	£3,247,833	£37,999,636	£36,485,968	£39,623,129	£49,543,183	£52,641,021
60% LAR, 40% CIR	30%	£4,126,901	£4,603,130	£46,030,130	£44,458,130	£47,588,569	£58,136,357	£61,164,064
60% LAR, 40% CIR	35%	£2,741,593	£5,934,135	£54,136,252	£52,564,252	£55,700,260	£67,070,726	£69,434,376
60% LAR, 40% CIR	40%	£1,563,507	£7,269,052	£62,454,361	£60,882,361	£64,018,369	£76,362,015	£78,844,011
60% LAR, 40% CIR	45%	£45,742,801	£60,889,447	£70,884,212	£71,348,598	£72,808,212	£79,536,496	£83,454,174
60% LAR, 40% CIR	50%	£55,032,867	£74,146,341	£79,611,078	£80,068,696	£81,530,660	£88,261,617	£92,254,078







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 B - £1,150 paf
------------	---------------------

Sales value inflation	Grow
Build cost inflation	Grow
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%	£118,848,000	£89,074,505	£93,236,822	£84,789,672	£83,071,797	£76,864,543	£73,239,291
60% LAR, 40% CIR	5%	£108,528,055	£81,064,954	£78,345,034	£75,509,658	£74,387,218	£68,158,580	£64,558,298
60% LAR, 40% CIR	10%	£98,567,578	£72,103,783	£67,402,184	£66,558,447	£65,849,105	£59,140,444	£55,403,453
60% LAR, 40% CIR	15%	£88,558,258	£63,091,497	£58,384,188	£57,937,289	£56,819,974	£50,116,200	£46,391,882
60% LAR, 40% CIR	20%	£78,869,382	£53,989,955	£49,275,232	£48,833,701	£47,719,872	£41,038,896	£37,324,131
60% LAR, 40% CIR	25%	£68,738,685	£44,829,725	£40,122,224	£39,677,947	£38,567,250	£31,903,079	£28,168,125
60% LAR, 40% CIR	30%	£58,522,050	£35,609,362	£30,913,884	£29,471,584	£28,362,838	£22,544,238	£19,769,153
60% LAR, 40% CIR	35%	£48,267,259	£26,335,787	£21,597,114	£21,149,907	£20,031,889	£13,323,783	£9,550,588
60% LAR, 40% CIR	40%	£37,944,658	£16,946,444	£12,307,040	£11,780,155	£10,644,889	£3,687,254	£1,722,497
60% LAR, 40% CIR	45%	£27,529,782	£7,481,589	£2,702,294	£2,251,267	£1,123,702	£5,737,857	£9,503,131
60% LAR, 40% CIR	50%	£17,049,055	£2,150,800	£7,024,061	£7,487,277	£8,645,316	£15,595,022	£19,508,293

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%	£171,812,620	£169,071,921	£234,394,841	£234,394,841	£234,394,841	£217,434,285	£215,392,889
60% LAR, 40% CIR	10%	£161,762,887	£208,037,792	£213,338,001	£213,338,001	£213,338,001	£221,690,431	£225,337,422
60% LAR, 40% CIR	15%	£101,892,617	£211,048,378	£226,248,897	£226,248,897	£226,248,897	£234,624,471	£238,348,969
60% LAR, 40% CIR	20%	£201,811,493	£229,780,503	£231,481,643	£231,481,643	£231,481,643	£239,703,879	£243,419,744
60% LAR, 40% CIR	25%	£165,560,368	£210,455,795	£215,135,518	£215,135,518	£215,135,518	£244,174,626	£248,539,787
60% LAR, 40% CIR	30%	£222,218,826	£240,131,513	£248,827,193	£248,827,193	£248,827,193	£249,096,637	£251,831,722
60% LAR, 40% CIR	35%	£118,152,491	£139,073,963	£142,012,036	£142,012,036	£142,012,036	£151,085,967	£154,818,182
60% LAR, 40% CIR	40%	£109,489,842	£123,804,331	£134,417,808	£134,417,808	£134,417,808	£138,592,435	£142,764,874
60% LAR, 40% CIR	45%	£136,379,368	£156,351,151	£161,707,459	£161,707,459	£161,707,459	£171,147,407	£174,612,881
60% LAR, 40% CIR	50%	£147,889,688	£166,967,855	£177,438,811	£177,438,811	£177,438,811	£186,394,777	£190,216,498

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£43,981,750	£74,438,249	£79,172,928	£79,172,928	£80,737,953	£87,448,207	£91,777,459
60% LAR, 40% CIR	10%	£35,881,586	£64,344,126	£68,589,586	£68,589,586	£69,828,716	£75,395,170	£78,900,656
60% LAR, 40% CIR	15%	£35,451,772	£52,305,967	£57,007,968	£57,007,968	£58,560,645	£62,058,908	£65,008,237
60% LAR, 40% CIR	20%	£25,471,462	£40,178,253	£44,861,278	£44,861,278	£46,238,976	£47,193,553	£48,619,428
60% LAR, 40% CIR	25%	£35,540,368	£110,405,795	£115,135,518	£115,135,518	£116,089,878	£123,372,854	£127,055,619
60% LAR, 40% CIR	30%	£35,971,965	£110,580,025	£124,287,528	£124,287,528	£125,942,900	£133,508,671	£138,243,625
60% LAR, 40% CIR	35%	£105,407,170	£134,406,068	£133,839,427	£133,839,427	£135,047,172	£141,705,872	£145,939,587
60% LAR, 40% CIR	40%	£118,152,491	£139,073,963	£142,012,036	£142,012,036	£144,377,861	£151,085,967	£154,818,182
60% LAR, 40% CIR	45%	£109,489,842	£123,804,331	£134,417,808	£134,417,808	£135,165,481	£138,592,435	£142,764,874
60% LAR, 40% CIR	50%	£136,379,368	£156,351,151	£161,707,459	£161,707,459	£163,260,048	£171,147,407	£174,612,881
60% LAR, 40% CIR	50%	£147,889,688	£166,967,855	£177,438,811	£177,438,811	£178,988,088	£186,394,777	£190,216,498

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%	£2,620,507	£3,148,148	£3,148,148	£3,148,148	£3,148,148	£3,148,148	£3,148,148
60% LAR, 40% CIR	5%	£2,279,445	£30,142,549	£39,861,468	£45,358,842	£41,420,282	£49,130,920	£51,849,214
60% LAR, 40% CIR	10%	£17,589,502	£44,103,171	£49,405,319	£49,405,319	£50,369,366	£57,097,008	£59,548,964
60% LAR, 40% CIR	15%	£27,289,242	£53,116,003	£57,823,312	£58,729,231	£59,387,528	£66,091,300	£68,819,819
60% LAR, 40% CIR	20%	£27,258,118	£52,297,295	£56,958,496	£56,132,788	£56,681,625	£63,171,894	£65,884,428
60% LAR, 40% CIR	25%	£37,865,018	£70,077,778	£76,058,278	£76,058,278	£77,600,629	£84,084,421	£86,611,375
60% LAR, 40% CIR	30%	£27,585,420	£58,293,138	£63,293,810	£63,728,072	£64,944,892	£70,533,262	£72,996,347
60% LAR, 40% CIR	35%	£37,860,241	£69,071,713	£74,610,386	£74,607,580	£76,125,611	£81,885,777	£84,669,812
60% LAR, 40% CIR	40%	£78,292,592	£99,270,595	£104,090,480	£104,448,795	£105,582,831	£112,320,178	£116,085,003
60% LAR, 40% CIR	45%	£38,077,218	£109,726,401	£113,095,298	£113,895,323	£115,083,288	£123,455,157	£126,919,631
60% LAR, 40% CIR	50%	£58,158,545	£118,435,305	£123,231,681	£123,694,777	£124,852,816	£131,852,425	£135,915,939

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%	£49,760,180	£30,148,085,667	£30,148,085,667	£30,148,085,667	£30,148,085,667	£30,148,085,667	£30,148,085,667
60% LAR, 40% CIR	5%	£39,730,103	£12,875,008	£18,174,309	£17,750,672	£18,621,230	£20,231	£21,843,427
60% LAR, 40% CIR	10%	£29,110,383	£3,863,822	£4,809,897	£4,766,964	£4,871,891	£5,111,875	£5,350,411
60% LAR, 40% CIR	15%	£19,641,507	£2,927,809	£3,949,043	£3,924,174	£4,113,083	£4,180,170	£4,367,744
60% LAR, 40% CIR	20%	£19,641,507	£2,927,809	£3,949,043	£3,924,174	£4,113,083	£4,180,170	£4,367,744
60% LAR, 40% CIR	25%	£450,829	£21,618,513	£28,313,011	£28,313,011	£29,965,237	£36,583,637	£40,518,722
60% LAR, 40% CIR	30%	£450,829	£21,618,513	£28,313,011	£28,313,011	£29,965,237	£36,583,637	£40,518,722
60% LAR, 40% CIR	35%	£450,829	£21,618,513	£28,313,011	£28,313,011	£29,965,237	£36,583,637	£40,518,722
60% LAR, 40% CIR	40%	£450,829	£21,618,513	£28,313,011	£28,313,011	£29,965,237	£36,583,637	£40,518,722
60% LAR, 40% CIR	45%	£450,829	£21,618,513	£28,313,011	£28,313,011	£29,965,237	£36,583,637	£40,518,722
60% LAR, 40% CIR	50%	£450,829	£21,618,513	£28,313,011	£28,313,011	£29,965,237	£36,583,637	£40,518,722



LB Camden  
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone B - £1,200 pcf													
No Units		575		Sales value inflation		Grow											
Site Area		2.88 Ha		Build cost inflation		Grow											
Residual land values:		Tenure		LAR, CIR		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, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
Tenure		% AH															
60% LAR, 40% CIR		5%		£131,399,811		£102,407,503		£97,669,821		£97,222,870		£98,104,795		£99,397,542		£95,871,289	
60% LAR, 40% CIR		10%		£120,852,086		£92,816,302		£86,157,362		£87,112,007		£88,588,367		£89,817,590		£86,256,484	
60% LAR, 40% CIR		15%		£110,254,428		£83,283,482		£78,591,882		£78,148,146		£77,038,803		£76,382,750		£66,084,942	
60% LAR, 40% CIR		20%		£99,607,127		£73,659,545		£68,973,940		£68,531,608		£67,426,027		£66,772,617		£57,048,269	
60% LAR, 40% CIR		25%		£88,910,870		£63,974,965		£59,363,771		£58,862,911		£57,749,441		£57,066,465		£47,263,705	
60% LAR, 40% CIR		30%		£78,165,547		£54,232,445		£49,524,945		£49,080,687		£47,969,871		£47,305,799		£37,603,481	
60% LAR, 40% CIR		35%		£67,365,574		£44,385,234		£39,585,234		£39,148,511		£38,035,151		£37,351,188		£27,773,344	
60% LAR, 40% CIR		40%		£56,470,032		£34,488,401		£29,803,160		£29,360,995		£28,255,585		£27,554,817		£17,828,091	
60% LAR, 40% CIR		45%		£45,575,668		£24,534,421		£19,884,977		£19,442,747		£18,342,247		£17,647,792		£7,899,664	
60% LAR, 40% CIR		50%		£34,534,458		£14,452,860		£9,731,154		£9,285,303		£8,176,216		£7,484,821		£-2,389,545	
60% LAR, 40% CIR		55%		£23,419,398		£4,287,446		£-649,747		£-690,022		£-2,093,210		£-3,002,400		£-12,862,530	
Residual Land values compared to benchmark land values		Higher Value Secondary Offices										£97,649,005					



LB Camden  
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone B - £1,250 paf					
No Units		Sales value inflation		Grow					
Site Area		Build cost inflation		Grow					
		Tenure		LAR, CIR					
Residual land values:									
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%		£143,945,689	£114,822,764	£110,109,819	£109,655,699	£108,937,794	£101,830,540	£99,104,287
60% LAR, 40% CIR	10%		£132,716,117	£104,667,651	£99,969,730	£99,523,354	£98,409,915	£87,293,718	£84,017,413
60% LAR, 40% CIR	15%		£121,550,879	£94,483,180	£89,781,582	£89,337,844	£88,228,502	£77,874,448	£74,647,641
60% LAR, 40% CIR	20%		£110,275,997	£84,227,594	£79,541,889	£79,099,656	£77,994,076	£67,360,595	£64,175,327
60% LAR, 40% CIR	25%		£98,951,969	£73,967,395	£69,250,170	£68,809,310	£67,707,580	£56,594,427	£53,463,896
60% LAR, 40% CIR	30%		£87,579,255	£63,565,084	£58,906,943	£58,467,324	£57,368,275	£46,006,202	£42,906,202
60% LAR, 40% CIR	35%		£76,158,374	£53,159,168	£48,465,430	£48,022,273	£46,914,383	£34,967,041	£31,914,073
60% LAR, 40% CIR	40%		£64,882,805	£42,837,425	£37,952,184	£37,510,020	£36,404,810	£24,772,144	£21,659,125
60% LAR, 40% CIR	45%		£53,106,649	£32,084,656	£27,308,454	£26,867,135	£25,760,025	£13,145,809	£10,074,159
60% LAR, 40% CIR	50%		£41,483,726	£21,417,581	£16,695,874	£16,250,284	£15,136,307	£1,451,335	£4,692,752
60% LAR, 40% CIR	55%		£29,789,741	£10,654,217	£5,920,580	£5,470,177	£4,344,170	£2,448,072	£4,271,378
Residual Land values compared to benchmark land values								£97,649,005	
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%		£147,964,758	£119,053,224	£116,772,145	£116,177,521	£115,330,960	£100,011,587	£97,173,692
60% LAR, 40% CIR	10%		£136,169,946	£108,257,695	£106,355,258	£105,762,631	£104,916,070	£89,108,427	£86,284,234
60% LAR, 40% CIR	15%		£124,494,478	£97,451,181	£95,180,896	£94,587,268	£93,740,706	£77,386,496	£74,562,349
60% LAR, 40% CIR	20%		£111,783,910	£86,646,489	£84,146,709	£83,553,079	£82,706,518	£65,948,618	£63,124,470
60% LAR, 40% CIR	25%		£99,117,425	£75,841,625	£73,174,911	£72,581,281	£71,734,720	£54,594,368	£51,770,220
60% LAR, 40% CIR	30%		£86,502,501	£65,036,707	£62,171,507	£61,577,877	£60,731,316	£43,047,634	£40,223,486
60% LAR, 40% CIR	35%		£73,937,030	£54,231,791	£51,176,421	£50,582,791	£49,736,230	£31,069,711	£28,245,563
60% LAR, 40% CIR	40%		£61,424,028	£43,426,875	£40,171,425	£39,577,795	£38,731,234	£19,595,066	£16,770,918
60% LAR, 40% CIR	45%		£49,007,149	£32,621,959	£29,156,549	£28,562,919	£27,716,358	£8,648,000	£5,823,852
60% LAR, 40% CIR	50%		£36,591,134	£21,817,043	£18,152,040	£17,558,410	£16,711,849	£2,499,547	£2,674,333
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
60% LAR, 40% CIR	5%		£20,463,961	£19,588,889	£24,309,931	£24,794,081	£25,871,995	£92,579,210	£96,369,463
60% LAR, 40% CIR	10%		£17,633,833	£16,722,085	£21,459,833	£21,943,983	£23,021,897	£79,889,472	£83,679,725
60% LAR, 40% CIR	15%		£14,858,871	£13,958,570	£18,628,169	£19,112,319	£20,190,233	£67,181,248	£70,971,499
60% LAR, 40% CIR	20%		£12,133,763	£11,233,457	£15,907,861	£16,391,911	£17,469,825	£54,473,074	£58,263,325
60% LAR, 40% CIR	25%		£9,409,591	£8,504,695	£12,178,361	£12,662,411	£13,740,325	£41,761,800	£45,552,051
60% LAR, 40% CIR	30%		£6,685,421	£5,780,525	£9,453,251	£9,937,301	£11,015,215	£29,050,526	£32,840,777
60% LAR, 40% CIR	35%		£3,961,251	£3,056,359	£6,738,081	£7,222,131	£8,300,045	£16,339,250	£19,120,000
60% LAR, 40% CIR	40%		£1,237,081	£312,171	£4,013,911	£4,497,961	£5,575,875	£7,860,000	£10,040,000
60% LAR, 40% CIR	45%		£1,120,000	£142,861	£3,127,831	£3,611,881	£4,691,795	£5,175,000	£7,355,000
60% LAR, 40% CIR	50%		£1,040,000	£100,000	£2,100,000	£2,584,000	£3,068,000	£4,550,000	£6,030,000
Residual Land values compared to benchmark land values								£48,425,000	
Lower Value Secondary Offices / Community Space									
Tenure		% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%		£27,798,325	£17,115,841	£24,238,770	£24,722,920	£25,800,834	£24,476,222	£24,189,697
60% LAR, 40% CIR	10%		£16,568,617	£11,510,840	£18,238,770	£18,722,920	£19,800,834	£18,476,222	£18,189,697
60% LAR, 40% CIR	15%		£15,333,739	£10,275,961	£17,003,891	£17,488,041	£18,565,955	£17,241,800	£16,955,272
60% LAR, 40% CIR	20%		£14,100,941	£9,041,072	£15,774,002	£16,258,152	£17,333,066	£16,011,910	£15,726,382
60% LAR, 40% CIR	25%		£12,868,145	£7,808,183	£14,544,113	£15,028,263	£16,100,180	£14,780,014	£14,494,486
60% LAR, 40% CIR	30%		£11,635,349	£6,573,294	£13,314,224	£13,798,374	£14,868,294	£13,558,818	£13,273,290
60% LAR, 40% CIR	35%		£10,402,553	£5,342,405	£12,084,335	£12,568,485	£13,638,405	£12,328,932	£12,043,404
60% LAR, 40% CIR	40%		£9,169,757	£4,111,516	£10,854,446	£11,338,596	£12,408,516	£11,099,040	£10,813,512
60% LAR, 40% CIR	45%		£7,936,961	£2,880,627	£9,624,557	£10,108,667	£11,178,627	£9,869,164	£9,583,636
60% LAR, 40% CIR	50%		£6,704,165	£1,649,738	£8,394,668	£8,878,778	£9,948,738	£8,639,272	£8,353,744
Residual Land values compared to benchmark land values								£26,601,000	
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	5%		£73,148,242	£35,048,089	£60,740,855	£61,225,005	£62,302,919	£42,502,886	£41,987,412
60% LAR, 40% CIR	10%		£62,023,004	£24,255,305	£50,553,707	£51,037,857	£52,115,771	£31,392,403	£30,876,929
60% LAR, 40% CIR	15%		£51,044,122	£14,069,719	£40,361,014	£40,845,164	£41,923,078	£20,670,210	£20,154,736
60% LAR, 40% CIR	20%		£39,724,084	£14,063,520	£30,166,220	£30,650,370	£31,728,284	£10,458,000	£10,444,800
60% LAR, 40% CIR	25%		£28,404,046	£14,057,321	£20,000,627	£20,484,777	£21,562,691	£8,144,800	£8,131,600
60% LAR, 40% CIR	30%		£17,084,008	£14,051,122	£10,000,627	£10,484,777	£11,562,691	£6,144,800	£6,131,600
60% LAR, 40% CIR	35%		£5,764,000	£14,044,923	£1,000,627	£1,484,777	£2,562,691	£4,144,800	£4,131,600
60% LAR, 40% CIR	40%		£4,744,149	£14,038,724	£1,000,627	£1,484,777	£2,562,691	£4,144,800	£4,131,600
60% LAR, 40% CIR	45%		£4,744,149	£14,038,724	£1,000,627	£1,484,777	£2,562,691	£4,144,800	£4,131,600
60% LAR, 40% CIR	50%		£4,744,149	£14,038,724	£1,000,627	£1,484,777	£2,562,691	£4,144,800	£4,131,600



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 B - £1,500 paf
------------	---------------------

Sales value inflation	Grow
Build cost inflation	Grow
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%	£196,435,971	£127,173,873	£122,481,859	£122,039,038	£120,931,985	£114,263,538	£110,537,287
60% LAR, 40% CIR	10%	£144,070,594	£116,445,831	£111,772,697	£111,391,540	£110,291,264	£103,540,827	£99,824,181
60% LAR, 40% CIR	15%	£132,847,528	£105,666,869	£100,971,280	£100,527,543	£99,418,201	£92,762,147	£89,064,339
60% LAR, 40% CIR	20%	£120,844,898	£94,785,643	£90,109,937	£89,667,705	£88,562,125	£81,828,644	£78,243,376
60% LAR, 40% CIR	25%	£108,983,248	£83,867,793	£79,196,270	£78,753,789	£77,653,569	£71,040,058	£67,366,821
60% LAR, 40% CIR	30%	£96,962,864	£72,889,834	£68,211,693	£67,769,073	£66,663,023	£60,048,728	£56,408,523
60% LAR, 40% CIR	35%	£84,944,502	£61,862,287	£57,810,630	£57,367,316	£56,261,042	£49,642,914	£46,014,949
60% LAR, 40% CIR	40%	£72,848,382	£50,785,588	£46,401,209	£45,958,045	£44,853,834	£38,231,168	£34,598,465
60% LAR, 40% CIR	45%	£60,697,871	£39,699,894	£35,214,030	£34,769,329	£33,663,075	£27,043,486	£23,404,044
60% LAR, 40% CIR	50%	£48,432,586	£28,538,553	£23,360,595	£22,915,005	£22,010,028	£15,417,168	£11,763,912
60% LAR, 40% CIR	55%	£36,131,447	£16,985,782	£12,270,514	£11,825,540	£10,713,103	£3,994,051	£240,695

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%	£136,070,811	£164,295,044	£168,908,278	£169,426,343	£167,775,248	£177,250,248	£180,817,714
60% LAR, 40% CIR	10%	£147,803,547	£176,074,008	£178,768,588	£180,213,342	£181,322,674	£187,878,728	£191,878,538
60% LAR, 40% CIR	15%	£159,786,008	£186,944,234	£189,430,938	£191,123,178	£192,178,176	£198,424,491	£202,474,498
60% LAR, 40% CIR	20%	£171,747,897	£198,871,082	£201,544,308	£203,983,768	£204,987,316	£209,700,419	£213,114,524
60% LAR, 40% CIR	25%	£183,694,911	£210,791,041	£213,181,184	£215,181,184	£215,644,341	£219,447,465	£222,447,465
60% LAR, 40% CIR	30%	£195,786,372	£221,871,509	£223,525,008	£225,963,338	£226,599,831	£229,897,961	£232,398,929
60% LAR, 40% CIR	35%	£207,878,833	£232,951,978	£234,605,478	£236,943,608	£237,307,101	£240,444,138	£242,844,138
60% LAR, 40% CIR	40%	£220,003,004	£244,022,447	£245,675,948	£247,813,548	£247,974,600	£250,897,961	£252,738,841
60% LAR, 40% CIR	45%	£232,307,879	£255,092,922	£256,746,288	£258,883,879	£258,939,840	£261,525,727	£263,366,583
60% LAR, 40% CIR	50%	£244,609,428	£266,165,395	£267,819,381	£269,956,385	£269,972,772	£272,466,624	£274,166,583

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%	£7,893,775	£37,238,877	£44,927,881	£46,278,712	£44,477,785	£50,146,212	£49,872,463
60% LAR, 40% CIR	10%	£19,028,886	£47,463,818	£55,159,828	£56,510,653	£54,689,153	£60,357,583	£59,889,123
60% LAR, 40% CIR	15%	£31,362,422	£58,742,861	£65,438,470	£66,892,507	£64,961,549	£71,647,803	£70,943,411
60% LAR, 40% CIR	20%	£43,694,884	£69,017,107	£75,713,010	£77,167,047	£75,136,525	£81,822,104	£80,918,374
60% LAR, 40% CIR	25%	£55,916,502	£80,291,351	£85,983,180	£87,437,217	£85,306,141	£91,991,681	£90,947,925
60% LAR, 40% CIR	30%	£68,138,120	£91,565,595	£96,268,057	£97,722,094	£95,490,727	£102,111,022	£100,959,827
60% LAR, 40% CIR	35%	£80,359,738	£102,839,840	£107,140,328	£108,594,365	£106,262,358	£112,366,038	£111,058,864
60% LAR, 40% CIR	40%	£92,581,356	£114,114,152	£118,308,541	£119,762,705	£117,319,118	£123,488,582	£121,973,286
60% LAR, 40% CIR	45%	£104,803,073	£125,388,448	£129,582,720	£131,036,848	£128,490,421	£134,659,261	£132,944,841
60% LAR, 40% CIR	50%	£117,024,754	£136,663,187	£140,865,100	£142,319,245	£139,697,587	£145,869,587	£143,973,839
60% LAR, 40% CIR	55%	£129,246,428	£147,942,965	£151,138,238	£152,592,383	£149,868,647	£155,940,899	£153,968,583

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%	£80,228,277	£10,968,173	£5,274,355	£5,817,535	£4,724,435	£4,724,435	£4,724,435
60% LAR, 40% CIR	10%	£28,462,564	£248,331	£4,434,935	£4,778,988	£3,986,236	£12,698,472	£18,378,329
60% LAR, 40% CIR	15%	£16,939,828	£10,948,811	£115,228,221	£116,103,659	£116,309,296	£121,441,383	£141,141,151
60% LAR, 40% CIR	20%	£4,737,306	£21,411,857	£28,097,563	£28,538,736	£27,845,375	£34,278,858	£47,864,124
60% LAR, 40% CIR	25%	£27,744,882	£42,539,737	£57,010,880	£57,451,781	£56,553,841	£65,108,844	£84,645,473
60% LAR, 40% CIR	30%	£19,214,526	£34,037,066	£44,070,261	£44,414,427	£43,514,477	£50,980,772	£69,788,577
60% LAR, 40% CIR	35%	£11,262,988	£24,445,233	£34,097,075	£34,438,184	£33,538,258	£39,184,588	£50,697,554
60% LAR, 40% CIR	40%	£43,568,148	£68,447,362	£79,106,261	£79,544,456	£77,663,869	£86,298,332	£101,971,058
60% LAR, 40% CIR	45%	£35,519,825	£58,820,895	£69,298,870	£69,738,171	£67,841,425	£76,484,514	£93,193,495
60% LAR, 40% CIR	50%	£27,477,813	£48,688,182	£58,844,925	£59,284,226	£57,383,653	£66,028,335	£82,558,825
60% LAR, 40% CIR	55%	£18,578,583	£38,521,718	£48,538,588	£48,977,980	£47,074,387	£55,713,445	£71,558,858

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%	£85,442,189	£27,217,766	£52,544,722	£52,811,183	£51,704,710	£51,704,710	£51,704,710
60% LAR, 40% CIR	10%	£73,019,453	£46,438,994	£41,743,405	£41,299,668	£40,190,326	£33,534,722	£29,836,464
60% LAR, 40% CIR	15%	£61,718,961	£35,567,768	£30,862,062	£30,418,830	£29,314,250	£22,700,769	£19,015,501
60% LAR, 40% CIR	20%	£49,765,373	£24,630,918	£19,960,995	£19,517,834	£18,425,684	£11,812,781	£8,138,948
60% LAR, 40% CIR	25%	£37,765,080	£13,161,009	£9,031,818	£8,584,198	£7,492,148	£4,883,863	£3,394,666
60% LAR, 40% CIR	30%	£25,718,627	£2,634,392	£2,002,050	£2,450,559	£1,358,833	£1,181,961	£1,117,529
60% LAR, 40% CIR	35%	£13,620,277	£8,442,707	£1,136,886	£1,588,830	£1,024,241	£21,209,707	£24,801,410
60% LAR, 40% CIR	40%	£1,458,966	£19,041,071	£2,511,240	£2,962,801	£2,404,868	£43,761,861	£46,761,861
60% LAR, 40% CIR	45%	£10,784,879	£10,889,522	£38,967,280	£38,112,879	£43,810,707	£47,523,963	£47,523,963
60% LAR, 40% CIR	50%	£23,586,408	£42,462,063	£46,661,781	£46,403,336	£48,514,772	£53,233,664	£54,967,785







LB Camden  
Local Plan Viability Testing 2025

Res1 1 - 4 Houses		Value Area		Zone C - £1,150 psf				
No Units	4	Sales value inflation		Growth				
Site Area	0.045 Ha	Build cost inflation		Growth				
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
PL	8%	£1,733,940	£1,304,542	£1,300,633	£1,297,470	£1,268,475	£1,190,943	£1,184,672
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	8%	£2,660,260	£3,088,681	£3,365,972	£3,396,736	£3,126,730	£3,194,267	£3,198,633
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 & 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%	£364,243	£1,114,162	£1,310,297	£1,311,430	£550,425	£618,667	£654,239
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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£364,960	£514,358	£516,297	£521,430	£550,425	£618,667	£654,239
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	8%	£368,869	£377,487	£378,586	£379,425	£341,433	£272,866	£287,657



LB Camden  
Local Plan Viability Testing 2025

Res1 - 4 Houses				Value Area		Zone C - £1,350 psf		
No Units	4			Sales value inflation		Growth		
Site Area	0.045 Ha			Build cost inflation		Growth		
				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							
PL	8%	£2,255,795	£1,818,024	£1,814,114	£1,810,351	£1,781,957	£1,713,425	£1,708,153
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 & Embodied Carbon
Tenure	% AH							
PL	8%	£2,138,440	£2,076,181	£2,060,381	£2,043,254	£2,012,248	£2,000,180	£2,008,002
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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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							
PL	8%	£2,076,181	£2,060,381	£2,044,254	£2,012,248	£2,000,180	£2,008,002	£2,008,002
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£438,865	£376,606	£372,795	£370,880	£368,965	£365,475	£370,727
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, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£1,328,720	£961,915	£967,662	£963,956	£954,812	£946,306	£951,158



LB Camden  
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone C - £1,500 psf	
No Units	4	Sales value inflation		Growth	
Site Area	0.045 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		PL	



LB Camden  
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone C - £1,750 psf	
No Units	4	Sales value inflation	Growth		
Site Area	0.045 Ha	Build cost inflation	Growth		
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 & Renewable Offset Payments	Base Build Costs, 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	0%	£3,299,416	£2,844,985	£2,841,075	£2,837,913
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	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				
PL	0%	£1,654,768	£1,548,026	£1,553,130	£1,556,252
Residual Land values compared to benchmark land values Medium Value Secondary Offices				£97,195,000	
		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	Base Build 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	0%	£726,046	£271,615	£267,705	£264,543
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	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				
PL	0%	£1,480,516	£1,026,085	£1,022,175	£1,019,013
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 & Renewable Offset Payments
Tenure	% AH				
PL	0%	£3,372,371	£1,817,340	£1,814,030	£1,810,668



LB Camden  
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone C - £1,900 psf	
No Units	4	Sales value inflation		Growth	
Site Area	0.045 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		PL	
	</				



LB Camden  
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone C - £2,000 psf	
No Units	4	Sales value inflation		Growth	
Site Area	0.045 Ha	Build cost inflation		Growth	
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 and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£3,951,697	£3,486,636	£3,482,927	£3,479,764
Residual Land values compared to benchmark land values				£3,450,769	
Higher Value Secondary Offices				£3,382,237	
				£3,376,966	
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, Wchair Prt M4(3) & BREEAM 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%	£452,898	£507,369	£611,278	£616,441
Residual Land values compared to benchmark land values				£645,436	
Medium Value Secondary Offices				£1,011,988	
				£1,017,208	
Residual Land values compared to benchmark land values				£97,198,000	
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, Wchair Prt M4(3) & BREEAM 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%	£3,379,527	£3,114,495	£3,028,257	£3,036,354
Residual Land values compared to benchmark land values				£3,177,289	
Lower Value Secondary Offices / Community Space				£2,583,724	
		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
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£2,152,797	£1,067,636	£1,664,027	£1,660,864
Residual Land values compared to benchmark land values				£1,631,869	
Secondary Industrial/Storage/Distribution				£1,963,337	
				£1,558,066	
Residual Land values compared to benchmark land values				£26,891,000	
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, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£1,024,692	£2,308,791	£2,158,062	£2,068,719



LB Camden  
Local Plan Viability Testing 2025

Resi 1 - 4 Houses		Value Area		Zone C - RP Periphery £2,250 psf	
No Units	4	Sales value inflation		Growth	
Site Area	0.045 Ha	Build cost inflation		Growth	
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		Growth			
Site Area		0.045 Ha	Build cost inflation		Growth			
			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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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	0%		£5,125,803	£4,042,168	£4,638,250	£4,635,006	£4,608,102	£4,537,570
Residual Land values compared to benchmark land values								
Higher Value Secondary Offices								
			£97,649,000					
Tenure	% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & 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 & Embodied Carbon
PL	0%		£731,598	£247,963	£244,054	£240,891	£211,897	£143,305
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 & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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	0%		£2,550,433	£2,068,706	£2,084,855	£2,067,728	£2,052,732	£1,984,202
Residual Land values compared to benchmark land values								
Lower Value Secondary Offices / Community Space								
			£40,420,000					
Tenure	% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & 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 & Embodied Carbon
PL	0%		£3,309,503	£2,823,268	£2,810,359	£2,816,156	£2,787,202	£2,718,670
Residual Land values compared to benchmark land values								
Secondary Industrial/Storage/Distribution								
			£20,601,000					
Tenure	% AH		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & 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 & Embodied Carbon
PL	£ 285/1		£4,188,734	£3,716,153	£3,711,214	£3,708,051	£3,679,697	£3,610,355



LB Camden  
Local Plan Viability Testing 2025

Resi 2 - 6 Flats			Value Area		Zone C - £1,090 psf			
No Units			Sales value inflation		Growth			
Site Area			Build cost inflation		Growth			
			Tenure		PL			
Residual land values:								
								</



LB Camden  
Local Plan Viability Testing 2025

Res1 2 - 6 Flats		Value Area		Zone C -£1,150 psf				
No Units	6	Sales value inflation		Growth				
Site Area	0.03 Ha	Build cost inflation		Growth				
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%	£1,364,577	£761,615	£758,698	£753,845	£741,844	£770,570	£630,918
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£1,450,221	£2,006,181	£2,068,261	£2,062,896	£2,074,864	£2,146,426	£2,116,886
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
PL	10%	£26,007	£4,407	£4,007	£4,112	£4,017	£4,061	£4,118
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	10%	£198,615	£404,347	£407,964	£412,127	£424,017	£466,561	£532,641
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£756,317	£187,306	£184,616	£186,561	£147,664	£76,311	£86,661



LB Camden  
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone C - £1,350 psf				
No Units	6	Sales value inflation		Growth				
Site Area	0.03 Ha	Build cost inflation		Growth				
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, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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							
P/L	10%	£1,919,310	£1,307,478	£1,304,461	£1,299,793	£1,287,807	£1,216,433	£1,176,781
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices								
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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							
P/L	10%	£287,456	£1,508,420	£1,512,337	£1,517,086	£1,526,991	£1,600,465	£1,646,917
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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							
P/L	10%	£287,456	£1,508,420	£1,512,337	£1,517,086	£1,526,991	£1,600,465	£1,646,917
Residual Land values compared to benchmark land values		£97,195,000						
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, Sustainability & Embodied Carbon
Tenure	% AH							
P/L	10%	£753,348	£141,517	£138,500	£133,741	£121,846	£50,472	£10,620
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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							
P/L	10%	£1,325,090	£713,214	£710,202	£705,443	£683,548	£622,714	£582,322



LB Camden  
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone C - £1,500 psf	
No Units	6	Sales value inflation		Growth	
Site Area	0.03 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		PL	



Resi 2 - 6 Flats

No Units	6
Site Area	0.03 Ha

Residual land values:

Value Area	Zone C - £1,750 psf
------------	---------------------

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

[illegible]

#### Residual Land values compared to benchmark land values

[illegible]

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

Base Build Costs		Access Pt M4(2) & Building Safety Levy		BREEAM Excellent		Biodiversity & Renewable Offset Payments		Sustainability	
Tenure	% AH	Base Build Costs, Access Pt M4(2) & Building Safety Levy	Base Build Costs, Access Pt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Pt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchpr Prt M4(3) & BREEAM Excellent	Biodiversity	Base Build Costs, Access Pt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchpr Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Sustainability	Base Build Costs, Access Pt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchpr Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	

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

Lower Value Secondary Offices / Community Space						\$49,425,000
				Base Build Costs, Access Prt M(4)(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3) & BREEAM Excellent	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, \$106, 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, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
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 & \$106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, \$106, 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, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon

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

Secondary Industrial/Storage/Distribution						\$20,691,000
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) & 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), BREEM Excellent, Biodiversity & Renewable Offset Payments
						BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon



LB Camden  
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone C - £1,900 psf				
No Units	6	Sales value inflation		Growth				
Site Area	0.03 Ha	Build cost inflation		Growth				
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							
PL	10%	£3,444,828	£2,808,602	£2,805,586	£2,800,827	£2,788,932	£2,717,558	£2,677,906
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices								



LB Camden  
Local Plan Viability Testing 2025

Resi 2 - 6 Flats		Value Area		Zone C - £2,000 psf				
No Units	6	Sales value inflation		Growth				
Site Area	0.03 Ha	Build cost inflation		Growth				
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%	£3,722,195	£3,081,634	£3,078,517	£3,073,758	£3,061,863	£2,990,490	£2,950,838
Residual Land values compared to benchmark land values Higher Value Secondary Offices		£97,649,000						



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		Growth	
Site Area	0.03 Ha	Build cost inflation		Growth	
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		Growth	
Site Area		0.03 Ha	Build cost inflation		Growth	
			Tenure		P/L	
Residual land values:						
</						



LB Camden  
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone C - £1,090 psf	
No Units	9	Sales value inflation		Growth	
Site Area	0.028 Ha	Build cost inflation		Growth	
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, Renewable Offset Payments
Tenure	% AH				
PL	14%	£1,582,119	£662,119	£507,591	£532,611
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	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & 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
Tenure	% AH				
PL	14%	£689,599	£1,076,106	£1,893,636	£1,690,751
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 & 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
Tenure	% AH				
PL	14%	£132,592	£67,724	£450,909	£485,046
Residual Land values compared to benchmark land values		£40,420,000			
Lower Value Secondary Offices / Community Space		£40,420,000			
		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 & 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
Tenure	% AH				
PL	14%	£571,616	£445,361	£450,909	£485,046
Residual Land values compared to benchmark land values		£20,601,000			
Secondary Industrial/Storage/Distribution		£20,601,000			
		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 & 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
Tenure	% AH				
PL	14%	£1,507,501	£47,094	£42,566	£36,629



LB Camden  
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone C -£1,150 psf				
No Units	9	Sales value inflation		Growth				
Site Area	0.025 Ha	Build cost inflation		Growth				
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%	£1,998,165	£971,517	£965,989	£959,852	£942,009	£934,948	£775,471
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) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£445,866	£1,488,208	£1,474,228	£1,484,374	£1,438,218	£1,888,477	£1,888,734
Residual Land values compared to benchmark land values		£97,185,000						
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 & Embodied Carbon
Tenure	% AH							
PL	14%	£386,512	£4,417,107	£4,417,107	£4,417,374	£4,417,218	£4,417,477	£4,417,734
Residual Land values compared to benchmark land values		£46,425,000						
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 & Embodied Carbon
Tenure	% AH							
PL	14%	£387,665	£38,683	£43,511	£30,646	£68,461	£175,562	£252,626
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	Base Build Costs, Access 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%	£1,045,144	£46,482	£451,864	£444,527	£428,964	£376,763	£282,448



LB Camden  
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone C - £1,350 psf				
No Units		9		Sales value inflation		Growth		
Site Area		0.025 Ha		Build cost inflation		Growth		
				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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£2,830,266	£1,790,311	£1,785,784	£1,778,656	£1,760,803	£1,653,744	£1,584,265
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, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£385,041	£250,814	£250,441	£250,575	£250,422	£247,441	£249,680
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£1,400,576	£350,851	£356,134	£343,598	£331,155	£224,054	£184,515
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, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£1,819,786	£779,811	£775,284	£768,146	£750,303	£543,244	£583,765
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£3,335,241	£1,275,266	£1,270,759	£1,263,621	£1,245,778	£1,136,719	£1,076,248



LB Camden  
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone C - £1,500 psf	
No Units	9	Sales value inflation		Growth	
Site Area	0.025 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		PL	
				</	



LB Camden  
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone C - £1,750 psf				
No Units	9	Sales value inflation		Growth				
Site Area	0.025 Ha	Build cost inflation		Growth				
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%	£3,494,267	£3,427,302	£3,423,374	£3,416,237	£3,398,394	£3,291,334	£3,231,855
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	14%	£2,053,242	£986,677	£982,149	£975,612	£957,169	£850,109	£790,630
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£3,064,977	£1,769,252	£1,993,724	£1,986,281	£1,969,744	£1,861,664	£1,802,205
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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%	£3,483,567	£2,417,402	£2,412,874	£2,405,737	£2,387,894	£2,280,634	£2,221,355
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	14%	£3,159,442	£2,312,877	£2,508,340	£2,507,212	£2,483,348	£2,376,369	£2,316,630



LB Camden  
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone C - £1,900 psf	
No Units	9	Sales value inflation		Growth	
Site Area	0.028 Ha	Build cost inflation		Growth	
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
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£5,118,542	£4,041,998	£4,037,471	£4,030,333
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, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build 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%	£2,677,317	£1,600,773	£1,596,246	£1,591,108
Residual Land values compared to benchmark land values		£87,184,000			
Medium Value Secondary Offices					
			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
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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%	£3,069,862	£2,812,348	£2,607,821	£2,600,285
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, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build 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%	£4,108,042	£3,031,498	£3,026,971	£3,019,833
Residual Land values compared to benchmark land values		£26,891,000			
Secondary Industrial/Storage/Distribution					
			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
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & 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	14%	£4,663,517	£3,306,913	£3,322,246	£3,316,308



LB Camden  
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone C - £2,000 psf	
No Units	9	Sales value inflation		Growth	
Site Area	0.028 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		PL	



LB Camden  
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone C - RP Periphery £2,250 paf	
No Units	9	Sales value inflation		Growth	
Site Area	0.029 Ha	Build cost inflation		Growth	
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
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	14%	£6,374,718	£5,474,690	£5,470,362	£5,463,225
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, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build 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	14%	£4,133,493	£3,033,695	£3,029,137	£3,022,000
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, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build 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	14%	£5,165,000	£4,045,240	£4,040,712	£4,033,255
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, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build 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	14%	£5,584,218	£4,464,390	£4,459,862	£4,452,725
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, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build 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	14%	£1,089,891	£4,369,865	£4,365,137	£4,348,260



LB Camden  
Local Plan Viability Testing 2025

Resi 3 - 9 Flats		Value Area		Zone C - RP Periphery £2,450 psf													
No Units		9		Growth													
Site Area		0.028 Ha		Build cost inflation													
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, 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%		£7,499,818		£8,293,684		£8,289,156		£8,282,019		£8,284,176		£8,187,115		£8,087,638	
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%		£4,965,593		£3,852,459		£3,847,931		£3,840,794		£3,822,951		£3,715,880		£3,696,413	
Residual Land values compared to benchmark land values 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															
PL		14%		£3,977,192		£4,864,034		£4,856,506		£4,852,285		£4,834,520		£4,727,462		£4,687,888	
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		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access 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%		£9,396,318		£5,283,184		£5,278,656		£5,271,519		£5,253,676		£5,146,615		£5,087,138	
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		£ 238T1		£3,981,794		£5,778,855		£5,774,131		£5,766,954		£5,748,111		£5,642,860		£5,582,613	



LB Camden  
Local Plan Viability Testing 2025

Resi 4 - 10 Flats		Value Area		Zone C - £1,050 psf	
No Units	10	Sales value inflation			Growth
Site Area	0.02 Ha	Build cost inflation			Growth
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 & Renewable Offset Payments
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	Base Build 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%	£1,717,321	£1,051,587	£1,046,478	£1,037,899
60% LAR, 40% CIR	5%	£1,563,573	927,547	922,432	913,386
60% LAR, 40% CIR	10%	£1,408,888	802,526	797,455	788,937
60% LAR, 40% CIR	15%	£1,253,278	676,510	671,554	663,085
60% LAR, 40% CIR	16%	£1,222,848	661,916	656,965	648,587
60% LAR, 40% CIR	20%	£1,096,749	554,781	554,741	536,276
60% LAR, 40% CIR	25%	£939,310	422,049	417,022	408,670
60% LAR, 40% CIR	30%	£780,969	293,422	288,406	279,962
60% LAR, 40% CIR	35%	£621,736	£163,968	£163,968	£160,495
60% LAR, 40% CIR	40%	£461,619	£33,516	£28,517	£28,517
60% LAR, 40% CIR	45%	£300,626	£-105,142	£-110,526	£-119,564
60% LAR, 40% CIR	50%	£138,766	£-247,657	£-253,035	£-264,084
					£-284,638
					£-420,065
					£-495,353

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% 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%	£251,150	£223,852	£223,852	£217,137	£216,996	£207,473	£198,171
60% LAR, 40% CIR	5%	£211,844	£187,516	£187,516	£180,551	£180,418	£171,124	£162,256
60% LAR, 40% CIR	10%	£166,547	£142,210	£142,210	£135,265	£135,132	£126,196	£117,496
60% LAR, 40% CIR	15%	£121,130	£97,803	£97,803	£90,868	£90,735	£81,800	£73,100
60% LAR, 40% CIR	16%	£118,391	£94,108	£94,108	£87,171	£87,038	£78,103	£69,403
60% LAR, 40% CIR	20%	£112,987	£1,220,696	£1,220,696	£1,220,696	£1,220,696	£1,220,696	£1,220,696
60% LAR, 40% CIR	25%	£93,125	£1,480,014	£1,480,014	£1,480,014	£1,480,014	£1,480,014	£1,480,014
60% LAR, 40% CIR	30%	£78,096	£1,810,539	£1,810,539	£1,810,539	£1,810,539	£1,810,539	£1,810,539
60% LAR, 40% CIR	35%	£61,709	£1,113,617	£1,113,617	£1,113,617	£1,113,617	£1,113,617	£1,113,617
60% LAR, 40% CIR	40%	£46,161	£1,880,579	£1,880,579	£1,880,579	£1,880,579	£1,880,579	£1,880,579
60% LAR, 40% CIR	45%	£30,626	£2,063,064	£2,063,064	£2,063,064	£2,063,064	£2,063,064	£2,063,064
60% LAR, 40% CIR	50%	£14,816	£2,063,064	£2,063,064	£2,063,064	£2,063,064	£2,063,064	£2,063,064

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%	£677,575	£11,341	£8,733	£1,646	£22,395	£1,884	£22,479
60% LAR, 40% CIR	5%	£553,827	£19,612	£19,612	£19,612	£19,612	£19,612	£19,612
60% LAR, 40% CIR	10%	£369,144	£27,220	£27,220	£27,220	£27,220	£27,220	£27,220
60% LAR, 40% CIR	15%	£213,532	£33,136	£33,136	£33,136	£33,136	£33,136	£33,136
60% LAR, 40% CIR	16%	£182,399	£38,409	£38,409	£38,409	£38,409	£38,409	£38,409
60% LAR, 40% CIR	20%	£157,004	£49,865	£49,865	£49,865	£49,865	£49,865	£49,865
60% LAR, 40% CIR	25%	£120,601	£113,869	£113,869	£113,869	£113,869	£113,869	£113,869
60% LAR, 40% CIR	30%	£93,125	£171,339	£171,339	£171,339	£171,339	£171,339	£171,339
60% LAR, 40% CIR	35%	£61,709	£276,084	£276,084	£276,084	£276,084	£276,084	£276,084
60% LAR, 40% CIR	40%	£46,161	£1,004,239	£1,004,239	£1,004,239	£1,004,239	£1,004,239	£1,004,239
60% LAR, 40% CIR	45%	£30,626	£1,149,881	£1,149,881	£1,149,881	£1,149,881	£1,149,881	£1,149,881
60% LAR, 40% CIR	50%	£14,816	£1,281,461	£1,281,461	£1,281,461	£1,281,461	£1,281,461	£1,281,461

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% 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%	£982,411	£316,876	£317,569	£302,960	£281,542	£181,852	£81,357
60% LAR, 40% CIR	5%	£828,664	£199,612	£199,612	£178,976	£157,609	£99,403	£41,603
60% LAR, 40% CIR	10%	£673,860	£97,617	£97,617	£82,626	£67,635	£42,644	£26,653
60% LAR, 40% CIR	15%	£518,359	£38,598	£38,598	£31,844	£25,095	£15,343	£9,594
60% LAR, 40% CIR	16%	£487,136	£43,093	£43,093	£36,129	£29,380	£17,628	£10,819
60% LAR, 40% CIR	20%	£361,840	£185,128	£185,128	£188,633	£219,797	£349,781	£417,329
60% LAR, 40% CIR	25%	£204,601	£313,869	£313,869	£313,869	£313,869	£313,869	£313,869
60% LAR, 40% CIR	30%	£148,090	£441,487	£441,487	£441,487	£441,487	£441,487	£441,487
60% LAR, 40% CIR	35%	£91,573	£571,002	£571,002	£571,002	£571,002	£571,002	£571,002
60% LAR, 40% CIR	40%	£61,709	£1,004,239	£1,004,239	£1,004,239	£1,004,239	£1,004,239	£1,004,239
60% LAR, 40% CIR	45%	£46,161	£1,810,539	£1,810,539	£1,810,539	£1,810,539	£1,810,539	£1,810,539
60% LAR, 40% CIR	50%	£30,626	£2,063,064	£2,063,064	£2,063,064	£2,063,064	£2,063,064	£2,063,064

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% 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%	£1,342,757	£677,023	£671,915	£663,336	£641,887	£613,196	£441,703
60% LAR, 40% CIR	5%	£1,189,009	£552,397	£547,289	£538,709	£517,260	£488,569	£358,523
60% LAR, 40% CIR	10%	£1,034,325	£427,861	£422,753	£414,174	£392,725	£364,034	£274,481
60% LAR, 40% CIR	15%	£878,714	£302,946	£297,838	£289,259	£267,810	£239,119	£169,571
60% LAR, 40% CIR	16%	£847,482	£276,763	£271,655	£263,076	£241,627	£212,936	£143,382
60% LAR, 40% CIR	20%	£722,185	£175,217	£170,109	£161,530	£140,081	£111,390	£82,699
60% LAR, 40% CIR	25%	£566,145	£47,496	£42,388	£33,809	£25,230	£16,651	£7,072
60% LAR, 40% CIR	30%	£409,605	£81,142	£76,034	£67,455	£45,906	£27,357	£18,800
60% LAR, 40% CIR	35%	£247,172	£216,626	£211,518	£202,939	£181,490	£152,941	£124,392
60% LAR, 40% CIR	40%	£97,606	£541,048	£535,940	£527,361	£505,912	£477,363	£448,914
60% LAR, 40% CIR	45%	£73,587	£475,708	£470,600	£462,021	£440,572	£412,023	£383,475
60% LAR, 40% CIR	50%	£45,568	£422,221	£417,113	£408,534	£387,085	£358,536	£329,987



LB Camden  
Local Plan Viability Testing 2025

Resi 4- 10 Flats		Value Area		Zone C - £1,150 psf			
No Units	10	Sales value inflation		Growth			
Site Area	0.02 Ha	Build cost inflation		Growth			
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), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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	£2,179,599	£1,509,413	£1,801,365	£1,492,785	£1,471,337	£1,342,647
60% LAR - 60% CIR	0%	£2,002,737	£1,399,662	£1,354,514	£1,348,027	£1,344,699	£1,166,454
60% LAR - 60% CIR	5%	£1,834,939	£1,211,922	£1,206,852	£1,106,335	£1,177,041	£1,049,282
60% LAR - 60% CIR	15%	£1,646,214	£1,053,263	£1,058,208	£1,049,718	£1,028,493	£901,140
60% LAR - 60% CIR	18%	£1,619,389	£1,033,430	£1,028,369	£1,019,884	£994,672	£871,396
60% LAR - 60% CIR	20%	£1,486,571	£913,690	£908,650	£900,184	£879,020	£752,036
60% LAR - 60% CIR	25%	£1,286,018	£763,214	£768,187	£749,743	£728,584	£601,982
60% LAR - 60% CIR	30%	£1,159,564	£691,942	£698,626	£698,452	£698,452	£577,342
60% LAR - 60% CIR	35%	£922,217	£459,583	£454,577	£446,171	£442,551	£329,051
60% LAR - 60% CIR	40%	£739,985	£306,447	£301,449	£283,057	£272,076	£146,193
60% LAR - 60% CIR	45%	£554,879	£152,441	£147,450	£139,089	£118,119	£7,885
60% LAR - 60% CIR	50%	£369,955	£2,473	£7,703	£16,731	£38,363	£114,732
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
Tenure	%AH	0%	£1,139,854	£461,619	£453,640	£431,592	£302,302
60% LAR - 60% CIR	0%	£227,701	£415,724	£420,863	£429,436	£446,772	£378,768
60% LAR - 60% CIR	5%	£141,903	£603,114	£608,096	£637,101	£656,266	£526,354
60% LAR - 60% CIR	10%	£129,234	£712,174	£717,225	£712,716	£749,924	£674,208
60% LAR - 60% CIR	15%	£149,811	£442,818	£447,847	£474,744	£484,987	£474,744
60% LAR - 60% CIR	18%	£128,855	£491,746	£496,796	£471,221	£499,417	£1,223,400
60% LAR - 60% CIR	20%	£110,873	£1,102,222	£1,107,255	£1,106,010	£1,106,010	£1,106,010
60% LAR - 60% CIR	25%	£170,873	£1,106,010	£1,106,010	£1,106,010	£1,106,010	£1,106,010
60% LAR - 60% CIR	30%	£283,216	£1,310,863	£1,325,855	£1,325,855	£1,325,855	£1,325,855
60% LAR - 60% CIR	35%	£1,304,460	£1,658,096	£1,673,481	£1,673,481	£1,673,481	£1,673,481
60% LAR - 60% CIR	40%	£1,230,958	£1,862,965	£1,867,967	£1,867,967	£1,867,967	£1,867,967
60% LAR - 60% CIR	45%	£1,465,551	£1,777,610	£1,783,135	£1,783,135	£1,783,135	£1,783,135
60% LAR - 60% CIR	50%	£1,696,836	£1,673,481	£1,673,481	£1,673,481	£1,673,481	£1,673,481
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
Tenure	%AH	0%	£1,139,854	£461,619	£453,640	£431,592	£302,302
60% LAR - 60% CIR	0%	£962,991	£319,917	£314,828	£306,282	£284,914	£158,708
60% LAR - 60% CIR	5%	£785,155	£174,717	£167,106	£158,580	£137,266	£9,334
60% LAR - 60% CIR	15%	£509,469	£23,517	£18,453	£9,372	£1,293	£-18,805
60% LAR - 60% CIR	18%	£874,613	£4,234	£1,078	£1,841	£41,074	£168,449
60% LAR - 60% CIR	20%	£426,826	£138,096	£131,095	£139,362	£109,726	£29,709
60% LAR - 60% CIR	25%	£591,120	£251,272	£251,272	£251,272	£251,272	£251,272
60% LAR - 60% CIR	30%	£427,804	£432,920	£441,341	£441,341	£442,404	£442,404
60% LAR - 60% CIR	35%	£217,248	£456,162	£456,162	£456,162	£456,162	£456,162
60% LAR - 60% CIR	40%	£1,304,460	£1,658,096	£1,673,481	£1,673,481	£1,673,481	£1,673,481
60% LAR - 60% CIR	45%	£1,484,897	£1,867,967	£1,867,967	£1,867,967	£1,867,967	£1,867,967
60% LAR - 60% CIR	50%	£1,696,836	£1,673,481	£1,673,481	£1,673,481	£1,673,481	£1,673,481
Residual Land values compared to benchmark land values							
Lower Value Secondary Offices / Community Space							
£40,420,000							
		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
Tenure	%AH	0%	£1,444,690	£771,594	£786,456	£787,876	£736,428
60% LAR - 60% CIR	0%	£1,267,858	£624,763	£619,665	£611,118	£598,750	£481,545
60% LAR - 60% CIR	5%	£1,060,590	£427,713	£427,043	£426,426	£414,573	£314,373
60% LAR - 60% CIR	15%	£911,305	£338,353	£333,299	£334,809	£320,583	£168,251
60% LAR - 60% CIR	18%	£874,613	£288,911	£283,480	£284,978	£283,763	£168,449
60% LAR - 60% CIR	20%	£731,662	£178,781	£173,741	£165,275	£144,111	£17,127
60% LAR - 60% CIR	25%	£591,120	£28,365	£31,278	£14,834	£1,078	£-1,078
60% LAR - 60% CIR	30%	£369,654	£129,699	£129,699	£129,699	£129,699	£129,699
60% LAR - 60% CIR	35%	£197,308	£475,244	£475,244	£475,244	£475,244	£475,244
60% LAR - 60% CIR	40%	£4,077	£1,658,096	£1,658,096	£1,658,096	£1,658,096	£1,658,096
60% LAR - 60% CIR	45%	£1,189,030	£1,867,967	£1,867,967	£1,867,967	£1,867,967	£1,867,967
60% LAR - 60% CIR	50%	£1,696,836	£1,673,481	£1,673,481	£1,673,481	£1,673,481	£1,673,481
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	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, 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	0%	£1,895,036	£1,131,309	£1,136,801	£1,139,222	£1,096,773
60% LAR - 60% CIR	0%	£1,628,123	£985,099	£985,099	£985,099	£985,099	£985,099
60% LAR - 60% CIR	5%	£1,450,315	£832,288	£832,288	£832,288	£832,288	£832,288
60% LAR - 60% CIR	15%	£1,271,793	£688,889	£688,889	£688,889	£688,889	£688,889
60% LAR - 60% CIR	18%	£1,258,795	£688,889	£688,889	£688,889	£688,889	£688,889
60% LAR - 60% CIR	20%	£1,092,098	£539,126	£534,087	£525,620	£504,456	£377,473
60% LAR - 60% CIR	25%	£917,454	£388,650	£383,623	£375,175	£354,077	£227,616
60% LAR - 60% CIR	30%	£730,000	£237,278	£232,262	£223,839	£202,778	£76,420
60% LAR - 60% CIR	35%	£547,854	£95,920	£90,013	£81,607	£60,565	£-1,951
60% LAR - 60% CIR	40%	£364,423	£-66,117	£-114,114	£-161,561	£-216,255	£-276,606
60% LAR - 60% CIR	45%	£1,180,315	£222,123	£227,114	£235,435	£238,444	£232,444
60% LAR - 60% CIR	50%	£4,496	£317,637	£322,287	£327,426	£332,486	£327,426



LB Camden  
Local Plan Viability Testing 2025

Resi 4- 10 Flats		Value Area		Zone C - £1,350 psf	
No Units		Sales value inflation		Growth	
Site Area		Build cost inflation		Growth	
		Tenure		LAR - CIR	
Residual land values:					



LB Camden  
Local Plan Viability Testing 2025

Resi 4- 10 Flats		Value Area		Zone C - £1,500 psf	
No Units		Sales value inflation		Growth	
Site Area		Build cost inflation		Growth	
		Tenure		LAR : CIR	
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & 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	
Tenure		%AH		Payments	
0%		£3,797,572		£3,093,438	
60% LAR: 40% CIR		£2,872,156		£2,867,071	
60% LAR: 40% CIR		£2,644,814		£2,637,256	
15%		£3,021,492		£2,403,004	
60% LAR: 40% CIR		£2,968,466		£2,368,738	
60% LAR: 40% CIR		£2,760,849		£2,182,331	
20%		£2,498,488		£1,952,262	
60% LAR: 40% CIR		£2,237,145		£1,721,297	
60% LAR: 40% CIR		£1,973,660		£1,494,450	
60% LAR: 40% CIR		£1,709,770		£1,256,710	
60% LAR: 40% CIR		£1,444,764		£1,028,097	
60% LAR: 40% CIR		£1,178,881		£793,624	
				£780,268	
				£759,241	
				£633,788	
				£564,038	
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 & 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	
Tenure		%AH		Payments	
0%		£3,797,572		£3,093,438	
60% LAR: 40% CIR		£2,872,156		£2,867,071	
60% LAR: 40% CIR		£2,644,814		£2,637,256	
15%		£3,021,492		£2,403,004	
60% LAR: 40% CIR		£2,968,466		£2,368,738	
60% LAR: 40% CIR		£2,760,849		£2,182,331	
20%		£2,498,488		£1,952,262	
60% LAR: 40% CIR		£2,237,145		£1,721,297	
60% LAR: 40% CIR		£1,973,660		£1,494,450	
60% LAR: 40% CIR		£1,709,770		£1,256,710	
60% LAR: 40% CIR		£1,444,764		£1,028,097	
60% LAR: 40% CIR		£1,178,881		£793,624	
				£780,268	
				£759,241	
				£633,788	
				£564,038	
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		Base Build Costs, Access Prt 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	
Tenure		%AH		Payments	
0%		£2,787,828		£2,023,893	
60% LAR: 40% CIR		£2,566,960		£1,885,003	
60% LAR: 40% CIR		£2,341,969		£1,746,803	
15%		£1,981,746		£1,518,517	
60% LAR: 40% CIR		£1,829,719		£1,296,282	
60% LAR: 40% CIR		£1,721,204		£1,117,996	
20%		£1,764,560		£982,019	
60% LAR: 40% CIR		£1,197,490		£652,008	
60% LAR: 40% CIR		£1,034,155		£420,274	
60% LAR: 40% CIR		£1,070,024		£208,000	
60% LAR: 40% CIR		£1,030,672		£137,362	
60% LAR: 40% CIR		£1,138,148		£1,421,700	
				£1,415,400	
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		Base Build Costs, Access Prt 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	
Tenure		%AH		Payments	
0%		£3,082,063		£2,328,529	
60% LAR: 40% CIR		£2,854,962		£2,102,248	
60% LAR: 40% CIR		£2,641,969		£1,875,010	
15%		£2,286,562		£1,646,869	
60% LAR: 40% CIR		£2,284,847		£1,473,882	
60% LAR: 40% CIR		£2,026,040		£1,280,809	
20%		£1,764,560		£1,051,148	
60% LAR: 40% CIR		£1,502,236		£830,545	
60% LAR: 40% CIR		£1,238,961		£598,008	
60% LAR: 40% CIR		£1,071,881		£365,644	
60% LAR: 40% CIR		£709,855		£133,105	
60% LAR: 40% CIR		£443,882		£101,647	
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		Base Build Costs, Access Prt 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	
Tenure		%AH		Payments	
0%		£3,423,008		£2,688,875	
60% LAR: 40% CIR		£3,193,248		£2,457,563	
60% LAR: 40% CIR		£2,908,551		£2,235,370	
15%		£2,644,828		£2,007,215	
60% LAR: 40% CIR		£2,844,882		£1,832,183	
60% LAR: 40% CIR		£2,386,386		£1,580,608	
20%		£2,124,834		£1,351,131	
60% LAR: 40% CIR		£1,862,582		£1,120,891	
60% LAR: 40% CIR		£1,596,356		£888,906	
60% LAR: 40% CIR		£1,335,096		£636,673	
60% LAR: 40% CIR		£1,070,201		£363,522	
60% LAR: 40% CIR		£864,358		£189,236	



LB Camden  
Local Plan Viability Testing 2025

Resi 4-10 Flats		Value Area	Zone C - £1,750 psf					
No Units	10	Sales value inflation		Growth				
Site Area	0.02 Ha	Build cost inflation		Growth		LAI - GCR		
Residual land values:								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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% CR	0%	£4,553,297	£4,235,789	£4,230,682	£4,222,103	£4,200,654	£4,071,864	£4,000,469
00% LAR - 40% CR	5%	£4,607,721	£3,952,313	£3,947,424	£3,938,630	£3,916,505	£3,786,505	£3,715,082
00% LAR - 40% CR	10%	£4,321,240	£3,668,308	£3,663,237	£3,654,720	£3,633,426	£3,505,667	£3,434,686
00% LAR - 40% CR	15%	£4,003,832	£3,383,181	£3,378,127	£3,369,637	£3,348,411	£3,221,059	£3,150,307
00% LAR - 40% CR	16%	£3,946,240	£3,326,647	£3,320,998	£3,312,490	£3,291,287	£3,164,022	£3,093,313
00% LAR - 40% CR	20%	£3,685,505	£3,097,143	£3,092,103	£3,083,638	£3,062,474	£2,935,490	£2,864,844
00% LAR - 40% CR	25%	£3,366,269	£2,810,301	£2,805,174	£2,796,731	£2,775,622	£2,648,689	£2,578,008
00% LAR - 40% CR	30%	£3,046,132	£2,522,364	£2,517,348	£2,508,923	£2,487,864	£2,361,504	£2,291,305
00% LAR - 40% CR	35%	£2,725,014	£2,234,640	£2,229,633	£2,221,190	£2,199,910	£2,073,490	£2,003,449
00% LAR - 40% CR	40%	£2,403,187	£1,944,037	£1,939,039	£1,930,465	£1,909,686	£1,783,183	£1,713,647
00% LAR - 40% CR	45%	£2,080,396	£1,653,365	£1,648,574	£1,640,193	£1,619,244	£1,493,543	£1,423,709
00% LAR - 40% CR	50%	£1,756,739	£1,362,232	£1,357,248	£1,348,875	£1,327,550	£1,202,398	£1,132,844
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
00% LAR - 40% CR	0%	£3,177,530	£2,460,353	£2,455,240	£2,446,666	£2,425,216	£2,296,227	£2,225,033
00% LAR - 40% CR	5%	£2,862,284	£2,177,077	£2,171,988	£2,163,441	£2,142,074	£2,013,088	£1,942,643
00% LAR - 40% CR	10%	£2,546,863	£1,892,671	£1,887,492	£1,879,001	£1,857,261	£1,728,275	£1,657,830
00% LAR - 40% CR	15%	£2,230,336	£1,607,145	£1,602,091	£1,593,597	£1,572,375	£1,443,623	£1,373,671
00% LAR - 40% CR	16%	£2,169,495	£1,550,616	£1,545,589	£1,537,095	£1,515,886	£1,386,886	£1,317,477
00% LAR - 40% CR	20%	£1,910,069	£1,321,707	£1,316,667	£1,308,202	£1,287,038	£1,158,054	£1,088,507
00% LAR - 40% CR	25%	£1,593,234	£1,034,766	£1,029,768	£1,021,296	£1,000,185	£871,210	£801,763
00% LAR - 40% CR	30%	£1,276,695	£746,507	£741,612	£733,487	£712,426	£583,450	£513,669
00% LAR - 40% CR	35%	£944,655	£458,203	£453,197	£444,790	£423,773	£297,070	£227,613
00% LAR - 40% CR	40%	£621,750	£168,600	£163,603	£155,210	£134,229	£1,347	£164,842
00% LAR - 40% CR	45%	£354,460	£-131,871	£-126,863	£-119,243	£-106,189	£-691,865	£-621,722
00% LAR - 40% CR	50%	£4,686	£-413,264	£-418,191	£-424,951	£-444,642	£-623,546	£-645,295
Residual Land values compared to benchmark land values		£97,186,000						
Medium 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
00% LAR - 40% CR	0%	£3,913,321	£3,186,044	£3,180,837	£3,182,351	£3,160,906	£3,032,218	£2,960,724
00% LAR - 40% CR	5%	£3,597,975	£2,912,768	£2,907,679	£2,898,132	£2,877,705	£2,749,559	£2,678,334
00% LAR - 40% CR	10%	£3,282,631	£2,638,492	£2,633,402	£2,624,875	£2,604,681	£2,476,535	£2,405,760
00% LAR - 40% CR	15%	£2,967,287	£2,364,216	£2,359,181	£2,350,628	£2,330,666	£2,202,520	£2,131,562
00% LAR - 40% CR	16%	£2,906,446	£2,307,687	£2,302,650	£2,294,097	£2,274,182	£2,146,036	£2,075,448
00% LAR - 40% CR	20%	£2,645,790	£2,067,398	£2,062,358	£2,053,803	£2,032,728	£1,904,745	£1,834,186
00% LAR - 40% CR	25%	£2,385,134	£1,737,456	£1,732,423	£1,723,868	£1,702,824	£1,574,841	£1,504,382
00% LAR - 40% CR	30%	£2,028,386	£1,407,610	£1,402,602	£1,400,178	£1,448,118	£1,321,759	£1,251,590
00% LAR - 40% CR	35%	£1,665,356	£1,077,884	£1,080,888	£1,100,485	£1,159,484	£1,033,361	£963,304
00% LAR - 40% CR	40%	£1,303,441	£748,201	£749,204	£769,924	£830,921	£704,008	£634,152
00% LAR - 40% CR	45%	£1,040,651	£509,620	£509,620	£500,448	£570,408	£443,767	£383,064
00% LAR - 40% CR	50%	£718,884	£222,446	£217,600	£206,129	£286,204	£163,611	£93,869
Residual Land values compared to benchmark land values		£46,420,000						
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
00% LAR - 40% CR	0%	£2,718,328	£3,950,880	£3,495,773	£3,487,104	£3,465,745	£3,337,055	£3,265,560
00% LAR - 40% CR	5%	£3,652,812	£3,217,604	£3,212,515	£3,203,985	£3,182,601	£3,054,366	£2,983,171
00% LAR - 40% CR	10%	£3,585,951	£2,938,562	£2,933,472	£2,924,941	£2,903,557	£2,775,322	£2,704,127
00% LAR - 40% CR	15%	£3,268,923	£2,648,272	£2,643,218	£2,634,728	£2,613,502	£2,485,150	£2,413,598
00% LAR - 40% CR	16%	£3,186,931	£2,591,138	£2,586,086	£2,577,491	£2,556,388	£2,428,115	£2,356,484
00% LAR - 40% CR	20%	£2,850,586	£2,362,234	£2,357,184	£2,348,729	£2,327,595	£2,200,581	£2,129,035
00% LAR - 40% CR	25%	£2,511,360	£2,075,352	£2,070,293	£2,061,832	£2,040,713	£1,913,600	£1,842,607
00% LAR - 40% CR	30%	£2,171,223	£1,787,455	£1,782,439	£1,773,014	£1,752,955	£1,625,585	£1,554,592
00% LAR - 40% CR	35%	£1,830,182	£1,498,731	£1,493,724	£1,485,317	£1,466,301	£1,338,197	£1,267,440
00% LAR - 40% CR	40%	£1,489,277	£1,209,128	£1,204,120	£1,195,717	£1,176,757	£1,048,674	£977,638
00% LAR - 40% CR	45%	£1,145,487	£918,656	£913,665	£905,284	£886,335	£758,034	£686,900
00% LAR - 40% CR	50%	£710,830	£507,353	£502,337	£493,966	£475,040	£347,487	£276,730
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
00% LAR - 40% CR	0%	£2,978,703	£3,861,226	£3,856,118	£3,847,539	£3,826,091	£3,697,400	£3,626,905
00% LAR - 40% CR	5%	£4,263,127	£3,577,549	£3,572,461	£3,563,882	£3,542,434	£3,413,743	£3,343,248
00% LAR - 40% CR	10%	£3,948,676	£3,293,744	£3,288,673	£3,280,107	£3,258,663	£3,130,104	£3,060,125
00% LAR - 40% CR	15%	£3,632,299	£3,009,818	£3,004,785	£3,000,210	£2,978,848	£2,849,295	£2,779,744
00% LAR - 40% CR	16%	£3,546,631	£2,951,463	£2,946,432	£2,937,847	£2,916,743	£2,786,498	£2,716,789
00% LAR - 40% CR	20%	£3,310,942	£2,722,979	£2,717,940	£2,709,074	£2,687,910	£2,557,927	£2,488,380
00% LAR - 40% CR	25%	£2,931,705	£2,435,038	£2,430,011	£2,421,167	£2,400,086	£2,270,406	£2,200,462
00% LAR - 40% CR	30%	£2,671,568	£2,147,800	£2,142,784	£2,134,360	£2,113,300	£1,983,941	£1,914,741
00% LAR - 40% CR	35%	£2,350,538	£1,859,676	£1,854,670	£1,846,065	£1,826,646	£1,696,542	£1,626,848
00% LAR - 40% CR	40%	£2,029,625	£1,569,612	£1,564,675	£1,556,065	£1,536,865	£1,406,919	£1,337,436
00% LAR - 40% CR	45%	£1,705,833	£1,279,002	£1,274,010	£1,265,630	£1,246,880	£1,116,979	£1,047,145
00% LAR - 40% CR	50%	£1,382,176	£987,668	£982,682	£974,311	£955,386	£825,633	£755,680



LB Camden  
Local Plan Viability Testing 2025

Resi 4-10 Flats		Value Area	Zone C - £1,900 psf					
No Units	10	Sales value inflation		Growth				
Site Area	0.02 Ha	Build cost inflation		Growth				
Residual land values:		Tenure	LAR - GCR					
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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% GCR	0%	£3,648,683	£4,918,118	£4,913,011	£4,904,432	£4,892,983	£4,794,293	£4,682,799
00% LAR - 40% GCR	5%	£3,298,487	£4,600,726	£4,595,638	£4,587,297	£4,575,848	£4,477,158	£4,365,664
00% LAR - 40% GCR	10%	£4,645,316	£4,282,404	£4,277,334	£4,268,819	£4,257,269	£4,158,579	£4,047,085
00% LAR - 40% GCR	15%	£4,593,298	£3,963,181	£3,958,107	£3,949,617	£3,938,167	£3,839,477	£3,727,983
00% LAR - 40% GCR	18%	£4,582,711	£3,899,203	£3,894,131	£3,885,666	£3,874,214	£3,775,524	£3,664,030
00% LAR - 40% GCR	20%	£4,240,239	£3,643,008	£3,637,967	£3,629,507	£3,618,057	£3,519,367	£3,407,873
00% LAR - 40% GCR	25%	£3,886,332	£3,321,848	£3,316,781	£3,308,417	£3,296,967	£3,198,277	£3,086,783
00% LAR - 40% GCR	30%	£3,531,523	£2,999,994	£2,994,927	£2,986,554	£2,975,104	£2,876,414	£2,764,920
00% LAR - 40% GCR	35%	£3,175,663	£2,677,153	£2,672,086	£2,663,713	£2,652,263	£2,553,573	£2,442,079
00% LAR - 40% GCR	40%	£2,819,237	£2,355,334	£2,350,267	£2,341,894	£2,330,444	£2,231,754	£2,120,260
00% LAR - 40% GCR	45%	£2,461,775	£2,028,846	£2,023,779	£2,015,406	£2,003,956	£1,905,266	£1,793,772
00% LAR - 40% GCR	50%	£2,103,448	£1,703,398	£1,698,331	£1,689,958	£1,678,508	£1,579,818	£1,468,324
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
00% LAR - 40% GCR	0%	£3,871,267	£3,142,082	£3,137,275	£3,128,995	£3,120,547	£2,978,856	£2,867,362
00% LAR - 40% GCR	5%	£4,324,121	£2,825,290	£2,820,201	£2,811,895	£2,803,547	£2,661,856	£2,550,362
00% LAR - 40% GCR	10%	£3,369,679	£2,508,669	£2,503,580	£2,495,274	£2,486,926	£2,345,235	£2,233,741
00% LAR - 40% GCR	15%	£2,817,890	£2,187,725	£2,182,637	£2,174,331	£2,165,983	£2,024,292	£1,912,798
00% LAR - 40% GCR	18%	£2,407,214	£2,187,725	£2,182,637	£2,174,331	£2,165,983	£2,024,292	£1,912,798
00% LAR - 40% GCR	20%	£2,454,803	£1,867,370	£1,862,303	£1,854,005	£1,845,657	£1,703,966	£1,592,472
00% LAR - 40% GCR	25%	£1,810,486	£1,541,484	£1,536,417	£1,528,119	£1,519,771	£1,378,080	£1,266,586
00% LAR - 40% GCR	30%	£1,756,087	£1,224,527	£1,219,460	£1,211,162	£1,202,814	£1,061,123	£949,629
00% LAR - 40% GCR	35%	£1,400,386	£901,717	£896,650	£888,352	£880,004	£738,313	£626,819
00% LAR - 40% GCR	40%	£1,143,801	£577,898	£572,831	£564,533	£556,185	£414,494	£302,999
00% LAR - 40% GCR	45%	£888,339	£253,410	£248,343	£240,045	£231,697	£90,006	£78,512
00% LAR - 40% GCR	50%	£328,612	£2,226,666	£2,221,599	£2,213,301	£2,204,953	£2,063,262	£1,951,768
Residual Land values compared to benchmark land values							£97,186,000	
Medium 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
00% LAR - 40% GCR	0%	£4,698,308	£3,878,373	£3,873,285	£3,864,886	£3,843,238	£3,714,547	£3,643,653
00% LAR - 40% GCR	5%	£4,256,121	£3,560,981	£3,555,893	£3,547,494	£3,525,846	£3,397,155	£3,326,261
00% LAR - 40% GCR	10%	£3,369,679	£3,247,669	£3,242,580	£3,234,181	£3,225,733	£3,084,042	£2,972,548
00% LAR - 40% GCR	15%	£3,353,691	£2,923,416	£2,918,327	£2,909,928	£2,898,580	£2,756,889	£2,645,395
00% LAR - 40% GCR	18%	£3,480,885	£2,888,498	£2,883,410	£2,875,011	£2,866,563	£2,724,872	£2,613,378
00% LAR - 40% GCR	20%	£3,229,494	£2,603,281	£2,598,212	£2,589,759	£2,580,306	£2,438,615	£2,327,121
00% LAR - 40% GCR	25%	£2,588,987	£2,282,173	£2,277,106	£2,268,657	£2,259,204	£2,117,513	£2,006,019
00% LAR - 40% GCR	30%	£2,491,718	£1,960,248	£1,955,181	£1,946,732	£1,937,279	£1,795,588	£1,684,094
00% LAR - 40% GCR	35%	£2,146,077	£1,637,408	£1,632,341	£1,623,892	£1,615,442	£1,473,751	£1,362,257
00% LAR - 40% GCR	40%	£1,719,682	£1,313,689	£1,308,622	£1,300,173	£1,291,724	£1,150,033	£1,038,539
00% LAR - 40% GCR	45%	£1,422,030	£989,101	£984,034	£975,585	£967,136	£825,445	£713,951
00% LAR - 40% GCR	50%	£1,363,763	£663,601	£658,534	£650,085	£641,636	£500,045	£388,551
Residual Land values compared to benchmark land values							£46,420,000	
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
00% LAR - 40% GCR	0%	£4,911,774	£4,183,209	£4,178,102	£4,169,522	£4,148,074	£4,019,384	£3,947,890
00% LAR - 40% GCR	5%	£4,561,528	£3,865,817	£3,860,729	£3,852,149	£3,830,601	£3,701,911	£3,630,417
00% LAR - 40% GCR	10%	£4,210,609	£3,547,626	£3,542,538	£3,534,058	£3,512,510	£3,383,820	£3,312,326
00% LAR - 40% GCR	15%	£3,858,327	£3,228,252	£3,223,164	£3,214,708	£3,193,160	£3,064,470	£2,992,976
00% LAR - 40% GCR	18%	£3,767,891	£3,164,294	£3,159,227	£3,150,771	£3,129,223	£3,000,533	£2,929,039
00% LAR - 40% GCR	20%	£3,505,330	£2,908,087	£2,903,019	£2,894,561	£2,873,013	£2,744,323	£2,672,829
00% LAR - 40% GCR	25%	£3,151,623	£2,587,039	£2,581,972	£2,573,514	£2,551,966	£2,423,276	£2,351,782
00% LAR - 40% GCR	30%	£2,786,814	£2,265,085	£2,260,018	£2,251,560	£2,230,012	£2,101,322	£2,029,828
00% LAR - 40% GCR	35%	£2,440,974	£1,942,244	£1,937,177	£1,928,719	£1,907,171	£1,778,481	£1,706,987
00% LAR - 40% GCR	40%	£2,084,328	£1,618,225	£1,613,158	£1,604,700	£1,583,152	£1,454,462	£1,382,968
00% LAR - 40% GCR	45%	£1,728,866	£1,293,937	£1,288,870	£1,280,412	£1,258,864	£1,130,174	£1,058,680
00% LAR - 40% GCR	50%	£1,368,339	£868,497	£863,430	£854,972	£833,424	£704,734	£633,240
Residual Land values compared to benchmark land values							£46,420,000	
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
00% LAR - 40% GCR	0%	£2,272,129	£4,943,305	£4,938,447	£4,929,869	£4,908,420	£4,779,729	£4,508,235
00% LAR - 40% GCR	5%	£2,061,983	£4,626,163	£4,621,075	£4,612,497	£4,591,048	£4,462,357	£4,190,863
00% LAR - 40% GCR	10%	£4,570,752	£3,907,841	£3,902,770	£3,894,252	£3,872,803	£3,744,112	£3,615,421
00% LAR - 40% GCR	15%	£4,217,873	£3,589,598	£3,584,527	£3,576,009	£3,554,560	£3,425,869	£3,297,178
00% LAR - 40% GCR	18%	£4,146,147	£3,524,640	£3,519,569	£3,511,051	£3,489,602	£3,360,911	£3,232,220
00% LAR - 40% GCR	20%	£3,885,675	£3,268,443	£3,263,372	£3,254,854	£3,233,405	£3,104,714	£2,976,023
00% LAR - 40% GCR	25%	£3,531,789	£2,947,384	£2,942,313	£2,933,795	£2,912,346	£2,783,655	£2,654,964
00% LAR - 40% GCR	30%	£3,176,860	£2,625,430	£2,620,359	£2,611,841	£2,590,392	£2,461,701	£2,333,010
00% LAR - 40% GCR	35%	£2,821,974	£2,303,481	£2,298,410	£2,289,892	£2,268,443	£2,139,752	£2,011,061
00% LAR - 40% GCR	40%	£2,467,048	£1,981,532	£1,976,461	£1,967,943	£1,946,494	£1,817,803	£1,689,112
00% LAR - 40% GCR	45%	£2,087,212	£1,654,283	£1,649,212	£1,640,694	£1,619,245	£1,490,554	£1,361,863
00% LAR - 40% GCR	50%	£1,728,866	£1,328,833	£1,323,762	£1,315,244	£1,293,795	£1,165,104	£1,036,413
Residual Land values compared to benchmark land values							£20,601,000	



Resi 4-10 Flats		Value Area		Zone C - £2,000 psf	
No Units	10	Sales value inflation		Growth	
Site Area	0.02 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		P/L	
		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	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 & Embodied Carbon
Tenure	%AH				
60% LAR: 40% CIR	10%	£6,108,962	£5,387,897	£5,359,318	£5,137,884
60% LAR: 40% CIR	10%	£5,734,631	£4,922,739	£4,819,833	£4,596,434
60% LAR: 40% CIR	10%	£5,381,865	£4,680,751	£4,678,214	£4,520,161
60% LAR: 40% CIR	15%	£4,986,173	£4,344,760	£4,326,270	£4,115,044
60% LAR: 40% CIR	18%	£4,811,024	£4,241,388	£4,216,266	£4,046,658
60% LAR: 40% CIR	20%	£4,610,082	£4,006,916	£4,001,876	£3,845,262
60% LAR: 40% CIR	25%	£4,223,041	£3,683,112	£3,668,005	£3,626,553
60% LAR: 40% CIR	30%	£3,855,118	£3,313,944	£3,304,975	£3,350,880
60% LAR: 40% CIR	35%	£3,476,303	£2,927,269	£2,967,824	£2,938,399
60% LAR: 40% CIR	40%	£3,098,654	£2,606,367	£2,651,368	£2,666,112
60% LAR: 40% CIR	45%	£2,716,029	£2,279,044	£2,244,142	£2,119,011
60% LAR: 40% CIR	50%	£2,334,587	£1,950,835	£1,945,853	£1,856,658
60% LAR: 40% CIR	55%	£1,953,145	£1,628,626	£1,623,644	£1,570,463
60% LAR: 40% CIR	60%	£1,571,703	£1,306,417	£1,301,435	£1,258,252
60% LAR: 40% CIR	65%	£1,190,261	£984,208	£979,226	£936,043
60% LAR: 40% CIR	70%	£808,819	£662,000	£657,018	£613,835
60% LAR: 40% CIR	75%	£427,377	£339,791	£334,809	£291,626
60% LAR: 40% CIR	80%	£47,935	£39,543	£34,561	£31,378
60% LAR: 40% CIR	85%	£-133,507	£-48,891	£-53,909	£-90,726
60% LAR: 40% CIR	90%	£-315,069	£-170,343	£-175,361	£-212,189
60% LAR: 40% CIR	95%	£-496,631	£-341,905	£-346,923	£-383,751
60% LAR: 40% CIR	100%	£-678,193	£-513,467	£-518,485	£-555,583

Residual Land values compared to benchmark land values

[illegible]

Residual Land values compared to benchmark land values

Medium Value Secondary Offices		Benchmark Ratio Values		£67,186,000			
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent & 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% CR	0%	£3,069,216	£4,338,182	£4,319,572	£4,298,124	£4,169,433	£4,067,593
60% LAR: 40% CR	5%	£4,096,686	£3,963,122	£3,980,034	£3,970,467	£3,820,914	£3,758,689
60% LAR: 40% CR	10%	£3,163,650	£3,652,066	£3,636,086	£3,617,175	£3,469,415	£3,419,438
60% LAR: 40% CR	15%	£3,946,428	£3,310,014	£3,296,255	£3,286,289	£3,147,948	£3,077,195
60% LAR: 40% CR	20%	£3,871,279	£3,241,582	£3,226,810	£3,226,038	£3,079,337	£3,068,123
60% LAR: 40% CR	25%	£3,570,317	£2,907,170	£2,892,130	£2,893,064	£2,832,500	£2,835,516
60% LAR: 40% CR	30%	£3,156,355	£2,578,697	£2,573,340	£2,573,340	£2,495,125	£2,497,723
60% LAR: 40% CR	35%	£2,815,573	£2,278,699	£2,273,653	£2,244,169	£2,117,810	£2,047,610
60% LAR: 40% CR	40%	£2,426,358	£1,933,048	£1,928,078	£1,918,011	£1,772,551	£1,702,403
60% LAR: 40% CR	45%	£2,266,891	£1,746,661	£1,741,622	£1,717,421	£1,562,226	£1,492,066
60% LAR: 40% CR	45%	£1,676,258	£1,239,388	£1,234,247	£1,225,918	£1,079,393	£1,009,432
60% LAR: 40% CR	50%	£2,041,063	£1,261,017	£1,255,916	£1,246,812	£1,061,215	£1,000,436

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space							E\$0,420,000
Tenure	%AH	Base Build Costs and Access Prt M(4)2 & Building Safety Levy	Base Build Costs, Access Prt M(4)2, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4)2, 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
	0%	E\$,974,053	E\$,838,095	E\$,832,459	E\$,802,960	E\$,474,270	E\$,442,775
80% LAR - 40% CR	0%	E\$,050,722	E\$,297,959	E\$,252,870	E\$,246,350	E\$,134,750	E\$,103,520
80% LAR - 40% CR	10%	E\$,659,456	E\$,396,893	E\$,351,822	E\$,343,304	E\$,202,012	E\$,170,274
80% LAR - 40% CR	15%	E\$,261,584	E\$,634,506	E\$,630,951	E\$,601,361	E\$,380,135	E\$,382,031
40% LAR - 40% CR	0%	E\$,178,115	E\$,346,389	E\$,347,246	E\$,332,862	E\$,191,648	E\$,133,664
60% LAR - 40% CR	20%	E\$,375,153	E\$,272,006	E\$,268,967	E\$,258,500	E\$,130,350	E\$,107,807
60% LAR - 40% CR	25%	E\$,498,132	E\$,928,203	E\$,928,178	E\$,914,733	E\$,569,626	E\$,569,626
60% LAR - 40% CR	30%	E\$,120,203	E\$,279,689	E\$,279,689	E\$,270,500	E\$,140,422	E\$,140,422
60% LAR - 40% CR	35%	E\$,741,394	E\$,237,502	E\$,232,515	E\$,224,507	E\$,107,387	E\$,107,387
60% LAR - 40% CR	40%	E\$,281,695	E\$,188,459	E\$,187,657	E\$,181,077	E\$,98,721	E\$,98,693
60% LAR - 40% CR	45%	E\$,1981,120	E\$,154,125	E\$,139,133	E\$,130,763	E\$,59,803	E\$,59,803
						E\$,148,648	E\$,148,648

Residual Land values compared to benchmark land values

[illegible]



LB Camden  
Local Plan Viability Testing 2025

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

No Units	10
Site Area	0.02 Ha

Residual land values:

Value Area	Zone C - RP Periphery E2,250 psf
------------	----------------------------------

Sales value inflation		Growth
Build cost inflation		Growth
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% CIR	0%	£7,284,697	£8,410,420	£9,505,112	£8,496,533	£8,476,085	£8,346,384	£8,274,900
0% LAR, 40% CIR	5%	£8,633,541	£9,713,222	£10,788,134	£9,699,647	£9,660,414	£9,530,715	£9,459,199
0% LAR, 40% CIR	10%	£8,491,491	£9,715,255	£9,710,225	£9,701,708	£9,680,414	£9,552,655	£9,481,677
0% LAR, 40% CIR	15%	£5,969,514	£5,161,448	£5,311,393	£5,302,903	£5,281,678	£5,154,325	£5,083,573
0% LAR, 40% CIR	15%	£4,841,888	£5,236,569	£4,231,917	£4,223,031	£4,201,819	£4,074,843	£4,003,834
0% LAR, 40% CIR	20%	£5,534,618	£4,916,688	£4,911,647	£4,903,162	£4,882,018	£4,755,034	£4,684,488
0% LAR, 40% CIR	25%	£5,069,812	£4,510,098	£4,507,012	£4,502,554	£4,491,445	£4,364,429	£4,294,429
0% LAR, 40% CIR	30%	£4,684,105	£4,114,465	£4,109,449	£4,101,028	£4,079,985	£3,953,606	£3,883,406
0% LAR, 40% CIR	35%	£4,277,044	£3,712,019	£3,707,013	£3,702,569	£3,691,459	£3,565,080	£3,494,879
0% LAR, 40% CIR	40%	£3,750,021	£3,208,666	£3,203,668	£3,205,305	£3,214,325	£3,148,441	£3,078,500
0% LAR, 40% CIR	45%	£3,351,861	£2,804,502	£2,809,511	£2,809,130	£2,810,181	£2,744,480	£2,674,645
0% LAR, 40% CIR	50%	£2,912,455	£2,400,447	£2,404,481	£2,406,050	£2,405,165	£2,339,611	£2,269,659

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% LAR, 40% CIR	0%	£5,489,211	£4,734,783	£4,729,697	£4,721,067	£4,699,648	£4,570,958	£4,499,684
0% LAR, 40% CIR	5%	£5,058,105	£4,337,786	£4,332,697	£4,324,191	£4,302,783	£4,174,578	£4,103,253
0% LAR, 40% CIR	10%	£4,601,054	£4,039,859	£4,034,788	£4,026,271	£4,004,869	£3,876,618	£3,805,243
0% LAR, 40% CIR	15%	£4,163,077	£3,641,012	£3,635,956	£3,627,467	£3,606,242	£3,478,088	£3,406,713
0% LAR, 40% CIR	15%	£4,486,311	£4,461,132	£4,446,080	£4,437,591	£4,416,365	£4,288,178	£4,216,853
0% LAR, 40% CIR	20%	£3,729,152	£3,141,252	£3,136,211	£3,127,746	£3,106,582	£2,978,388	£2,907,053
0% LAR, 40% CIR	25%	£2,988,669	£2,390,589	£2,385,589	£2,377,111	£2,355,899	£2,227,699	£2,156,374
0% LAR, 40% CIR	30%	£2,688,669	£2,090,589	£2,085,589	£2,077,111	£2,055,899	£1,927,699	£1,856,374
0% LAR, 40% CIR	35%	£2,452,068	£1,856,583	£1,851,577	£1,843,100	£1,821,153	£1,778,050	£1,706,953
0% LAR, 40% CIR	40%	£2,114,985	£1,528,201	£1,528,201	£1,519,889	£1,498,889	£1,455,889	£1,384,889
0% LAR, 40% CIR	45%	£1,576,225	£1,129,089	£1,124,074	£1,115,654	£1,094,744	£1,051,744	£980,744
0% LAR, 40% CIR	50%	£1,136,868	£724,011	£719,025	£710,654	£689,728	£646,175	£594,423

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£97,196,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR, 40% CIR	0%	£5,224,312	£5,470,474	£5,465,387	£5,456,781	£5,435,339	£5,306,649	£5,235,155
0% LAR, 40% CIR	5%	£5,058,652	£5,278,311	£5,273,225	£5,264,719	£5,243,311	£5,114,669	£5,043,175
0% LAR, 40% CIR	10%	£4,601,745	£4,076,520	£4,071,479	£4,062,973	£4,041,565	£3,912,923	£3,841,429
0% LAR, 40% CIR	15%	£4,626,768	£4,076,703	£4,071,484	£4,062,159	£4,041,933	£3,912,618	£3,841,393
0% LAR, 40% CIR	15%	£4,486,311	£4,186,423	£4,181,771	£4,173,282	£4,151,771	£4,022,282	£3,951,793
0% LAR, 40% CIR	20%	£4,424,873	£3,676,943	£3,671,802	£3,663,437	£3,642,272	£3,513,289	£3,442,299
0% LAR, 40% CIR	25%	£4,060,907	£3,317,979	£3,312,911	£3,304,546	£3,283,381	£3,154,398	£3,083,408
0% LAR, 40% CIR	30%	£3,624,360	£3,074,720	£3,069,704	£3,061,290	£3,040,220	£2,911,237	£2,840,247
0% LAR, 40% CIR	35%	£3,187,759	£2,672,274	£2,667,268	£2,658,853	£2,637,844	£2,508,861	£2,437,871
0% LAR, 40% CIR	40%	£2,716,215	£2,206,892	£2,201,892	£2,193,477	£2,172,468	£2,043,485	£1,972,495
0% LAR, 40% CIR	45%	£2,311,915	£1,864,767	£1,859,765	£1,851,350	£1,830,435	£1,701,452	£1,630,462
0% LAR, 40% CIR	50%	£1,772,890	£1,459,702	£1,454,715	£1,446,301	£1,425,419	£1,296,436	£1,225,446

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%	£5,529,748	£5,775,311	£5,770,203	£5,761,624	£5,740,176	£5,611,485	£5,539,991
0% LAR, 40% CIR	5%	£5,058,652	£5,278,311	£5,273,225	£5,264,719	£5,243,311	£5,114,669	£5,043,175
0% LAR, 40% CIR	10%	£4,601,745	£4,076,520	£4,071,479	£4,062,973	£4,041,565	£3,912,923	£3,841,429
0% LAR, 40% CIR	15%	£5,223,025	£4,587,539	£4,576,484	£4,567,994	£4,546,709	£4,417,618	£4,346,628
0% LAR, 40% CIR	15%	£4,486,311	£4,801,680	£4,486,087	£4,481,122	£4,460,910	£4,331,819	£4,260,829
0% LAR, 40% CIR	20%	£4,799,709	£4,181,779	£4,178,738	£4,169,273	£4,147,109	£4,018,025	£3,946,935
0% LAR, 40% CIR	25%	£4,060,907	£3,317,979	£3,312,911	£3,304,546	£3,283,381	£3,154,398	£3,083,408
0% LAR, 40% CIR	30%	£3,529,186	£3,379,556	£3,374,540	£3,366,117	£3,345,056	£3,216,073	£3,145,083
0% LAR, 40% CIR	35%	£3,492,986	£2,977,110	£2,972,104	£2,963,689	£2,942,680	£2,813,697	£2,742,707
0% LAR, 40% CIR	40%	£3,055,112	£2,568,789	£2,563,789	£2,555,366	£2,534,319	£2,405,336	£2,334,346
0% LAR, 40% CIR	45%	£2,616,752	£2,169,093	£2,164,092	£2,156,221	£2,135,272	£2,006,291	£1,935,301
0% LAR, 40% CIR	50%	£2,177,590	£1,764,538	£1,759,552	£1,751,181	£1,730,236	£1,601,253	£1,530,263

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(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%	£8,892,093	£8,135,656	£8,130,549	£8,121,969	£8,100,521	£7,971,831	£7,900,337
0% LAR, 40% CIR	5%	£8,498,678	£7,728,669	£7,723,572	£7,715,000	£7,693,552	£7,564,862	£7,493,368
0% LAR, 40% CIR	10%	£8,028,957	£5,340,732	£5,335,691	£5,327,144	£5,305,696	£5,177,006	£5,105,512
0% LAR, 40% CIR	15%	£5,559,254	£4,841,084	£4,836,029	£4,827,482	£4,805,114	£4,726,761	£4,700,509
0% LAR, 40% CIR	15%	£4,897,244	£4,862,095	£4,856,983	£4,848,466	£4,827,245	£4,698,890	£4,628,271
0% LAR, 40% CIR	20%	£5,190,594	£4,942,124	£4,937,084	£4,928,618	£4,907,454	£4,800,471	£4,809,924
0% LAR, 40% CIR	25%	£4,725,265	£4,441,461	£4,436,433	£4,427,990	£4,406,861	£4,300,228	£4,300,866
0% LAR, 40% CIR	30%	£4,289,542	£3,739,901	£3,734,886	£3,726,462	£3,705,402	£3,579,042	£3,508,843
0% LAR, 40% CIR	35%	£3,892,941	£3,337,456	£3,332,449	£3,324,045	£3,303,025	£3,176,523	£3,106,285
0% LAR, 40% CIR	40%	£3,415,457	£2,834,132	£2,829,134	£2,820,742	£2,800,742	£2,727,817	£2,703,842
0% LAR, 40% CIR	45%	£2,977,897	£2,529,539	£2,524,847	£2,516,587	£2,496,617	£2,369,916	£2,300,582
0% LAR, 40% CIR	50%	£2,507,871	£2,124,683	£2,119,897	£2,111,526	£2,091,681	£1,965,048	£1,895,295



LB Camden  
Local Plan Viability Testing 2025

Resi 4- 10 Flats		Value Area		Zone C - RP Periphery £2,450 psf			
No Units	10	Sales value inflation		Growth			
Site Area	0.02 Ha	Build cost inflation		Growth			
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, 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, 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%		£8,189,213	£7,419,992	£7,414,885	£7,406,305	£7,384,857	£7,256,187
60% LAR, 40% CIR	0%	£7,711,870	£6,977,566	£6,972,418	£6,963,870	£6,942,503	£6,814,297
60% LAR, 40% CIR	5%	£7,233,591	£6,534,091	£6,529,020	£6,520,502	£6,499,209	£6,371,449
60% LAR, 40% CIR	15%	£6,754,387	£6,089,754	£6,084,700	£6,076,209	£6,054,984	£5,927,632
60% LAR, 40% CIR	15%	£6,649,454	£6,000,777	£5,995,728	£5,987,241	£5,966,027	£5,838,793
60% LAR, 40% CIR	20%	£6,274,262	£5,644,505	£5,639,496	£5,631,000	£5,609,836	£5,482,853
60% LAR, 40% CIR	25%	£5,793,229	£5,193,328	£5,188,283	£5,180,883	£5,159,774	£5,032,721
60% LAR, 40% CIR	30%	£5,311,294	£4,751,305	£4,746,290	£4,737,896	£4,716,806	£4,590,447
60% LAR, 40% CIR	35%	£4,829,466	£4,303,371	£4,298,365	£4,289,595	£4,268,541	£4,142,338
60% LAR, 40% CIR	40%	£4,344,755	£3,854,599	£3,849,591	£3,841,108	£3,820,188	£3,694,304
60% LAR, 40% CIR	45%	£3,860,167	£3,404,877	£3,399,885	£3,391,505	£3,370,555	£3,244,855
60% LAR, 40% CIR	50%	£3,374,712	£2,954,533	£2,949,547	£2,940,676	£2,920,051	£2,794,498
Residual Land values compared to benchmark land values		£97,645,000					
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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, 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%		£8,433,777	£5,644,556	£5,639,448	£5,630,869	£5,609,421	£5,480,730
60% LAR, 40% CIR	0%	£8,042,433	£5,202,070	£5,196,981	£5,188,434	£5,167,086	£5,038,391
60% LAR, 40% CIR	5%	£7,651,185	£4,759,645	£4,754,556	£4,746,009	£4,724,594	£4,595,813
60% LAR, 40% CIR	15%	£7,259,950	£4,314,118	£4,309,029	£4,300,773	£4,279,248	£4,150,135
60% LAR, 40% CIR	15%	£6,868,689	£4,224,341	£4,219,252	£4,210,996	£4,189,471	£4,060,316
60% LAR, 40% CIR	20%	£6,478,026	£3,869,089	£3,864,000	£3,855,554	£3,834,400	£3,705,416
60% LAR, 40% CIR	25%	£6,087,730	£3,422,577	£3,417,488	£3,409,042	£3,387,888	£3,258,904
60% LAR, 40% CIR	30%	£5,697,434	£2,976,065	£2,970,976	£2,962,530	£2,941,376	£2,812,391
60% LAR, 40% CIR	35%	£5,307,029	£2,527,535	£2,522,488	£2,514,000	£2,492,846	£2,363,861
60% LAR, 40% CIR	40%	£4,916,624	£2,079,022	£2,073,933	£2,065,487	£2,044,333	£1,915,348
60% LAR, 40% CIR	45%	£4,526,219	£1,629,441	£1,624,352	£1,615,906	£1,594,752	£1,465,767
60% LAR, 40% CIR	50%	£4,135,814	£1,179,867	£1,174,811	£1,166,240	£1,144,614	£1,016,186
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, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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, 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%		£7,182,487	£8,380,247	£8,375,139	£8,366,560	£8,345,112	£8,216,421
60% LAR, 40% CIR	0%	£6,872,124	£8,037,761	£8,032,672	£8,024,125	£8,002,757	£7,874,066
60% LAR, 40% CIR	5%	£6,561,761	£7,695,275	£7,690,186	£7,681,639	£7,660,271	£7,531,580
60% LAR, 40% CIR	15%	£6,251,398	£7,352,789	£7,347,699	£7,339,152	£7,317,784	£7,189,093
60% LAR, 40% CIR	15%	£6,141,035	£7,262,512	£7,257,423	£7,248,876	£7,227,508	£7,098,817
60% LAR, 40% CIR	20%	£5,830,672	£6,920,026	£6,914,937	£6,906,390	£6,885,022	£6,756,331
60% LAR, 40% CIR	25%	£5,520,309	£6,577,540	£6,572,451	£6,563,904	£6,542,536	£6,413,845
60% LAR, 40% CIR	30%	£5,209,946	£6,235,054	£6,230,000	£6,221,453	£6,200,085	£6,071,394
60% LAR, 40% CIR	35%	£4,899,583	£5,892,568	£5,887,514	£5,878,967	£5,857,599	£5,728,908
60% LAR, 40% CIR	40%	£4,589,220	£5,550,082	£5,545,028	£5,536,481	£5,515,113	£5,386,422
60% LAR, 40% CIR	45%	£4,278,857	£5,207,596	£5,202,542	£5,194,000	£5,172,632	£5,043,941
60% LAR, 40% CIR	50%	£3,968,494	£4,865,110	£4,860,056	£4,851,509	£4,830,141	£4,701,450
Residual Land values compared to benchmark land values		£46,420,000					
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
Tenure	%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%		£7,454,304	£8,685,083	£8,679,975	£8,671,396	£8,649,948	£8,521,257
60% LAR, 40% CIR	0%	£7,143,941	£8,342,597	£8,337,489	£8,328,909	£8,307,461	£8,178,770
60% LAR, 40% CIR	5%	£6,833,578	£8,000,111	£7,995,003	£7,986,423	£7,964,975	£7,836,284
60% LAR, 40% CIR	15%	£6,523,215	£7,657,625	£7,652,517	£7,643,937	£7,622,489	£7,493,798
60% LAR, 40% CIR	15%	£6,412,852	£7,567,348	£7,562,240	£7,553,660	£7,532,212	£7,403,521
60% LAR, 40% CIR	20%	£6,102,489	£7,224,862	£7,219,754	£7,211,174	£7,189,726	£7,061,035
60% LAR, 40% CIR	25%	£5,792,126	£6,882,376	£6,877,268	£6,868,688	£6,847,240	£6,718,549
60% LAR, 40% CIR	30%	£5,481,763	£6,539,890	£6,534,782	£6,526,202	£6,504,754	£6,376,063
60% LAR, 40% CIR	35%	£5,171,400	£6,197,404	£6,192,296	£6,183,716	£6,162,268	£6,033,577
60% LAR, 40% CIR	40%	£4,861,037	£5,854,918	£5,849,810	£5,841,230	£5,819,782	£5,691,091
60% LAR, 40% CIR	45%	£4,550,674	£5,512,432	£5,507,324	£5,498,744	£5,477,296	£5,348,605
60% LAR, 40% CIR	50%	£4,240,311	£5,169,946	£5,164,838	£5,156,258	£5,134,810	£5,006,119
Residual Land values compared to benchmark land values		£20,681,000					
Secondary Industrial/Storage/Distribution		£20,681,000					
			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, 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%		£7,814,649	£7,645,428	£7,640,321	£7,631,742	£7,610,293	£6,881,803
60% LAR, 40% CIR	0%	£7,423,286	£7,306,043	£7,300,936	£7,292,357	£7,270,908	£6,542,418
60% LAR, 40% CIR	5%	£7,031,923	£6,914,680	£6,909,573	£6,901,000	£6,879,551	£6,151,061
60% LAR, 40% CIR	15%	£6,640,560	£6,523,437	£6,518,330	£6,509,751	£6,488,302	£5,759,812
60% LAR, 40% CIR	15%	£6,530,197	£6,413,074	£6,407,967	£6,400,000	£6,378,551	£5,649,061
60% LAR, 40% CIR	20%	£6,138,834	£6,002,691	£6,000,000	£5,991,421	£5,970,000	£5,240,510
60% LAR, 40% CIR	25%	£5,747,471	£5,632,308	£5,629,617	£5,621,038	£5,600,000	£4,870,510
60% LAR, 40% CIR	30%	£5,356,108	£5,246,145	£5,243,454	£5,234,875	£5,213,837	£4,484,347
60% LAR, 40% CIR	35%	£4,964,745	£4,858,982	£4,856,291	£4,847,712	£4,826,674	£4,097,184
60% LAR, 40% CIR	40%	£4,573,382	£4,468,219	£4,465,528	£4,456,949	£4,435,911	£3,706,421
60% LAR, 40% CIR	45%	£4,182,019	£4,076,856	£4,074,165	£4,065,586	£4,044,548	£3,315,058
60% LAR, 40% CIR	50%	£3,790,656	£3,685,493	£3,682,802	£3,674,223	£3,653,185	£2,923,695
Residual Land values compared to benchmark land values		£20,681,000					



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	
Site Area		0.03 Ha		Build cost inflation	
				Growth	
				LAI - 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 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	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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%	£1,975,396	£1,149,869	£1,149,593	£1,149,426	£1,137,162	£1,119,871	£1,114,131
60% LAR 40% CIR	5%	£1,774,596	£994,658	£993,276	£993,109	£980,847	£963,556	£957,816
60% LAR 40% CIR	10%	£1,573,793	£735,801	£735,334	£734,208	£721,946	£704,655	£698,915
60% LAR 40% CIR	15%	£1,372,990	£576,943	£576,116	£574,290	£561,928	£544,637	£538,897
60% LAR 40% CIR	20%	£1,172,187	£418,085	£417,458	£415,118	£402,756	£385,465	£379,725
60% LAR 40% CIR	22%	£1,142,399	£412,139	£411,348	£411,148	£410,434	£410,119	£410,137
60% LAR 40% CIR	25%	£1,112,611	£406,193	£405,747	£405,299	£404,585	£404,270	£404,270
60% LAR 40% CIR	30%	£1,182,807	£424,863	£424,386	£423,386	£422,386	£421,386	£421,386
60% LAR 40% CIR	35%	£1,253,003	£443,533	£443,056	£442,056	£441,056	£440,056	£440,056
60% LAR 40% CIR	40%	£1,323,199	£462,203	£461,726	£460,726	£459,726	£458,726	£458,726
60% LAR 40% CIR	45%	£1,393,395	£480,873	£480,396	£479,396	£478,396	£477,396	£477,396
60% LAR 40% CIR	50%	£1,463,591	£499,543	£499,066	£498,066	£497,066	£496,066	£496,066

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

£97,196,000

Tenure	% AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£1,975,396	£1,149,869	£1,149,593	£1,149,426	£1,137,162	£1,119,871	£1,114,131
60% LAR 40% CIR	5%	£1,774,596	£994,658	£993,276	£993,109	£980,847	£963,556	£957,816
60% LAR 40% CIR	10%	£1,573,793	£735,801	£735,334	£734,208	£721,946	£704,655	£698,915
60% LAR 40% CIR	15%	£1,372,990	£576,943	£576,116	£574,290	£561,928	£544,637	£538,897
60% LAR 40% CIR	20%	£1,172,187	£418,085	£417,458	£415,118	£402,756	£385,465	£379,725
60% LAR 40% CIR	22%	£1,142,399	£412,139	£411,348	£411,148	£410,434	£410,119	£410,137
60% LAR 40% CIR	25%	£1,112,611	£406,193	£405,747	£405,299	£404,585	£404,270	£404,270
60% LAR 40% CIR	30%	£1,182,807	£424,863	£424,386	£423,386	£422,386	£421,386	£421,386
60% LAR 40% CIR	35%	£1,253,003	£443,533	£443,056	£442,056	£441,056	£440,056	£440,056
60% LAR 40% CIR	40%	£1,323,199	£462,203	£461,726	£460,726	£459,726	£458,726	£458,726
60% LAR 40% CIR	45%	£1,393,395	£480,873	£480,396	£479,396	£478,396	£477,396	£477,396
60% LAR 40% CIR	50%	£1,463,591	£499,543	£499,066	£498,066	£497,066	£496,066	£496,066

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, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£959,658	£399	£47,589	£19,486	£49,398	£207,636	£108,797
60% LAR 40% CIR	5%	£710,914	£154,923	£154,366	£153,231	£149,841	£146,451	£145,316
60% LAR 40% CIR	10%	£510,873	£17,847	£321,449	£336,251	£365,778	£342,538	£341,303
60% LAR 40% CIR	15%	£309,847	£174,277	£194,899	£198,579	£255,966	£272,205	£270,970
60% LAR 40% CIR	20%	£106,048	£106,048	£106,048	£106,048	£106,048	£106,048	£106,048
60% LAR 40% CIR	22%	£35,555	£104,882	£104,882	£104,882	£104,882	£104,882	£104,882
60% LAR 40% CIR	25%	£103,803	£103,803	£103,803	£103,803	£103,803	£103,803	£103,803
60% LAR 40% CIR	30%	£302,053	£199,509	£199,509	£199,509	£199,509	£199,509	£199,509
60% LAR 40% CIR	35%	£108,303	£118,296	£118,296	£118,296	£118,296	£118,296	£118,296
60% LAR 40% CIR	40%	£117,944	£117,944	£117,944	£117,944	£117,944	£117,944	£117,944
60% LAR 40% CIR	45%	£102,722	£118,893	£118,893	£118,893	£118,893	£118,893	£118,893
60% LAR 40% CIR	50%	£1,148,293	£1,148,293	£1,148,293	£1,148,293	£1,148,293	£1,148,293	£1,148,293

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, Build Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£1,424,352	£114,366	£107,725	£106,086	£106,086	£106,086	£106,086
60% LAR 40% CIR	5%	£1,225,058	£106,051	£106,051	£106,051	£106,051	£106,051	£106,051
60% LAR 40% CIR	10%	£1,026,187	£107,447	£100,854	£100,854	£100,854	£100,854	£100,854
60% LAR 40% CIR	15%	£824,841	£107,447	£100,854	£100,854	£100,854	£100,854	£100,854
60% LAR 40% CIR	20%	£622,242	£107,447	£100,854	£100,854	£100,854	£100,854	£100,854
60% LAR 40% CIR	22%	£460,849	£108,686	£108,686	£108,686	£108,686	£108,686	£108,686
60% LAR 40% CIR	25%	£418,381	£108,686	£108,686	£108,686	£108,686	£108,686	£108,686
60% LAR 40% CIR	30%	£213,271	£108,686	£108,686	£108,686	£108,686	£108,686	£108,686
60% LAR 40% CIR	35%	£6,624	£108,686	£108,686	£108,686	£108,686	£108,686	£108,686
60% LAR 40% CIR	40%	£400,850	£108,686	£108,686	£108,686	£108,686	£108,686	£108,686
60% LAR 40% CIR	45%	£400,850	£108,686	£108,686	£108,686	£108,686	£108,686	£108,686
60% LAR 40% CIR	50%	£400,850	£108,686	£108,686	£108,686	£108,686	£108,686	£108,686



LB Camden  
Local Plan Viability Testing 2025

Rest S-13 Flats	
-----------------	--

No Units	13
Site Area	0.03 Ha

Residual land values:

Value Area	Zone C - £1,100 psf
------------	---------------------

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR - GCR

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 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% GCR	0%	£2,561,539	£1,641,344	£1,634,703	£1,622,806	£1,593,064	£1,414,614	£1,315,474
0% LAR - 40% CR	5%	£2,332,167	£1,453,961	£1,447,345	£1,436,490	£1,406,963	£1,228,085	£1,129,119
0% LAR - 40% CR	10%	£2,102,658	£1,265,290	£1,258,697	£1,248,855	£1,217,359	£1,040,199	£941,777
0% LAR - 40% CR	15%	£1,873,285	£1,075,342	£1,068,789	£1,058,986	£1,027,264	£850,388	£752,860
0% LAR - 40% CR	20%	£1,643,899	£884,129	£877,576	£867,878	£836,499	£660,409	£562,981
0% LAR - 40% CR	22%	£1,545,524	£807,293	£800,746	£789,620	£758,704	£583,810	£486,091
0% LAR - 40% CR	25%	£1,454,729	£731,663	£725,127	£714,115	£684,145	£509,523	£411,854
0% LAR - 40% CR	30%	£1,189,571	£497,956	£491,435	£479,754	£450,550	£275,332	£177,589
0% LAR - 40% CR	35%	£933,174	£330,600	£324,112	£312,454	£283,710	£99,847	£17,942
0% LAR - 40% CR	40%	£685,923	£106,867	£100,368	£88,731	£59,638	£123,540	£228,145
0% LAR - 40% CR	45%	£456,717	£57,192	£50,192	£416,727	£148,063	£336,076	£440,520
0% LAR - 40% CR	50%	£216,679	£311,363	£318,365	£336,875	£362,174	£549,969	£552,399

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
0% LAR - 40% CR	0%	£22,869	£997,936	£996,717	£979,958	£949,819	£1,124,486	£1,221,820
0% LAR - 40% CR	5%	£245,671	£948,898	£947,680	£930,921	£900,782	£1,075,449	£1,172,783
0% LAR - 40% CR	10%	£1,016,314	£1,273,584	£1,270,777	£1,251,889	£1,221,513	£1,406,075	£1,503,407
0% LAR - 40% CR	15%	£2,057,488	£1,461,932	£1,457,105	£1,431,076	£1,401,330	£1,587,506	£1,706,074
0% LAR - 40% CR	20%	£3,098,662	£1,650,146	£1,645,146	£1,610,287	£1,570,384	£1,751,408	£1,890,120
0% LAR - 40% CR	22%	£3,951,638	£1,751,381	£1,748,128	£1,714,834	£1,675,178	£1,861,064	£2,002,743
0% LAR - 40% CR	25%	£4,804,614	£1,852,615	£1,849,141	£1,814,747	£1,774,741	£1,960,131	£2,103,432
0% LAR - 40% CR	30%	£1,353,393	£2,240,818	£2,247,433	£2,208,129	£2,168,324	£2,353,242	£2,500,885
0% LAR - 40% CR	35%	£1,742,617	£2,629,021	£2,635,636	£2,595,332	£2,554,927	£2,739,845	£2,897,488
0% LAR - 40% CR	40%	£1,843,321	£2,432,007	£2,438,050	£2,405,123	£2,375,236	£2,560,214	£2,767,019
0% LAR - 40% CR	45%	£2,084,157	£2,240,996	£2,245,669	£2,209,693	£2,169,336	£2,374,260	£2,579,403
0% LAR - 40% CR	50%	£2,302,185	£2,050,987	£2,055,258	£2,019,749	£1,979,080	£2,188,863	£2,393,173

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

£57,186,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 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% CR	0%	£1,074,703	£154,508	£147,667	£135,970	£106,228	£75,222	£71,942
0% LAR - 40% CR	5%	£845,671	£148,898	£142,057	£130,360	£100,620	£69,616	£66,336
0% LAR - 40% CR	10%	£616,622	£121,546	£114,705	£102,951	£73,477	£44,637	£41,357
0% LAR - 40% CR	15%	£387,449	£141,494	£134,653	£122,900	£93,422	£63,888	£60,608
0% LAR - 40% CR	20%	£153,802	£102,507	£95,666	£83,819	£54,344	£24,350	£21,070
0% LAR - 40% CR	22%	£138,389	£95,543	£88,699	£76,854	£47,332	£19,626	£16,346
0% LAR - 40% CR	25%	£144,145	£98,113	£91,269	£79,328	£49,806	£21,103	£17,821
0% LAR - 40% CR	30%	£177,285	£98,890	£99,451	£1,007,026	£1,036,396	£1,111,394	£1,138,847
0% LAR - 40% CR	35%	£1,353,393	£1,048,846	£1,054,261	£1,063,324	£1,072,387	£1,081,450	£1,090,513
0% LAR - 40% CR	40%	£1,143,321	£1,179,383	£1,180,460	£1,198,109	£1,212,168	£1,210,376	£1,214,801
0% LAR - 40% CR	45%	£1,058,153	£1,561,003	£1,561,003	£1,563,993	£1,564,868	£1,562,912	£1,567,888
0% LAR - 40% CR	50%	£1,070,187	£1,706,196	£1,705,191	£1,707,996	£1,708,003	£1,706,003	£1,704,138

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) & 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% CR	0%	£1,516,619	£595,424	£583,793	£571,686	£542,144	£365,694	£284,654
0% LAR - 40% CR	5%	£1,291,607	£403,041	£396,425	£384,572	£354,943	£177,165	£76,366
0% LAR - 40% CR	10%	£1,051,738	£214,370	£207,777	£195,965	£166,439	£10,721	£108,143
0% LAR - 40% CR	15%	£822,365	£24,422	£17,649	£5,676	£2,956	£139,862	£209,065
0% LAR - 40% CR	20%	£587,718	£190,551	£173,344	£155,083	£124,435	£20,514	£168,516
0% LAR - 40% CR	22%	£484,304	£243,627	£230,174	£201,690	£159,216	£48,718	£164,626
0% LAR - 40% CR	25%	£253,820	£169,627	£160,139	£141,078	£109,772	£56,307	£151,668
0% LAR - 40% CR	30%	£113,651	£552,964	£559,485	£571,168	£590,370	£775,588	£872,811
0% LAR - 40% CR	35%	£1,077,748	£147,860	£154,469	£156,066	£156,066	£301,073	£1,048,085
0% LAR - 40% CR	40%	£355,367	£944,050	£950,552	£962,189	£961,282	£1,174,060	£1,479,085
0% LAR - 40% CR	45%	£294,203	£1,148,512	£1,155,172	£1,167,642	£1,168,862	£1,380,586	£1,491,436
0% LAR - 40% CR	50%	£1,074,241	£1,392,386	£1,396,226	£1,401,796	£1,403,004	£1,600,686	£1,705,478

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

£20,601,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 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% CR	0%	£2,056,913	£1,108,118	£1,096,077	£1,087,180	£1,057,438	£978,988	£779,848
0% LAR - 40% CR	5%	£1,816,901	£916,335	£904,176	£895,866	£866,259	£792,459	£603,693
0% LAR - 40% CR	10%	£1,567,032	£729,884	£723,071	£711,259	£681,733	£594,573	£408,151
0% LAR - 40% CR	15%	£1,316,669	£539,716	£533,143	£521,370	£491,693	£415,362	£271,294
0% LAR - 40% CR	20%	£1,103,012	£348,503	£341,950	£330,411	£300,864	£194,780	£106,055
0% LAR - 40% CR	22%	£1,009,898	£271,667	£265,120	£253,584	£224,078	£141,184	£69,895
0% LAR - 40% CR	25%	£866,103	£165,007	£158,501	£147,132	£116,522	£67,164	£14,612
0% LAR - 40% CR	30%	£553,945	£37,670	£44,151	£35,872	£39,076	£290,294	£357,637
0% LAR - 40% CR	35%	£297,446	£247,808	£258,115	£259,772	£264,778	£464,778	£563,086
0% LAR - 40% CR	40%	£193,927	£428,759	£435,258	£448,885	£475,888	£679,196	£763,771
0% LAR - 40% CR	45%	£1,096,842	£552,618	£559,619	£566,521	£573,523	£671,120	£756,455
0% LAR - 40% CR	50%	£10,846	£663,661	£668,661	£673,661	£678,661	£1,066,566	£1,161,565



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	Growth
Build cost inflation	Growth
Tenure	LAR - CR

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
0% LAR - 40% CR	0%	£3,783,462	£2,824,048	£2,817,409	£2,805,510	£2,775,748	£2,597,317	£2,486,178
0% LAR - 40% CR	5%	£3,414,573	£2,517,530	£2,510,914	£2,500,987	£2,509,432	£2,381,654	£2,270,388
0% LAR - 40% CR	10%	£3,184,389	£2,329,723	£2,323,130	£2,311,319	£2,311,792	£2,281,792	£2,006,210
0% LAR - 40% CR	15%	£2,964,912	£2,160,840	£2,154,088	£2,142,288	£2,142,881	£1,806,897	£1,736,138
0% LAR - 40% CR	20%	£2,800,116	£1,850,290	£1,823,739	£1,814,000	£1,785,652	£1,785,652	£1,606,569
0% LAR - 40% CR	22%	£2,482,734	£1,739,801	£1,723,285	£1,711,528	£1,682,213	£1,686,219	£1,498,801
0% LAR - 40% CR	25%	£2,306,171	£1,578,692	£1,572,154	£1,560,447	£1,531,175	£1,532,581	£1,257,881
0% LAR - 40% CR	30%	£2,010,917	£1,325,949	£1,319,327	£1,307,648	£1,278,443	£1,103,225	£1,005,881
0% LAR - 40% CR	35%	£1,714,604	£1,071,719	£1,065,089	£1,053,611	£1,024,667	£804,905	£758,469
0% LAR - 40% CR	40%	£1,416,796	£816,489	£809,960	£798,553	£769,260	£584,702	£487,724
0% LAR - 40% CR	45%	£1,117,775	£560,984	£553,505	£541,584	£512,833	£338,528	£241,693
0% LAR - 40% CR	50%	£817,841	£305,305	£298,622	£284,215	£255,193	£81,097	£18,435

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,648,000

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
0% LAR - 40% CR	0%	£1,224,588	£205,174	£278,532	£266,536	£236,884	£39,443	£40,795
0% LAR - 40% CR	5%	£1,034,699	£18,839	£1,084,070	£1,072,225	£1,042,598	£884,818	£786,652
0% LAR - 40% CR	10%	£1,045,515	£206,151	£216,144	£227,555	£237,082	£134,242	£133,004
0% LAR - 40% CR	15%	£1,456,063	£158,234	£161,805	£171,579	£156,011	£162,007	£170,170
0% LAR - 40% CR	20%	£1,171,302	£158,426	£174,136	£176,274	£176,274	£152,265	£154,130
0% LAR - 40% CR	22%	£246,189	£189,073	£113,819	£127,349	£188,681	£1,032,345	£1,119,273
0% LAR - 40% CR	25%	£1,107,145	£181,145	£1,107,145	£1,107,145	£1,107,145	£1,107,145	£1,107,145
0% LAR - 40% CR	30%	£1,237,837	£1,213,025	£1,213,025	£1,213,025	£1,213,025	£1,213,025	£1,213,025
0% LAR - 40% CR	35%	£1,434,408	£1,434,408	£1,434,408	£1,434,408	£1,434,408	£1,434,408	£1,434,408
0% LAR - 40% CR	40%	£1,152,104	£1,152,104	£1,152,104	£1,152,104	£1,152,104	£1,152,104	£1,152,104
0% LAR - 40% CR	45%	£1,421,099	£1,421,099	£1,421,099	£1,421,099	£1,421,099	£1,421,099	£1,421,099
0% LAR - 40% CR	50%	£1,171,843	£1,171,843	£1,171,843	£1,171,843	£1,171,843	£1,171,843	£1,171,843

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,156,000

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
0% LAR - 40% CR	0%	£2,278,626	£1,337,212	£1,330,570	£1,318,874	£1,288,932	£1,110,481	£1,011,342
0% LAR - 40% CR	5%	£1,987,737	£1,080,094	£1,072,086	£1,062,078	£1,042,598	£884,818	£786,652
0% LAR - 40% CR	10%	£1,697,553	£842,887	£836,284	£824,483	£794,956	£617,796	£519,374
0% LAR - 40% CR	15%	£1,406,063	£593,804	£587,232	£575,459	£546,027	£369,431	£271,322
0% LAR - 40% CR	20%	£1,113,360	£343,456	£336,803	£325,166	£295,816	£119,263	£118,808
0% LAR - 40% CR	22%	£994,888	£246,945	£246,419	£224,692	£198,377	£19,483	£19,483
0% LAR - 40% CR	25%	£1,113,335	£181,185	£181,185	£181,185	£181,185	£181,185	£181,185
0% LAR - 40% CR	30%	£1,524,081	£1,524,081	£1,524,081	£1,524,081	£1,524,081	£1,524,081	£1,524,081
0% LAR - 40% CR	35%	£1,717,045	£1,717,045	£1,717,045	£1,717,045	£1,717,045	£1,717,045	£1,717,045
0% LAR - 40% CR	40%	£1,152,104	£1,152,104	£1,152,104	£1,152,104	£1,152,104	£1,152,104	£1,152,104
0% LAR - 40% CR	45%	£1,421,099	£1,421,099	£1,421,099	£1,421,099	£1,421,099	£1,421,099	£1,421,099
0% LAR - 40% CR	50%	£1,171,843	£1,171,843	£1,171,843	£1,171,843	£1,171,843	£1,171,843	£1,171,843

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	%AH	Base Build Costs and Access 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
0% LAR - 40% CR	0%	£2,772,542	£1,773,128	£1,768,486	£1,754,580	£1,724,848	£1,546,397	£1,447,238
0% LAR - 40% CR	5%	£2,420,653	£1,526,810	£1,519,984	£1,508,141	£1,478,512	£1,300,734	£1,201,968
0% LAR - 40% CR	10%	£2,133,489	£1,278,803	£1,272,210	£1,260,389	£1,230,872	£1,053,712	£955,290
0% LAR - 40% CR	15%	£1,841,999	£1,029,720	£1,023,148	£1,011,375	£981,943	£805,547	£707,239
0% LAR - 40% CR	20%	£1,549,256	£772,812	£772,812	£772,812	£772,812	£595,649	£497,524
0% LAR - 40% CR	22%	£1,431,804	£678,881	£672,335	£660,608	£631,293	£486,399	£387,681
0% LAR - 40% CR	25%	£1,252,251	£527,772	£521,234	£509,527	£480,255	£360,611	£267,891
0% LAR - 40% CR	30%	£959,997	£274,526	£268,407	£256,726	£227,523	£157,305	£108,029
0% LAR - 40% CR	35%	£693,524	£20,859	£14,349	£12,591	£8,453	£3,716	£3,716
0% LAR - 40% CR	40%	£365,788	£234,431	£240,930	£252,587	£249,218	£459,116	£453,186
0% LAR - 40% CR	45%	£185,952	£140,926	£147,415	£159,136	£156,882	£172,362	£170,762
0% LAR - 40% CR	50%	£48,876	£14,611	£16,086	£16,786	£16,786	£66,823	£1,077,221

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
0% LAR - 40% CR	0%	£3,277,836	£2,288,422	£2,281,780	£2,269,884	£2,240,142	£2,061,601	£1,962,552
0% LAR - 40% CR	5%	£2,886,847	£2,041,804	£2,035,288	£2,023,435	£1,993,696	£1,816,028	£1,717,262
0% LAR - 40% CR	10%	£2,648,763	£1,794,087	£1,787,504	£1,775,693	£1,746,186	£1,569,006	£1,470,584
0% LAR - 40% CR	15%	£2,377,280	£1,545,014	£1,538,442	£1,526,699	£1,497,237	£1,320,441	£1,222,532
0% LAR - 40% CR	20%	£2,084,550	£1,294,069	£1,288,113	£1,276,374	£1,247,026	£1,070,943	£973,118
0% LAR - 40% CR	22%	£1,947,098	£1,184,175	£1,178,429	£1,166,802	£1,146,887	£970,683	£872,875
0% LAR - 40% CR	25%	£1,710,545	£1,043,098	£1,036,528	£1,024,921	£1,004,549	£819,925	£722,855
0% LAR - 40% CR	30%	£1,475,591	£790,223	£783,701	£772,025	£742,817	£567,596	£470,255
0% LAR - 40% CR	35%	£1,176,786	£538,152	£531,643	£519,965	£488,841	£313,719	£216,833
0% LAR - 40% CR	40%	£881,080	£280,883	£274,364	£262,727	£233,634	£59,076	£1,302
0% LAR - 40% CR	45%	£582,142	£24,365	£17,679	£16,266	£16,266	£16,266	£16,266
0% LAR - 40% CR	50%	£280,016	£1,484,844	£1,484,844	£1,484,844	£1,484,844	£1,484,844	£1,484,844



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 - £1,500 psf
Sales value inflation	Growth
Build cost inflation	Growth
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
0% LAR - 40% CIR	0%	£3,694,903	£3,711,076	£3,704,434	£3,692,437	£3,692,796	£3,484,345	£3,385,207
5% LAR - 40% CIR	5%	£3,593,863	£3,620,206	£3,613,565	£3,601,739	£3,602,108	£3,384,330	£3,285,664
10% LAR - 40% CIR	10%	£3,595,687	£3,128,048	£3,121,455	£3,109,644	£3,080,117	£2,902,958	£2,804,535
15% LAR - 40% CIR	15%	£3,599,181	£2,838,514	£2,833,581	£2,816,286	£2,780,396	£2,610,840	£2,512,131
20% LAR - 40% CIR	20%	£3,591,339	£2,539,814	£2,533,981	£2,521,622	£2,482,275	£2,316,191	£2,218,387
25% LAR - 40% CIR	25%	£3,185,849	£2,241,684	£2,241,137	£2,230,411	£2,174,088	£2,008,291	£1,910,482
30% LAR - 40% CIR	30%	£2,862,253	£2,243,982	£2,237,425	£2,225,718	£2,168,446	£2,002,822	£1,905,252
35% LAR - 40% CIR	35%	£2,641,505	£1,946,789	£1,940,247	£1,928,560	£1,869,363	£1,724,145	£1,626,801
40% LAR - 40% CIR	40%	£2,800,361	£1,648,348	£1,641,180	£1,629,185	£1,568,035	£1,435,172	£1,337,626
45% LAR - 40% CIR	45%	£1,957,572	£1,348,706	£1,342,208	£1,330,579	£1,301,476	£1,126,918	£1,029,941
50% LAR - 40% CIR	50%	£1,613,586	£1,047,660	£1,041,369	£1,028,749	£1,000,669	£865,384	£729,557
55% LAR - 40% CIR	55%	£1,586,852	£745,819	£739,336	£727,730	£696,715	£554,612	£427,889

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
0% LAR - 40% CIR	0%	£2,128,029	£1,172,202	£1,165,560	£1,153,963	£1,123,922	£948,471	£848,371
5% LAR - 40% CIR	5%	£1,762,089	£881,332	£1,529,754	£1,614,802	£1,685,272	£1,707,494	£1,658,728
10% LAR - 40% CIR	10%	£1,456,813	£689,174	£1,634,619	£1,750,770	£1,941,243	£2,044,084	£2,055,641
15% LAR - 40% CIR	15%	£1,120,271	£295,740	£1,389,167	£1,777,384	£2,147,962	£2,171,308	£2,163,743
20% LAR - 40% CIR	20%	£784,746	£1,046	£1,046,456	£1,046,456	£1,046,456	£929,355	£929,355
25% LAR - 40% CIR	25%	£444,978	£117,180	£153,737	£153,443	£164,778	£164,778	£164,778
30% LAR - 40% CIR	30%	£245,417	£103,051	£103,051	£103,051	£103,051	£103,051	£103,051
35% LAR - 40% CIR	35%	£103,051	£103,051	£103,051	£103,051	£103,051	£103,051	£103,051
40% LAR - 40% CIR	40%	£103,051	£103,051	£103,051	£103,051	£103,051	£103,051	£103,051
45% LAR - 40% CIR	45%	£103,051	£103,051	£103,051	£103,051	£103,051	£103,051	£103,051
50% LAR - 40% CIR	50%	£103,051	£103,051	£103,051	£103,051	£103,051	£103,051	£103,051
55% LAR - 40% CIR	55%	£103,051	£103,051	£103,051	£103,051	£103,051	£103,051	£103,051

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
0% LAR - 40% CIR	0%	£3,178,967	£2,224,240	£2,217,568	£2,206,701	£2,175,960	£1,967,509	£1,868,371
5% LAR - 40% CIR	5%	£2,844,787	£1,853,370	£1,853,370	£1,849,802	£1,849,802	£1,707,494	£1,658,728
10% LAR - 40% CIR	10%	£2,508,851	£1,641,212	£1,634,619	£1,622,808	£1,593,281	£1,416,122	£1,317,699
15% LAR - 40% CIR	15%	£2,122,308	£1,347,778	£1,341,205	£1,329,432	£1,300,000	£1,123,404	£1,025,295
20% LAR - 40% CIR	20%	£1,834,493	£1,053,078	£1,046,456	£1,036,786	£1,006,459	£829,355	£731,611
25% LAR - 40% CIR	25%	£1,699,913	£934,448	£928,361	£916,475	£887,289	£711,385	£613,446
30% LAR - 40% CIR	30%	£1,495,417	£757,123	£750,889	£738,852	£709,610	£533,885	£436,416
35% LAR - 40% CIR	35%	£1,155,089	£493,933	£483,411	£471,730	£442,527	£237,509	£139,965
40% LAR - 40% CIR	40%	£812,421	£201,601	£198,001	£194,001	£174,100	£103,051	£103,051
45% LAR - 40% CIR	45%	£470,736	£136,136	£134,034	£133,235	£116,905	£103,051	£103,051
50% LAR - 40% CIR	50%	£120,732	£130,732	£130,732	£130,732	£130,732	£130,732	£130,732
55% LAR - 40% CIR	55%	£120,732	£130,732	£130,732	£130,732	£130,732	£130,732	£130,732

Residual 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
0% LAR - 40% CIR	0%	£3,613,983	£2,660,156	£2,653,514	£2,647,817	£2,617,876	£2,433,425	£2,334,287
5% LAR - 40% CIR	5%	£3,380,053	£2,389,286	£2,382,070	£2,350,810	£2,321,186	£2,143,410	£2,044,644
10% LAR - 40% CIR	10%	£2,944,787	£2,077,128	£2,070,535	£2,058,724	£2,028,197	£1,852,038	£1,753,615
15% LAR - 40% CIR	15%	£2,508,225	£1,783,094	£1,777,121	£1,765,348	£1,735,918	£1,559,540	£1,461,211
20% LAR - 40% CIR	20%	£2,070,409	£1,488,994	£1,482,441	£1,470,702	£1,441,655	£1,265,271	£1,167,437
25% LAR - 40% CIR	25%	£2,134,939	£1,370,764	£1,364,217	£1,352,491	£1,323,175	£1,147,281	£1,049,562
30% LAR - 40% CIR	30%	£1,931,353	£1,159,042	£1,156,005	£1,154,798	£1,145,202	£985,802	£877,322
35% LAR - 40% CIR	35%	£1,591,005	£895,849	£889,327	£877,646	£848,443	£673,225	£575,881
40% LAR - 40% CIR	40%	£1,268,641	£597,428	£590,917	£579,242	£550,115	£375,252	£275,937
45% LAR - 40% CIR	45%	£906,852	£297,786	£291,268	£279,650	£250,556	£75,908	£20,874
50% LAR - 40% CIR	50%	£562,648	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000
55% LAR - 40% CIR	55%	£21,744	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000

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
0% LAR - 40% CIR	0%	£4,125,277	£3,175,250	£3,168,008	£3,156,911	£3,127,170	£2,948,719	£2,849,581
5% LAR - 40% CIR	5%	£3,765,117	£2,884,580	£2,877,964	£2,866,113	£2,836,482	£2,658,324	£2,559,186
10% LAR - 40% CIR	10%	£3,480,081	£2,592,422	£2,585,829	£2,574,018	£2,544,491	£2,367,332	£2,268,509
15% LAR - 40% CIR	15%	£3,123,619	£2,298,588	£2,292,415	£2,280,642	£2,251,210	£2,074,614	£1,975,595
20% LAR - 40% CIR	20%	£2,785,303	£2,004,288	£1,997,735	£1,985,906	£1,956,649	£1,780,565	£1,682,741
25% LAR - 40% CIR	25%	£2,686,223	£1,888,088	£1,879,911	£1,867,788	£1,838,489	£1,662,875	£1,564,896
30% LAR - 40% CIR	30%	£2,446,627	£1,708,036	£1,701,798	£1,690,262	£1,660,820	£1,485,196	£1,387,626
35% LAR - 40% CIR	35%	£2,106,299	£1,411,143	£1,404,621	£1,392,840	£1,363,737	£1,188,519	£1,091,175
40% LAR - 40% CIR	40%	£1,764,755	£1,112,720	£1,106,211	£1,094,554	£1,064,554	£890,546	£793,641
45% LAR - 40% CIR	45%	£1,421,946	£813,080	£806,582	£794,844	£765,850	£591,292	£494,315
50% LAR - 40% CIR	50%	£1,077,962	£512,234	£505,743	£494,123	£465,073	£290,726	£193,851
55% LAR - 40% CIR	55%	£732,786	£210,183	£203,710	£192,184	£163,081	£1,000	£1,000



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 - £1,750 psf
------------	---------------------

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR - CBR

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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% CBR	0%	£5,187,307	£5,189,456	£5,182,814	£5,170,918	£5,141,176	£4,962,726	£4,863,586
0% LAR - 40% CBR	5%	£5,179,237	£4,934,666	£4,911,051	£4,898,199	£4,785,569	£4,596,391	£4,500,035
0% LAR - 40% CBR	10%	£5,147,851	£4,458,500	£4,451,967	£4,440,167	£4,410,660	£4,233,500	£4,135,077
0% LAR - 40% CBR	15%	£4,896,186	£4,017,527	£4,084,064	£4,072,861	£4,042,599	£3,866,863	£3,768,754
0% LAR - 40% CBR	20%	£4,543,252	£3,722,619	£3,716,065	£3,704,306	£3,674,979	£3,498,666	£3,401,070
0% LAR - 40% CBR	22%	£4,367,724	£3,674,819	£3,588,273	£3,586,547	£3,527,231	£3,351,237	£3,253,619
0% LAR - 40% CBR	25%	£4,100,065	£3,352,147	£3,346,211	£3,336,252	£3,302,232	£3,129,607	£3,032,037
0% LAR - 40% CBR	30%	£3,893,608	£2,981,635	£2,975,113	£2,963,432	£2,934,229	£2,759,011	£2,661,667
0% LAR - 40% CBR	35%	£3,279,604	£2,600,293	£2,592,764	£2,591,137	£2,561,982	£2,387,119	£2,289,874
0% LAR - 40% CBR	40%	£2,859,013	£2,235,734	£2,229,235	£2,217,598	£2,188,506	£2,013,947	£1,916,969
0% LAR - 40% CBR	45%	£2,498,886	£1,860,968	£1,854,478	£1,842,626	£1,813,607	£1,639,503	£1,542,667
0% LAR - 40% CBR	50%	£2,079,563	£1,486,008	£1,478,508	£1,466,600	£1,437,863	£1,263,801	£1,167,078

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

							£37,648,000	
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CBR	0%	£3,628,433	£2,650,582	£2,643,840	£2,630,044	£2,600,302	£2,423,892	£2,324,712
0% LAR - 40% CBR	5%	£3,219,267	£2,286,794	£2,277,177	£2,270,363	£2,239,723	£2,066,817	£1,967,185
0% LAR - 40% CBR	10%	£2,808,977	£1,919,716	£1,913,123	£1,901,313	£1,871,786	£1,698,026	£1,598,203
0% LAR - 40% CBR	15%	£2,397,314	£1,552,363	£1,545,780	£1,534,017	£1,504,586	£1,331,089	£1,231,802
0% LAR - 40% CBR	20%	£1,986,416	£1,185,145	£1,177,191	£1,171,191	£1,139,454	£965,061	£865,136
0% LAR - 40% CBR	22%	£1,818,880	£1,035,545	£1,029,399	£1,017,873	£988,387	£814,463	£714,745
0% LAR - 40% CBR	25%	£1,652,181	£881,813	£875,157	£863,537	£834,353	£660,136	£560,131
0% LAR - 40% CBR	30%	£1,154,734	£442,761	£436,239	£424,558	£395,353	£220,137	£122,763
0% LAR - 40% CBR	35%	£704,185	£204,161	£203,416	£199,468	£185,196	£95,186	£45,186
0% LAR - 40% CBR	40%	£265,159	£70,184	£69,638	£67,274	£65,968	£34,527	£33,005
0% LAR - 40% CBR	45%	£288,885	£97,806	£96,435	£94,815	£92,687	£59,121	£58,231
0% LAR - 40% CBR	50%	£510,811	£1,005,005	£1,000,468	£1,017,264	£1,000,871	£1,075,072	£1,071,788

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
0% LAR - 40% CBR	0%	£4,680,471	£3,702,620	£3,695,978	£3,684,082	£3,654,340	£3,478,890	£3,379,750
0% LAR - 40% CBR	5%	£4,271,961	£3,337,832	£3,331,215	£3,319,363	£3,289,723	£3,114,895	£3,015,189
0% LAR - 40% CBR	10%	£3,861,015	£2,971,754	£2,965,161	£2,953,351	£2,923,824	£2,748,664	£2,648,241
0% LAR - 40% CBR	15%	£3,449,352	£2,604,401	£2,597,828	£2,586,055	£2,556,623	£2,381,027	£2,281,918
0% LAR - 40% CBR	20%	£3,036,416	£2,236,763	£2,230,229	£2,217,496	£2,187,669	£2,012,069	£1,912,804
0% LAR - 40% CBR	22%	£2,876,888	£2,087,363	£2,080,711	£2,068,711	£2,046,395	£1,874,961	£1,774,763
0% LAR - 40% CBR	25%	£2,652,119	£1,865,811	£1,859,375	£1,847,698	£1,815,396	£1,643,116	£1,543,134
0% LAR - 40% CBR	30%	£2,236,772	£1,494,799	£1,488,277	£1,476,598	£1,447,393	£1,272,175	£1,174,831
0% LAR - 40% CBR	35%	£1,760,068	£1,122,477	£1,115,948	£1,104,267	£1,074,448	£900,263	£802,134
0% LAR - 40% CBR	40%	£1,372,177	£748,086	£742,369	£730,762	£701,669	£527,111	£430,133
0% LAR - 40% CBR	45%	£953,053	£374,132	£367,643	£356,223	£326,974	£152,607	£55,831
0% LAR - 40% CBR	50%	£153,727	£1,767	£1,608	£1,498	£1,404	£22,696	£1,788

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% CBR	0%	£5,116,387	£4,138,536	£4,131,884	£4,119,988	£4,089,256	£3,913,806	£3,812,666
0% LAR - 40% CBR	5%	£4,707,307	£3,773,748	£3,767,131	£3,755,276	£3,724,649	£3,549,171	£3,448,105
0% LAR - 40% CBR	10%	£4,296,931	£3,407,670	£3,401,077	£3,389,267	£3,358,740	£3,183,280	£3,084,157
0% LAR - 40% CBR	15%	£3,886,598	£3,040,317	£3,033,744	£3,021,971	£2,992,239	£2,816,843	£2,717,804
0% LAR - 40% CBR	20%	£3,475,252	£2,671,666	£2,665,145	£2,653,408	£2,624,068	£2,447,976	£2,348,130
0% LAR - 40% CBR	22%	£3,306,884	£2,523,399	£2,517,383	£2,505,627	£2,476,311	£2,300,417	£2,202,699
0% LAR - 40% CBR	25%	£3,058,135	£2,301,627	£2,295,291	£2,283,592	£2,254,172	£2,078,687	£1,981,117
0% LAR - 40% CBR	30%	£2,642,688	£1,930,153	£1,924,193	£1,912,512	£1,883,309	£1,708,061	£1,610,747
0% LAR - 40% CBR	35%	£2,228,260	£1,558,373	£1,551,864	£1,540,207	£1,511,082	£1,336,199	£1,239,056
0% LAR - 40% CBR	40%	£1,808,093	£1,184,814	£1,178,315	£1,166,678	£1,137,585	£963,027	£866,049
0% LAR - 40% CBR	45%	£1,388,989	£811,048	£803,559	£791,039	£762,487	£588,583	£491,747
0% LAR - 40% CBR	50%	£968,653	£434,089	£427,606	£415,000	£386,063	£212,881	£115,158

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% CBR	0%	£5,611,681	£4,653,030	£4,647,188	£4,635,292	£4,605,590	£4,427,100	£4,327,960
0% LAR - 40% CBR	5%	£5,202,601	£4,286,442	£4,280,425	£4,270,571	£4,240,843	£4,062,196	£3,964,399
0% LAR - 40% CBR	10%	£4,812,225	£3,922,064	£3,916,371	£3,906,561	£3,876,034	£3,697,874	£3,599,451
0% LAR - 40% CBR	15%	£4,400,962	£3,555,611	£3,549,038	£3,539,208	£3,508,831	£3,331,207	£3,233,128
0% LAR - 40% CBR	20%	£3,989,736	£3,188,963	£3,183,430	£3,173,502	£3,143,269	£2,965,444	£2,867,444
0% LAR - 40% CBR	22%	£3,822,998	£3,039,193	£3,033,647	£3,023,921	£2,993,608	£2,815,711	£2,717,993
0% LAR - 40% CBR	25%	£3,571,429	£2,817,121	£2,811,585	£2,799,876	£2,769,606	£2,593,861	£2,496,411
0% LAR - 40% CBR	30%	£3,157,982	£2,446,009	£2,439,487	£2,427,808	£2,398,603	£2,223,385	£2,126,041
0% LAR - 40% CBR	35%	£2,741,296	£2,073,867	£2,067,158	£2,055,501	£2,026,395	£1,851,450	£1,754,364
0% LAR - 40% CBR	40%	£2,323,387	£1,700,108	£1,693,609	£1,681,972	£1,652,879	£1,478,321	£1,381,343
0% LAR - 40% CBR	45%	£1,904,260	£1,326,342	£1,319,653	£1,307,233	£1,278,161	£1,103,672	£1,007,241
0% LAR - 40% CBR	50%	£1,485,657	£949,365	£942,600	£930,276	£901,277	£726,115	£630,452



LB Camden  
Local Plan Viability Testing 2025

Resi 5- 13 Flats		Value Area		Zone C - £1,900 psf					
No Units Site Area		Sales value inflation Build cost inflation		Growth Growth LAR - CIR					
13 0.03 Ha									
Residual land values:									
		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, 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	
Tenure	%AH	£7,069,749 £8,614,587 £8,139,148 £5,122,414 £5,444,408 £3,660,849 £4,765,137 £4,324,618 £3,862,861 £3,399,979 £2,965,863 £2,470,385	£8,076,483 £9,687,344 £9,256,915 £4,836,211 £4,432,847 £4,266,762 £4,018,018 £3,802,555 £3,186,861 £2,767,951 £2,346,834 £1,928,523	£9,089,842 £10,657,228 £9,250,322 £4,836,838 £4,425,088 £4,260,185 £4,011,482 £3,596,033 £3,179,352 £2,761,452 £2,342,344 £1,922,040	£8,057,346 £9,648,875 £9,238,512 £4,806,895 £4,413,945 £4,248,429 £3,999,773 £3,584,352 £3,167,696 £2,746,815 £2,326,723 £1,910,433	£8,028,204 £9,619,246 £9,208,985 £4,787,234 £4,384,601 £4,219,113 £3,970,563 £3,555,148 £3,138,551 £2,720,721 £2,301,673 £1,881,416	£5,849,753 £6,441,469 £5,931,825 £4,500,837 £4,208,617 £4,043,219 £3,784,678 £3,379,931 £2,963,452 £2,546,163 £2,127,368 £1,707,815	£5,750,814 £6,342,702 £5,833,402 £4,500,837 £4,208,617 £4,043,219 £3,784,678 £3,379,931 £2,963,452 £2,546,163 £2,127,368 £1,707,815	
Residual Land values compared to benchmark land values									
Higher Value Secondary Offices						£37,645,000			
		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		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 & Sustainability	
Tenure	%AH	£5,581,913 £5,107,781 £4,672,312 £4,215,576 £3,759,852 £3,819,613 £3,298,363 £2,837,782 £2,361,861 £1,913,043 £1,448,847 £98,149	£4,889,647 £4,180,508 £3,770,079 £3,356,375 £2,942,406 £2,779,866 £2,311,102 £2,115,719 £1,696,867 £1,281,115 £881,088 £414,687	£4,583,006 £4,173,892 £3,763,486 £3,351,802 £2,938,852 £2,773,319 £2,304,646 £2,109,197 £1,689,629 £1,274,616 £865,508 £416,404	£4,571,110 £4,162,029 £3,751,676 £3,340,009 £2,927,112 £2,761,893 £2,292,893 £2,097,516 £1,677,821 £1,262,879 £843,887 £423,997	£4,541,368 £4,132,410 £3,722,149 £3,310,597 £2,897,765 £2,732,277 £2,263,687 £2,068,312 £1,648,617 £1,233,885 £814,637 £436,580	£4,362,917 £3,954,032 £3,544,989 £3,134,001 £2,721,881 £2,556,383 £2,087,442 £1,893,095 £1,473,400 £1,059,327 £640,532 £520,419	£4,263,778 £3,855,866 £3,446,586 £3,035,893 £2,623,857 £2,458,684 £2,214,472 £1,989,412 £1,759,751 £1,375,766 £961,300 £543,067 £273,797	
Residual Land values compared to benchmark land values									
Medium Value Secondary Offices						£37,186,000			
		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 & Sustainability	
Tenure	%AH	£5,581,913 £5,107,781 £4,672,312 £4,215,576 £3,759,852 £3,819,613 £3,298,363 £2,837,782 £2,361,861 £1,913,043 £1,448,847 £98,149	£4,889,647 £4,180,508 £3,770,079 £3,356,375 £2,942,406 £2,779,866 £2,311,102 £2,115,719 £1,696,867 £1,281,115 £881,088 £414,687	£4,583,006 £4,173,892 £3,763,486 £3,351,802 £2,938,852 £2,773,319 £2,304,646 £2,109,197 £1,689,629 £1,274,616 £865,508 £416,404	£4,571,110 £4,162,029 £3,751,676 £3,340,009 £2,927,112 £2,761,893 £2,292,893 £2,097,516 £1,677,821 £1,262,879 £843,887 £423,997	£4,541,368 £4,132,410 £3,722,149 £3,310,597 £2,897,765 £2,732,277 £2,263,687 £2,068,312 £1,648,617 £1,233,885 £814,637 £436,580	£4,362,917 £3,954,032 £3,544,989 £3,134,001 £2,721,881 £2,556,383 £2,087,442 £1,893,095 £1,473,400 £1,059,327 £640,532 £520,419	£4,263,778 £3,855,866 £3,446,586 £3,035,893 £2,623,857 £2,458,684 £2,214,472 £1,989,412 £1,759,751 £1,375,766 £961,300 £543,067 £273,797	
Residual Land values compared to benchmark land values									
Lower Value Secondary Offices / Community Space						£46,420,000			
		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 & Sustainability	
Tenure	%AH	£8,517,859 £5,603,677 £5,198,228 £4,681,884 £4,193,488 £4,009,929 £3,724,517 £3,273,888 £2,811,981 £2,348,559 £1,884,763 £1,415,365	£5,025,963 £4,616,424 £4,205,985 £3,794,291 £3,381,921 £3,215,762 £2,807,098 £2,391,635 £2,134,841 £1,717,031 £1,297,014 £871,603	£5,018,922 £4,609,808 £4,199,402 £3,787,718 £3,375,268 £3,209,235 £2,800,952 £2,385,113 £2,128,435 £1,710,532 £1,291,424 £871,101	£5,007,058 £4,597,895 £4,187,592 £3,775,845 £3,363,585 £3,197,509 £2,789,833 £2,373,432 £2,116,770 £1,698,885 £1,279,803 £863,113	£4,977,284 £4,568,326 £4,158,005 £3,746,513 £3,334,613 £3,168,193 £2,759,852 £2,343,228 £2,087,631 £1,669,801 £1,250,793 £836,496	£4,798,833 £4,390,548 £3,980,905 £3,569,517 £3,157,683 £2,992,299 £2,583,988 £2,167,611 £1,912,788 £1,495,243 £1,076,448 £662,395	£4,699,684 £4,291,792 £3,882,482 £3,471,899 £3,059,735 £2,894,580 £2,486,388 £2,070,887 £1,815,622 £1,398,266 £979,613 £565,672	
Residual Land values compared to benchmark land values									
Secondary Industrial/Storage/Distribution						£26,661,000			
		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 & Sustainability	
Tenure	%AH	£8,533,123 £6,019,941 £5,623,522 £5,160,788 £4,739,780 £4,828,223 £4,246,511 £3,788,952 £3,307,235 £2,884,253 £2,400,927 £1,924,659	£5,540,867 £5,111,718 £4,721,289 £4,309,585 £3,896,015 £3,731,076 £3,482,362 £3,066,529 £2,650,235 £2,232,325 £1,815,209 £1,392,667	£5,534,216 £5,105,102 £4,714,696 £4,303,012 £3,890,062 £3,724,229 £3,475,896 £3,060,407 £2,643,726 £2,225,828 £1,808,719 £1,386,414	£5,522,320 £5,113,149 £4,702,886 £4,291,239 £3,878,322 £3,712,883 £3,464,167 £3,048,728 £2,632,069 £2,214,189 £1,797,085 £1,374,867	£5,492,278 £5,083,620 £4,673,399 £4,261,807 £3,848,975 £3,683,487 £3,434,877 £3,019,522 £2,602,925 £2,185,095 £1,768,947 £1,346,750	£5,314,127 £4,805,842 £4,396,199 £4,084,211 £3,672,861 £3,507,583 £3,259,452 £2,844,305 £2,428,069 £2,010,537 £1,593,947 £1,171,686	£5,214,886 £4,807,076 £4,397,776 £4,000,837 £3,602,931 £3,409,874 £3,161,682 £2,746,981 £2,330,192 £1,913,580 £1,496,967 £1,074,667	



LB Camden  
Local Plan Viability Testing 2025

Resi S-13 Plats		Value Area		Zone C - £2,000 psf	
No Units	13	Sales value inflation		Growth	
Site Area	0.03 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		PIL	
		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 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, 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		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, 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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	
		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, Renewable Offset Payments & Sustainability	



LB Camden  
Local Plan Viability Testing 2025

Resi S-13 Plots		Value Area	Zone C - RP Periphery E220 paf					
No Units	13	Sales value inflation	Growth					
Site Area	0.03 Ha	Build cost inflation	Growth					
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, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(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%	£9,172,114	£8,146,216	£9,139,875	£8,127,878	£8,097,935	£7,919,485	£7,820,346
5% LAR: 40% CR	5%	£8,612,784	£7,633,589	£8,628,973	£7,616,127	£7,586,481	£7,407,713	£7,308,947
10% LAR: 40% CR	10%	£8,052,176	£7,119,874	£7,113,081	£7,101,271	£7,071,744	£6,894,584	£6,796,161
15% LAR: 40% CR	15%	£7,492,474	£6,604,843	£6,597,210	£6,585,135	£6,556,108	£6,380,109	£6,282,201
20% LAR: 40% CR	20%	£6,932,957	£6,089,626	£6,081,473	£6,069,734	£6,040,387	£5,865,426	£5,768,478
25% LAR: 40% CR	25%	£6,373,473	£5,581,092	£5,574,546	£5,562,620	£5,533,604	£5,359,610	£5,263,891
30% LAR: 40% CR	30%	£5,814,061	£5,070,317	£5,063,781	£5,051,072	£5,022,262	£4,847,177	£4,752,008
35% LAR: 40% CR	35%	£5,254,674	£4,561,368	£4,554,845	£4,542,163	£4,513,360	£4,338,740	£4,243,826
40% LAR: 40% CR	40%	£4,695,288	£4,050,789	£4,043,291	£4,030,553	£3,992,581	£3,788,002	£3,693,408
45% LAR: 40% CR	45%	£4,135,903	£3,487,186	£3,480,697	£3,467,076	£3,429,025	£3,205,721	£3,108,885
50% LAR: 40% CR	50%	£3,576,518	£2,928,389	£2,921,908	£2,908,286	£2,870,262	£2,645,459	£2,548,623
Residual Land values compared to benchmark land values		£37,648,000						
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, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(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%	£8,633,240	£5,807,342	£5,800,701	£5,588,804	£5,589,081	£5,380,611	£5,281,472
5% LAR: 40% CR	5%	£8,073,620	£5,248,716	£5,242,075	£5,030,188	£5,030,465	£4,821,995	£4,723,057
10% LAR: 40% CR	10%	£7,513,302	£4,690,800	£4,674,207	£4,462,307	£4,462,579	£4,254,109	£4,155,710
15% LAR: 40% CR	15%	£6,953,456	£4,132,009	£4,115,416	£3,903,516	£3,903,788	£3,695,318	£3,597,219
20% LAR: 40% CR	20%	£6,393,573	£3,573,212	£3,556,619	£3,344,719	£3,344,991	£3,136,521	£3,038,422
25% LAR: 40% CR	25%	£5,833,690	£3,014,415	£3,000,822	£2,788,922	£2,789,194	£2,580,724	£2,482,625
30% LAR: 40% CR	30%	£5,273,807	£2,455,618	£2,442,025	£2,226,525	£2,226,797	£2,018,327	£1,920,228
35% LAR: 40% CR	35%	£4,713,924	£1,896,821	£1,883,228	£1,663,728	£1,663,999	£1,455,529	£1,357,430
40% LAR: 40% CR	40%	£4,154,041	£1,338,024	£1,324,431	£1,103,931	£1,104,202	£895,729	£797,630
45% LAR: 40% CR	45%	£3,594,158	£779,227	£765,634	£545,534	£545,805	£337,639	£239,540
50% LAR: 40% CR	50%	£3,034,275	£220,430	£206,837	£0	£0	£0	£0
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, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(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%	£7,885,278	£5,859,380	£5,852,739	£5,640,842	£5,641,099	£5,432,649	£5,333,510
5% LAR: 40% CR	5%	£7,325,658	£5,299,754	£5,293,113	£5,081,216	£5,081,473	£4,872,923	£4,773,784
10% LAR: 40% CR	10%	£6,766,038	£4,740,128	£4,733,487	£4,521,590	£4,521,847	£4,313,297	£4,214,158
15% LAR: 40% CR	15%	£6,206,418	£4,180,502	£4,173,861	£3,961,964	£3,962,221	£3,753,671	£3,654,532
20% LAR: 40% CR	20%	£5,646,798	£3,620,876	£3,614,235	£3,402,338	£3,402,595	£3,194,045	£3,094,906
25% LAR: 40% CR	25%	£5,087,178	£3,061,250	£3,054,609	£2,842,712	£2,842,969	£2,634,419	£2,535,280
30% LAR: 40% CR	30%	£4,527,558	£2,501,624	£2,494,983	£2,283,086	£2,283,343	£2,074,796	£1,975,657
35% LAR: 40% CR	35%	£3,967,938	£1,941,998	£1,935,357	£1,723,460	£1,723,717	£1,515,213	£1,416,074
40% LAR: 40% CR	40%	£3,408,318	£1,382,372	£1,375,731	£1,163,834	£1,164,091	£955,587	£856,448
45% LAR: 40% CR	45%	£2,848,698	£822,746	£816,105	£604,208	£604,465	£395,961	£296,822
50% LAR: 40% CR	50%	£2,289,078	£263,120	£256,479	£44,511	£44,768	£0	£0
Residual Land values compared to benchmark land values		£46,420,000						
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, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(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%	£8,121,184	£7,085,286	£7,088,555	£7,076,758	£7,077,015	£6,868,565	£6,769,426
5% LAR: 40% CR	5%	£7,561,564	£6,525,660	£6,528,929	£6,517,132	£6,517,389	£6,308,939	£6,209,800
10% LAR: 40% CR	10%	£7,001,944	£5,966,036	£5,969,305	£5,957,508	£5,957,765	£5,749,315	£5,650,176
15% LAR: 40% CR	15%	£6,442,324	£5,406,412	£5,409,681	£5,397,884	£5,398,141	£5,189,691	£5,090,552
20% LAR: 40% CR	20%	£5,882,704	£4,846,788	£4,850,057	£4,838,260	£4,838,517	£4,629,067	£4,529,928
25% LAR: 40% CR	25%	£5,323,084	£4,287,164	£4,290,433	£4,278,636	£4,278,893	£4,069,443	£3,970,304
30% LAR: 40% CR	30%	£4,763,464	£3,727,540	£3,730,809	£3,719,012	£3,719,269	£3,509,819	£3,410,680
35% LAR: 40% CR	35%	£4,203,844	£3,167,916	£3,171,185	£3,159,388	£3,159,645	£2,950,195	£2,851,056
40% LAR: 40% CR	40%	£3,644,224	£2,608,292	£2,611,561	£2,600,512	£2,600,769	£2,391,319	£2,292,180
45% LAR: 40% CR	45%	£3,084,604	£2,048,668	£2,051,937	£2,040,888	£2,041,145	£1,831,695	£1,732,556
50% LAR: 40% CR	50%	£2,525,084	£1,489,044	£1,492,313	£1,481,264	£1,481,521	£1,272,071	£1,172,932
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, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(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%	£8,529,488	£7,510,090	£7,503,449	£7,502,252	£7,502,509	£7,293,659	£7,194,720
5% LAR: 40% CR	5%	£7,969,868	£6,950,690	£6,944,049	£6,942,852	£6,943,109	£6,734,259	£6,635,320
10% LAR: 40% CR	10%	£7,410,248	£6,391,060	£6,384,419	£6,383,222	£6,383,479	£6,174,629	£6,075,690
15% LAR: 40% CR	15%	£6,850,628	£5,831,480	£5,824,839	£5,823,642	£5,823,899	£5,615,049	£5,516,110
20% LAR: 40% CR	20%	£6,291,008	£5,271,860	£5,265,219	£5,264,022	£5,264,279	£5,055,429	£4,956,490
25% LAR: 40% CR	25%	£5,731,388	£4,712,240	£4,705,599	£4,704,402	£4,704,659	£4,495,809	£4,396,870
30% LAR: 40% CR	30%	£5,171,768	£4,152,620	£4,145,979	£4,144,782	£4,145,039	£3,936,189	£3,837,250
35% LAR: 40% CR	35%	£4,612,148	£3,593,000	£3,586,359	£3,585,162	£3,585,419	£3,376,569	£3,277,630
40% LAR: 40% CR	40%	£4,052,528	£3,033,380	£3,026,739	£3,025,542	£3,025,799	£2,816,949	£2,718,010
45% LAR: 40% CR	45%	£3,492,908	£2,473,760	£2,467,119	£2,465,922	£2,466,179	£2,257,329	£2,158,390
50% LAR: 40% CR	50%	£2,933,288	£1,914,140	£1,907,499	£1,906,302	£1,906,559	£1,697,709	£1,598,770
Residual Land values compared to benchmark land values		£26,601,000						



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		Growth	
Site Area	0.03 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		PA	
		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, 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
Tenure	% AH				
0% LAR - 40% CR	0%	£10,374,037	£9,322,278	£9,310,381	£9,280,640
5% LAR - 40% CR	5%	£9,724,600	£8,750,541	£8,738,699	£8,700,090
10% LAR - 40% CR	10%	£9,133,508	£8,164,107	£8,165,704	£8,136,177
15% LAR - 40% CR	15%	£8,517,158	£7,559,151	£7,597,435	£7,562,004
20% LAR - 40% CR	20%	£7,888,698	£7,034,190	£7,010,888	£6,986,550
25% LAR - 40% CR	25%	£7,256,102	£6,457,945	£6,450,008	£6,435,100
30% LAR - 40% CR	30%	£6,638,319	£5,879,259	£5,872,738	£5,861,056
35% LAR - 40% CR	35%	£6,011,268	£5,299,945	£5,281,778	£5,250,645
40% LAR - 40% CR	40%	£5,383,052	£4,719,412	£4,701,278	£4,672,183
45% LAR - 40% CR	45%	£4,753,591	£4,137,674	£4,116,563	£4,090,513
50% LAR - 40% CR	50%	£4,122,828	£3,554,741	£3,548,258	£3,536,651
Residual Land values compared to benchmark land values		£97,648,000			
Higher Value Secondary Offices					
		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, 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
Tenure	% AH				
0% LAR - 40% CR	0%	£7,835,163	£8,773,404	£8,771,507	£8,741,796
5% LAR - 40% CR	5%	£7,275,166	£8,219,264	£8,211,697	£8,192,224
10% LAR - 40% CR	10%	£6,595,034	£7,645,233	£7,630,640	£7,615,704
15% LAR - 40% CR	15%	£5,973,034	£7,070,907	£7,054,334	£7,050,561
20% LAR - 40% CR	20%	£5,389,762	£6,486,116	£6,470,362	£6,467,441
25% LAR - 40% CR	25%	£4,756,999	£4,264,727	£4,248,458	£4,241,739
30% LAR - 40% CR	30%	£4,122,889	£3,622,811	£3,611,134	£3,602,965
35% LAR - 40% CR	35%	£3,499,445	£3,340,385	£3,333,664	£3,322,182
40% LAR - 40% CR	40%	£2,872,444	£2,761,077	£2,752,662	£2,742,600
45% LAR - 40% CR	45%	£2,244,178	£2,180,538	£2,174,039	£2,162,460
50% LAR - 40% CR	50%	£1,614,717	£1,598,800	£1,592,309	£1,580,689
Residual Land values compared to benchmark land values		£97,648,000			
Medium Value Secondary Offices					
		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, 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
Tenure	% AH				
0% LAR - 40% CR	0%	£8,887,201	£7,842,083	£7,835,442	£7,820,548
5% LAR - 40% CR	5%	£8,297,784	£7,270,332	£7,263,726	£7,251,853
10% LAR - 40% CR	10%	£7,647,072	£6,697,271	£6,690,678	£6,678,868
15% LAR - 40% CR	15%	£7,025,072	£6,122,945	£6,116,372	£6,104,589
20% LAR - 40% CR	20%	£6,401,980	£5,547,054	£5,540,800	£5,529,165
25% LAR - 40% CR	25%	£5,785,137	£5,116,765	£5,110,219	£5,098,493
30% LAR - 40% CR	30%	£5,171,285	£4,501,610	£4,503,872	£4,492,294
35% LAR - 40% CR	35%	£4,511,483	£4,392,423	£4,385,802	£4,374,220
40% LAR - 40% CR	40%	£3,872,444	£3,761,077	£3,752,662	£3,742,600
45% LAR - 40% CR	45%	£3,244,178	£3,232,576	£3,226,077	£3,214,490
50% LAR - 40% CR	50%	£2,658,054	£2,650,638	£2,644,347	£2,632,727
Residual Land values compared to benchmark land values		£57,186,000			
Lower Value Secondary Offices / Community Space					
		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, 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
Tenure	% AH				
0% LAR - 40% CR	0%	£8,887,201	£7,842,083	£7,835,442	£7,820,548
5% LAR - 40% CR	5%	£8,297,784	£7,270,332	£7,263,726	£7,251,853
10% LAR - 40% CR	10%	£7,647,072	£6,697,271	£6,690,678	£6,678,868
15% LAR - 40% CR	15%	£7,025,072	£6,122,945	£6,116,372	£6,104,589
20% LAR - 40% CR	20%	£6,401,980	£5,547,054	£5,540,800	£5,529,165
25% LAR - 40% CR	25%	£5,785,137	£5,116,765	£5,110,219	£5,098,493
30% LAR - 40% CR	30%	£5,171,285	£4,501,610	£4,503,872	£4,492,294
35% LAR - 40% CR	35%	£4,511,483	£4,392,423	£4,385,802	£4,374,220
40% LAR - 40% CR	40%	£3,872,444	£3,761,077	£3,752,662	£3,742,600
45% LAR - 40% CR	45%	£3,244,178	£3,232,576	£3,226,077	£3,214,490
50% LAR - 40% CR	50%	£2,658,054	£2,650,638	£2,644,347	£2,632,727
Residual Land values compared to benchmark land values		£40,420,000			
Secondary Industrial/Storage/Distribution					
		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, 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
Tenure	% AH				
0% LAR - 40% CR	0%	£9,323,177	£9,277,999	£9,271,358	£9,259,461
5% LAR - 40% CR	5%	£8,703,700	£7,706,238	£7,699,621	£7,687,769
10% LAR - 40% CR	10%	£8,082,988	£7,133,187	£7,126,594	£7,114,784
15% LAR - 40% CR	15%	£7,469,888	£6,558,881	£6,552,298	£6,540,510
20% LAR - 40% CR	20%	£6,857,716	£5,983,970	£5,976,182	£5,964,378
25% LAR - 40% CR	25%	£6,246,053	£5,752,681	£5,746,135	£5,734,409
30% LAR - 40% CR	30%	£5,633,182	£5,409,452	£5,399,988	£5,389,190
35% LAR - 40% CR	35%	£5,017,899	£4,828,339	£4,821,818	£4,810,138
40% LAR - 40% CR	40%	£4,400,278	£4,449,025	£4,442,516	£4,430,896
45% LAR - 40% CR	45%	£4,332,132	£3,668,492	£3,661,993	£3,650,356
50% LAR - 40% CR	45%	£3,762,671	£3,086,794	£3,080,263	£3,069,643
55% LAR - 40% CR	50%	£3,107,898	£2,603,821	£2,607,438	£2,496,731
Residual Land values compared to benchmark land values		£20,601,000			
Secondary Industrial/Storage/Distribution					
		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, 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
Tenure	% AH				
0% LAR - 40% CR	0%	£8,838,411	£8,781,293	£8,786,652	£8,774,755
5% LAR - 40% CR	5%	£8,219,884	£8,221,832	£8,214,915	£8,203,063
10% LAR - 40% CR	10%	£7,598,282	£7,641,881	£7,630,078	£7,618,281
15% LAR - 40% CR	15%	£7,025,072	£7,074,156	£7,067,582	£7,055,897
20% LAR - 40% CR	20%	£7,353,010	£6,498,594	£6,492,010	£6,480,272
25% LAR - 40% CR	25%	£7,183,347	£6,267,975	£6,261,429	£6,249,793
30% LAR - 40% CR	30%	£6,528,676	£5,821,719	£5,815,182	£5,803,474
35% LAR - 40% CR	35%	£5,192,693	£5,343,633	£5,337,112	£5,320,430
40% LAR - 40% CR	40%	£4,575,672	£4,764,119	£4,757,810	£4,746,152
45% LAR - 40% CR	40%	£4,847,426	£4,183,788	£4,177,287	£4,165,650
50% LAR - 40% CR	45%	£4,217,961	£3,602,680	£3,595,257	£3,583,831
55% LAR - 40% CR	50%	£3,587,462	£3,619,115	£3,612,632	£3,601,085



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		Growth											
Site Area		0.04 Ha		Build cost inflation		Growth											
				Temps		LAR - CIR											
Residual land values:																	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt 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%		£2,254,327		£1,203,778		£1,196,114		£1,182,387		£1,148,070							
60% LAR - 40% CIR		5%		£2,025,008		£1,021,684		£1,020,373		£986,186							
60% LAR - 40% CIR		10%		£1,794,192		£836,102		£830,464		£816,856							
60% LAR - 40% CIR		15%		£1,561,893		£653,048		£645,464		£631,880							
60% LAR - 40% CIR		20%		£1,338,125		£468,535		£458,973		£445,428							
60% LAR - 40% CIR		25%		£1,092,901		£276,576		£271,033		£257,523							
60% LAR - 40% CIR		28%		£1,045,683		£240,811		£233,272		£218,769							
60% LAR - 40% CIR		30%		£956,296		£89,184		£81,658		£68,179							
60% LAR - 40% CIR		35%		£818,142		£109,015		£117,116		£107,665							
60% LAR - 40% CIR		40%		£578,633		£516,548		£524,437		£538,520							
60% LAR - 40% CIR		45%		£137,724		£525,182		£533,260		£547,722							
60% LAR - 40% CIR		50%		£112,181		£735,503		£743,572		£758,018							
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															
0%		£1,139,620		£2,458,691		£2,459,723		£2,459,723		£2,459,723		£2,459,723		£2,459,723		£2,459,723	
60% LAR - 40% CIR		5%		£1,236,229		£2,640,154		£2,647,788		£2,661,844		£2,666,552		£2,669,761		£2,672,741	
60% LAR - 40% CIR		10%		£1,487,448		£1,826,375		£1,833,581		£1,841,861		£1,850,478		£1,859,084		£1,867,689	
60% LAR - 40% CIR		15%		£2,589,943		£3,308,789		£3,316,733		£3,324,598		£3,332,413		£3,340,191		£3,347,958	
60% LAR - 40% CIR		20%		£1,116,203		£2,211,713		£2,219,141		£2,226,486		£2,233,727		£2,240,961		£2,248,195	
60% LAR - 40% CIR		25%		£2,588,307		£3,383,267		£3,390,695		£3,398,114		£3,405,588		£3,413,058		£3,420,523	
60% LAR - 40% CIR		28%		£2,416,154		£3,451,696		£3,459,666		£3,467,669		£3,475,638		£3,483,666		£3,491,643	
60% LAR - 40% CIR		30%		£1,126,021		£2,652,654		£2,660,122		£2,667,590		£2,675,058		£2,682,526		£2,690,000	
60% LAR - 40% CIR		35%		£3,043,695		£3,770,852		£3,778,364		£3,785,942		£3,793,535		£3,801,130		£3,808,724	
60% LAR - 40% CIR		40%		£2,043,024		£3,870,186		£3,878,474		£3,886,762		£3,895,050		£3,903,338		£3,911,626	
60% LAR - 40% CIR		45%		£3,532,113		£4,167,030		£4,165,098		£4,163,098		£4,240,717		£4,462,837		£4,583,190	
60% LAR - 40% CIR		50%		£3,174,618		£4,361,363		£4,348,430		£4,335,497		£4,456,876		£4,672,655		£4,750,328	
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															
0%		£169,852		£240,867		£240,867		£240,867		£240,867		£240,867		£240,867		£240,867	
60% LAR - 40% CIR		5%		£1,719,887		£1,122,191		£1,130,426		£1,138,556		£1,146,588		£1,154,619		£1,162,649	
60% LAR - 40% CIR		10%		£269,283		£1,326,375		£1,333,581		£1,340,861		£1,348,141		£1,355,421		£1,362,701	
60% LAR - 40% CIR		15%		£982,943		£1,491,427		£1,498,011		£1,504,595		£1,511,179		£1,517,763		£1,524,347	
60% LAR - 40% CIR		20%		£1,116,203		£1,717,460		£1,724,882		£1,732,304		£1,739,726		£1,747,148		£1,754,570	
60% LAR - 40% CIR		25%		£1,557,572		£1,869,899		£1,877,442		£1,884,985		£1,892,528		£1,899,971		£1,907,414	
60% LAR - 40% CIR		28%		£1,678,985		£1,883,864		£1,891,864		£1,899,864		£1,907,864		£1,915,864		£1,923,864	
60% LAR - 40% CIR		30%		£1,126,126		£1,075,817		£1,083,817		£1,091,817		£1,100,001		£1,108,185		£1,116,369	
60% LAR - 40% CIR		35%		£1,526,233		£2,253,285		£2,261,301		£2,269,317		£2,277,333		£2,285,349		£2,293,365	
60% LAR - 40% CIR		40%		£1,126,442		£3,490,461		£3,498,477		£3,506,493		£3,514,509		£3,522,525		£3,530,541	
60% LAR - 40% CIR		45%		£2,509,711		£2,669,617		£2,677,633		£2,685,649		£2,693,665		£2,701,681		£2,709,697	
60% LAR - 40% CIR		50%		£2,256,428		£2,261,191		£2,269,207		£2,277,223		£2,285,239		£2,293,255		£2,301,271	
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, 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															
0%		£738,577		£311,872		£310,606		£309,340		£308,074		£306,808		£305,542		£304,276	
60% LAR - 40% CIR		5%		£359,226		£494,195		£493,701		£493,207		£492,713		£492,219		£491,725	
60% LAR - 40% CIR		10%		£278,442		£677,638		£676,684		£675,730		£674,776		£673,822		£672,868	
60% LAR - 40% CIR		15%		£46,143		£862,702		£870,886		£879,070		£887,254		£895,438		£903,622	
60% LAR - 40% CIR		20%		£184,869		£1,042,275		£1,050,777		£1,059,279		£1,067,781		£1,076,283		£1,084,785	
60% LAR - 40% CIR		25%		£422,243		£1,227,174		£1,244,777		£1,262,379		£1,279,982		£1,297,585		£1,315,188	
60% LAR - 40% CIR		28%		£478,987		£1,254,839		£1,264,478		£1,274,117		£1,283,756		£1,293,395		£1,303,034	
60% LAR - 40% CIR		30%		£459,514		£1,420,569		£1,431,092		£1,441,615		£1,452,138		£1,462,661		£1,473,184	
60% LAR - 40% CIR		35%		£497,508		£1,635,765		£1,652,866		£1,669,967		£1,687,068		£1,704,169		£1,721,270	
60% LAR - 40% CIR		40%		£1,127,117		£1,830,442		£1,846,187		£1,861,932		£1,877,677		£1,893,422		£1,909,167	
60% LAR - 40% CIR		45%		£1,379,628		£2,040,932		£2,049,010		£2,057,088		£2,065,166		£2,073,244		£2,081,322	
60% LAR - 40% CIR		50%		£1,627,031		£2,251,250		£2,259,322		£2,267,394		£2,275,466		£2,283,538		£2,291,610	
Residual Land values compared to benchmark land values								£20,601,000									
Secondary Industry/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) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt 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%		£7,481,790		£431,241		£423,577		£409,848		£395,092		£380,336		£365,580		£350,824	
60% LAR - 40% CIR		5%		£1,292,416		£249,146		£242,152		£232,617		£223,082		£213,547		£204,012	
60% LAR - 40% CIR		10%		£1,021,654		£65,565		£57,967		£43,290		£30,613		£18,936		£6,259	
60% LAR - 40% CIR		15%		£2,590,265		£1,118,248		£1,127,075		£1,135,902		£1,144,729		£1,153,556		£1,162,383	
60% LAR - 40% CIR		20%		£565,827		£356,003		£357,110		£358,217		£359,324		£360,431		£361,538	
60% LAR - 40% CIR		25%		£350,363		£493,862		£493,503		£493,144		£492,785		£492,426		£492,067	
60% LAR - 40% CIR		28%		£273,148		£531,128		£530,266		£529,404		£528,542		£527,680		£526,818	
60% LAR - 40% CIR		30%		£33,609		£883,354		£889,079		£894,798		£899,517		£904,236		£908,955	
60% LAR - 40% CIR		35%		£154,565		£981,555		£986,265		£990,975		£995,685		£1,000,395		£1,005,105	
60% LAR - 40% CIR		40%		£403,024		£1,088,886		£1,093,614		£1,111,458		£1,117,697		£1,123,936		£1,130,175	
60% LAR - 40% CIR		45%		£834,813		£1,207,220		£1,205,798		£1,220,260		£1,225,417		£1,230,574		£1,235,731	
60% LAR - 40% CIR		50%		£464,718		£1,096,006		£1,100,569		£1,105,555		£1,110,541		£1,115,527		£1,120,513	



LB Camden  
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone C - £1,150 psf	
No Units	16	Sales value inflation		Growth	
Site Area	0.04 Ha	Build cost inflation		Growth	
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	
Tenure	%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	
		£2,947,745		£1,886,107	
60% LAR - 40% CIR	0%	£1,886,107		£1,878,443	
60% LAR - 40% CIR	5%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	10%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	15%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	20%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	25%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	30%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	35%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	40%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	45%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	50%	£1,886,107		£1,886,107	
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	
Tenure	%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	
		£2,947,745		£1,886,107	
60% LAR - 40% CIR	0%	£1,886,107		£1,878,443	
60% LAR - 40% CIR	5%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	10%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	15%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	20%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	25%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	30%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	35%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	40%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	45%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	50%	£1,886,107		£1,886,107	
Residual Land values compared to benchmark land values					
Medium Value Secondary Offices / Community Space				£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	
Tenure	%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	
		£2,947,745		£1,886,107	
60% LAR - 40% CIR	0%	£1,886,107		£1,878,443	
60% LAR - 40% CIR	5%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	10%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	15%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	20%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	25%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	30%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	35%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	40%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	45%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	50%	£1,886,107		£1,886,107	
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, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		£2,947,745		£1,886,107	
60% LAR - 40% CIR	0%	£1,886,107		£1,878,443	
60% LAR - 40% CIR	5%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	10%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	15%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	20%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	25%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	30%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	35%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	40%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	45%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	50%	£1,886,107		£1,886,107	
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	
Tenure	%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	
		£2,947,745		£1,886,107	
60% LAR - 40% CIR	0%	£1,886,107		£1,878,443	
60% LAR - 40% CIR	5%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	10%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	15%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	20%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	25%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	30%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	35%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	40%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	45%	£1,886,107		£1,886,107	
60% LAR - 40% CIR	50%	£1,886,107		£1,886,107	
Residual Land values compared to benchmark land values					



LB Camden  
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area	Zone C - £1,350 psf					
No Units	16	Sales value inflation	Growth					
Site Area	0.04 Ha	Build cost inflation	Growth					
Residual land values:		Tenure	LAR - CR					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, 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							
00% LAR - 40% CR	0%	£3,334,578	£3,250,766	£3,243,102	£3,229,374	£3,185,057	£2,889,133	
00% LAR - 40% CR	5%	£3,003,247	£2,966,322	£2,958,687	£2,944,672	£2,899,585	£2,593,234	
00% LAR - 40% CR	10%	£2,666,418	£2,680,391	£2,672,783	£2,658,155	£2,625,086	£2,320,071	
00% LAR - 40% CR	15%	£2,330,107	£2,392,987	£2,385,404	£2,371,820	£2,337,859	£2,032,892	
00% LAR - 40% CR	20%	£2,000,206	£2,104,124	£2,096,563	£2,082,017	£2,048,156	£1,743,892	
00% LAR - 40% CR	25%	£2,655,090	£1,813,818	£1,806,274	£1,792,763	£1,758,990	£1,443,765	
00% LAR - 40% CR	30%	£2,885,989	£1,748,884	£1,740,843	£1,726,843	£1,692,783	£1,382,712	
00% LAR - 40% CR	35%	£3,331,411	£1,502,075	£1,494,549	£1,480,549	£1,446,549	£1,135,841	
00% LAR - 40% CR	40%	£1,870,305	£1,228,916	£1,221,405	£1,207,954	£1,174,527	£862,861	
00% LAR - 40% CR	45%	£1,626,785	£934,351	£926,844	£914,425	£880,656	£568,546	
00% LAR - 40% CR	50%	£1,291,863	£638,398	£630,907	£617,499	£583,979	£271,124	
00% LAR - 40% CR	55%	£835,555	£341,083	£333,582	£320,190	£286,708	£185,853	
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
00% LAR - 40% CR	0%	£3,334,578	£3,250,766	£3,243,102	£3,229,374	£3,185,057	£2,889,133	£2,874,761
00% LAR - 40% CR	5%	£3,003,247	£2,966,322	£2,958,687	£2,944,672	£2,899,585	£2,593,234	£2,578,861
00% LAR - 40% CR	10%	£2,666,418	£2,680,391	£2,672,783	£2,658,155	£2,625,086	£2,320,071	£2,305,700
00% LAR - 40% CR	15%	£2,330,107	£2,392,987	£2,385,404	£2,371,820	£2,337,859	£2,032,892	£2,018,520
00% LAR - 40% CR	20%	£2,000,206	£2,104,124	£2,096,563	£2,082,017	£2,048,156	£1,743,892	£1,729,520
00% LAR - 40% CR	25%	£2,655,090	£1,813,818	£1,806,274	£1,792,763	£1,758,990	£1,443,765	£1,429,393
00% LAR - 40% CR	30%	£2,885,989	£1,748,884	£1,740,843	£1,726,843	£1,692,783	£1,382,712	£1,368,340
00% LAR - 40% CR	35%	£3,331,411	£1,502,075	£1,494,549	£1,480,549	£1,446,549	£1,135,841	£1,121,469
00% LAR - 40% CR	40%	£1,870,305	£1,228,916	£1,221,405	£1,207,954	£1,174,527	£862,861	£848,489
00% LAR - 40% CR	45%	£1,626,785	£934,351	£926,844	£914,425	£880,656	£568,546	£554,174
00% LAR - 40% CR	50%	£1,291,863	£638,398	£630,907	£617,499	£583,979	£271,124	£256,752
00% LAR - 40% CR	55%	£835,555	£341,083	£333,582	£320,190	£286,708	£185,853	£171,481
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,648,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CR	0%	£3,334,578	£3,250,766	£3,243,102	£3,229,374	£3,185,057	£2,889,133	£2,874,761
00% LAR - 40% CR	5%	£3,003,247	£2,966,322	£2,958,687	£2,944,672	£2,899,585	£2,593,234	£2,578,861
00% LAR - 40% CR	10%	£2,666,418	£2,680,391	£2,672,783	£2,658,155	£2,625,086	£2,320,071	£2,305,700
00% LAR - 40% CR	15%	£2,330,107	£2,392,987	£2,385,404	£2,371,820	£2,337,859	£2,032,892	£2,018,520
00% LAR - 40% CR	20%	£2,000,206	£2,104,124	£2,096,563	£2,082,017	£2,048,156	£1,743,892	£1,729,520
00% LAR - 40% CR	25%	£2,655,090	£1,813,818	£1,806,274	£1,792,763	£1,758,990	£1,443,765	£1,429,393
00% LAR - 40% CR	30%	£2,885,989	£1,748,884	£1,740,843	£1,726,843	£1,692,783	£1,382,712	£1,368,340
00% LAR - 40% CR	35%	£3,331,411	£1,502,075	£1,494,549	£1,480,549	£1,446,549	£1,135,841	£1,121,469
00% LAR - 40% CR	40%	£1,870,305	£1,228,916	£1,221,405	£1,207,954	£1,174,527	£862,861	£848,489
00% LAR - 40% CR	45%	£1,626,785	£934,351	£926,844	£914,425	£880,656	£568,546	£554,174
00% LAR - 40% CR	50%	£1,291,863	£638,398	£630,907	£617,499	£583,979	£271,124	£256,752
00% LAR - 40% CR	55%	£835,555	£341,083	£333,582	£320,190	£286,708	£185,853	£171,481
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,648,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CR	0%	£3,334,578	£3,250,766	£3,243,102	£3,229,374	£3,185,057	£2,889,133	£2,874,761
00% LAR - 40% CR	5%	£3,003,247	£2,966,322	£2,958,687	£2,944,672	£2,899,585	£2,593,234	£2,578,861
00% LAR - 40% CR	10%	£2,666,418	£2,680,391	£2,672,783	£2,658,155	£2,625,086	£2,320,071	£2,305,700
00% LAR - 40% CR	15%	£2,330,107	£2,392,987	£2,385,404	£2,371,820	£2,337,859	£2,032,892	£2,018,520
00% LAR - 40% CR	20%	£2,000,206	£2,104,124	£2,096,563	£2,082,017	£2,048,156	£1,743,892	£1,729,520
00% LAR - 40% CR	25%	£2,655,090	£1,813,818	£1,806,274	£1,792,763	£1,758,990	£1,443,765	£1,429,393
00% LAR - 40% CR	30%	£2,885,989	£1,748,884	£1,740,843	£1,726,843	£1,692,783	£1,382,712	£1,368,340
00% LAR - 40% CR	35%	£3,331,411	£1,502,075	£1,494,549	£1,480,549	£1,446,549	£1,135,841	£1,121,469
00% LAR - 40% CR	40%	£1,870,305	£1,228,916	£1,221,405	£1,207,954	£1,174,527	£862,861	£848,489
00% LAR - 40% CR	45%	£1,626,785	£934,351	£926,844	£914,425	£880,656	£568,546	£554,174
00% LAR - 40% CR	50%	£1,291,863	£638,398	£630,907	£617,499	£583,979	£271,124	£256,752
00% LAR - 40% CR	55%	£835,555	£341,083	£333,582	£320,190	£286,708	£185,853	£171,481
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,648,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CR	0%	£3,334,578	£3,250,766	£3,243,102	£3,229,374	£3,185,057	£2,889,133	£2,874,761
00% LAR - 40% CR	5%	£3,003,247	£2,966,322	£2,958,687	£2,944,672	£2,899,585	£2,593,234	£2,578,861
00% LAR - 40% CR	10%	£2,666,418	£2,680,391	£2,672,783	£2,658,155	£2,625,086	£2,320,071	£2,305,700
00% LAR - 40% CR	15%	£2,330,107	£2,392,987	£2,385,404	£2,371,820	£2,337,859	£2,032,892	£2,018,520
00% LAR - 40% CR	20%	£2,000,206	£2,104,124	£2,096,563	£2,082,017	£2,048,156	£1,743,892	£1,729,520
00% LAR - 40% CR	25%	£2,655,090	£1,813,818	£1,806,274	£1,792,763	£1,758,990	£1,443,765	£1,429,393
00% LAR - 40% CR	30%	£2,885,989	£1,748,884	£1,740,843	£1,726,843	£1,692,783	£1,382,712	£1,368,340
00% LAR - 40% CR	35%	£3,331,411	£1,502,075	£1,494,549	£1,480,549	£1,446,549	£1,135,841	£1,121,469
00% LAR - 40% CR	40%	£1,870,305	£1,228,916	£1,221,405	£1,207,954	£1,174,527	£862,861	£848,489
00% LAR - 40% CR	45%	£1,626,785	£934,351	£926,844	£914,425	£880,656	£568,546	£554,174
00% LAR - 40% CR	50%	£1,291,863	£638,398	£630,907	£617,499	£583,979	£271,124	£256,752
00% LAR - 40% CR	55%	£835,555	£341,083	£333,582	£320,190	£286,708	£185,853	£171,481
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,648,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CR	0%	£3,334,578	£3,250,766	£3,243,102	£3,229,374	£3,185,057	£2,889,133	£2,874,761
00% LAR - 40% CR	5%	£3,003,247	£2,966,322	£2,958,687	£2,944,672	£2,899,585	£2,593,234	£2,578,861
00% LAR - 40% CR	10%	£2,666,418	£2,680,391	£2,672,783	£2,658,155	£2,625,086	£2,320,071	£2,305,700
00% LAR - 40% CR	15%	£2,330,107	£2,392,987	£2,385,404	£2,371,820	£2,337,859	£2,032,892	£2,018,520
00% LAR - 40% CR	20%	£2,000,206	£2,104,124	£2,096,563	£2,082,017	£2,048,156	£1,743,892	£1,729,520
00% LAR - 40% CR	25%	£2,655,090	£1,813,818	£1,806,274	£1,792,763	£1,758,990	£1,443,765	£1,429,393
00% LAR - 40% CR	30%	£2,885,989	£1,748,884	£1,740,843	£1,726,843	£1,692,783	£1,382,712	£1,368,340
00% LAR - 40% CR	35%	£3,331,411	£1,502,075	£1,494,549	£1,480,549	£1,446,549	£1,135,841	£1,121,469
00% LAR - 40% CR	40%	£1,870,305	£1,228,916	£1,221,405	£1,207,954	£1,174,527	£862,861	£848,489
00% LAR - 40% CR	45%	£1,626,785	£934,351	£926,844	£914,425	£880,656	£568,546	£554,174
00% LAR - 40% CR	50%	£1,291,863	£638,398	£630,907	£617,499	£583,979	£271,124	£256,752
00% LAR - 40% CR	55%	£835,555	£341,083	£333,582	£320,190	£286,708	£185,853	£171,481
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,648,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent &			



LB Camden  
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone C - £1,500 psf	
No Units	16	Sales value inflation		Growth	
Site Area	0.04 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		LAR - CIR	



LB Camden  
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone C - £1,750 psf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth LAR - CIR	
16 0.04 Ha					
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 & 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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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	



LB Camden  
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone C - £1,900 psf	
No Units	16	Sales value inflation		Growth	
Site Area	0.04 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		LAR - CBR	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, 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
00% LAR - 40% CBR	0%	£8,148,373	£7,053,576	£8,995,913	£8,982,195
00% LAR - 40% CBR	5%	£7,624,351	£6,531,491	£8,523,896	£8,510,181
00% LAR - 40% CBR	10%	£7,098,832	£6,097,921	£8,050,313	£8,036,685
00% LAR - 40% CBR	15%	£6,571,831	£5,562,877	£5,575,293	£5,561,708
00% LAR - 40% CBR	20%	£6,043,361	£5,106,373	£5,098,811	£5,085,266
00% LAR - 40% CBR	25%	£5,513,434	£4,628,424	£4,620,881	£4,607,372
00% LAR - 40% CBR	30%	£4,977,276	£4,133,462	£4,125,123	£4,111,627
00% LAR - 40% CBR	35%	£4,492,271	£3,648,443	£3,640,172	£3,626,686
00% LAR - 40% CBR	40%	£3,915,061	£3,168,038	£3,178,539	£3,165,112
00% LAR - 40% CBR	45%	£3,379,450	£2,702,442	£2,694,954	£2,681,548
00% LAR - 40% CBR	50%	£2,842,451	£2,217,468	£2,209,987	£2,196,585
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, 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
00% LAR - 40% CBR	0%	£4,486,505	£3,341,736	£3,334,075	£3,320,349
00% LAR - 40% CBR	5%	£3,892,513	£2,869,054	£2,862,219	£2,848,344
00% LAR - 40% CBR	10%	£3,456,984	£2,496,093	£2,489,438	£2,475,478
00% LAR - 40% CBR	15%	£2,900,993	£1,921,039	£1,913,455	£1,899,471
00% LAR - 40% CBR	20%	£2,317,513	£1,344,536	£1,336,974	£1,322,910
00% LAR - 40% CBR	25%	£1,851,597	£966,587	£959,044	£945,534
00% LAR - 40% CBR	30%	£1,409,884	£687,854	£680,288	£666,782
00% LAR - 40% CBR	35%	£1,159,239	£497,259	£490,693	£477,187
00% LAR - 40% CBR	40%	£787,433	£1,405	£1,106	£1,106
00% LAR - 40% CBR	45%	£253,223	£1,405	£1,405	£1,405
00% LAR - 40% CBR	50%	£1,405	£1,405	£1,405	£1,405
Residual Land values compared to benchmark land values		£97,186,000			
Medium 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
Tenure	% 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
00% LAR - 40% CBR	0%	£8,003,898	£4,859,101	£4,851,438	£4,837,710
00% LAR - 40% CBR	5%	£5,479,816	£4,387,016	£4,379,381	£4,365,706
00% LAR - 40% CBR	10%	£4,956,987	£3,913,446	£3,905,838	£3,892,210
00% LAR - 40% CBR	15%	£4,427,956	£3,438,402	£3,430,818	£3,417,233
00% LAR - 40% CBR	20%	£3,898,886	£2,963,358	£2,955,774	£2,942,190
00% LAR - 40% CBR	25%	£3,369,859	£2,488,349	£2,480,765	£2,467,181
00% LAR - 40% CBR	30%	£2,840,832	£2,013,340	£2,005,756	£1,992,172
00% LAR - 40% CBR	35%	£2,311,805	£1,538,331	£1,530,747	£1,517,163
00% LAR - 40% CBR	40%	£1,782,778	£1,063,322	£1,055,738	£1,042,154
00% LAR - 40% CBR	45%	£1,253,751	£588,313	£580,729	£567,145
00% LAR - 40% CBR	50%	£724,724	£113,304	£105,720	£104,136
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build 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
00% LAR - 40% CBR	0%	£8,003,898	£4,859,101	£4,851,438	£4,837,710
00% LAR - 40% CBR	5%	£5,479,816	£4,387,016	£4,379,381	£4,365,706
00% LAR - 40% CBR	10%	£4,956,987	£3,913,446	£3,905,838	£3,892,210
00% LAR - 40% CBR	15%	£4,427,956	£3,438,402	£3,430,818	£3,417,233
00% LAR - 40% CBR	20%	£3,898,886	£2,963,358	£2,955,774	£2,942,190
00% LAR - 40% CBR	25%	£3,369,859	£2,488,349	£2,480,765	£2,467,181
00% LAR - 40% CBR	30%	£2,840,832	£2,013,340	£2,005,756	£1,992,172
00% LAR - 40% CBR	35%	£2,311,805	£1,538,331	£1,530,747	£1,517,163
00% LAR - 40% CBR	40%	£1,782,778	£1,063,322	£1,055,738	£1,042,154
00% LAR - 40% CBR	45%	£1,253,751	£588,313	£580,729	£567,145
00% LAR - 40% CBR	50%	£724,724	£113,304	£105,720	£104,136
Residual Land values compared to benchmark land values		£20,601,000			
Secondary Industrial/Storage/Distribution					
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, 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
00% LAR - 40% CBR	0%	£7,375,835	£6,231,038	£6,223,375	£6,209,648
00% LAR - 40% CBR	5%	£6,851,813	£5,708,954	£5,701,319	£5,687,644
00% LAR - 40% CBR	10%	£6,326,284	£5,265,383	£5,257,775	£5,244,047
00% LAR - 40% CBR	15%	£5,799,293	£4,810,339	£4,802,755	£4,789,027
00% LAR - 40% CBR	20%	£5,272,623	£4,355,838	£4,348,254	£4,334,526
00% LAR - 40% CBR	25%	£4,743,879	£3,855,887	£3,848,344	£3,834,834
00% LAR - 40% CBR	30%	£4,208,930	£3,368,979	£3,361,379	£3,347,869
00% LAR - 40% CBR	35%	£3,678,733	£2,885,705	£2,888,194	£2,874,743
00% LAR - 40% CBR	40%	£3,149,323	£2,400,201	£2,402,690	£2,389,239
00% LAR - 40% CBR	45%	£2,620,912	£1,922,446	£1,924,935	£1,911,424
00% LAR - 40% CBR	50%	£2,092,501	£1,444,937	£1,447,426	£1,433,915



LB Camden  
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area		Zone C - £2,000 psf				
No Units Site Area		Sales value inflation Build cost inflation Temure		Growth Payments PK				
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, Sustainability & Embodied Carbon		
Tenure	%AH							
		£8,841,789	£7,685,906	£7,664,515	£7,424,292	£7,309,902		
60% LAR, 40% CIR	0%	£9,353,097	£7,719,104	£7,138,369	£6,919,076	£6,805,117		
60% LAR, 40% CIR	5%	£7,722,508	£8,672,016	£6,450,781	£6,216,172	£6,102,619		
60% LAR, 40% CIR	10%	£7,181,235	£8,162,857	£6,141,886	£5,903,964	£5,790,781		
60% LAR, 40% CIR	15%	£5,568,084	£5,652,736	£5,644,674	£5,394,084	£5,281,419		
60% LAR, 40% CIR	20%	£8,033,498	£5,140,771	£5,132,628	£4,882,700	£4,770,120		
60% LAR, 40% CIR	25%	£8,920,495	£8,037,985	£8,038,046	£4,780,240	£4,667,715		
60% LAR, 40% CIR	30%	£5,467,559	£4,658,673	£4,619,148	£4,369,799	£4,257,479		
60% LAR, 40% CIR	35%	£4,889,952	£4,111,757	£4,104,246	£3,855,468	£3,743,114		
60% LAR, 40% CIR	40%	£4,331,111	£3,286,435	£3,287,537	£3,039,527	£2,927,631		
60% LAR, 40% CIR	45%	£3,760,829	£3,077,723	£3,070,234	£2,822,185	£2,710,452		
60% LAR, 40% CIR	50%	£3,186,160	£2,558,633	£2,551,151	£2,303,392	£2,191,789		
Residual Land values compared to benchmark land values								
Higher Value Secondary Offices						£97,649,090		
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,179,952	£4,024,096	£4,016,044	£4,002,877	£3,989,339	£3,782,455	£3,669,784
60% LAR, 40% CIR	5%	£4,651,259	£3,517,967	£3,510,232	£3,496,557	£3,482,369	£3,275,240	£3,162,569
60% LAR, 40% CIR	10%	£4,124,019	£3,010,178	£3,002,472	£2,988,306	£2,974,227	£2,767,489	£2,654,818
60% LAR, 40% CIR	15%	£3,596,788	£2,501,019	£2,493,435	£2,479,851	£2,465,890	£2,259,126	£2,146,455
60% LAR, 40% CIR	20%	£4,633,617	£1,990,389	£1,982,837	£1,969,654	£1,956,264	£1,749,500	£1,636,829
60% LAR, 40% CIR	25%	£2,171,690	£1,478,333	£1,470,790	£1,457,281	£1,443,507	£1,236,862	£1,124,191
60% LAR, 40% CIR	30%	£2,688,987	£1,378,148	£1,369,299	£1,354,796	£1,340,648	£1,133,497	£1,020,826
60% LAR, 40% CIR	35%	£2,185,922	£854,838	£851,619	£848,331	£845,043	£637,892	£525,221
60% LAR, 40% CIR	40%	£1,238,155	£448,020	£442,409	£438,587	£435,339	£230,596	£117,925
60% LAR, 40% CIR	45%	£1,693,273	£488,872	£484,802	£480,852	£476,902	£272,341	£159,670
60% LAR, 40% CIR	50%	£39,982	£584,115	£581,004	£578,011	£575,018	£368,633	£255,262
Residual Land values compared to benchmark land values								
Medium Value Secondary Offices / Community Space								£57,186,090
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,697,314	£5,941,431	£5,933,768	£5,920,040	£5,906,222	£5,699,817	£5,586,427
60% LAR, 40% CIR	5%	£8,188,862	£5,035,229	£5,027,593	£5,013,820	£5,000,037	£4,793,731	£4,680,342
60% LAR, 40% CIR	10%	£5,578,633	£4,527,641	£4,519,934	£4,506,306	£4,492,678	£4,286,409	£4,173,020
60% LAR, 40% CIR	15%	£5,016,760	£4,019,182	£4,011,788	£4,000,213	£3,988,253	£3,781,489	£3,668,100
60% LAR, 40% CIR	20%	£4,633,617	£3,507,701	£3,500,199	£3,487,654	£3,475,109	£3,268,619	£3,155,230
60% LAR, 40% CIR	25%	£3,889,023	£2,995,096	£2,987,153	£2,974,643	£2,962,089	£2,755,225	£2,642,446
60% LAR, 40% CIR	30%	£4,648,680	£2,483,119	£2,475,671	£2,463,086	£2,450,496	£2,243,536	£2,130,567
60% LAR, 40% CIR	35%	£3,222,984	£2,482,198	£2,474,673	£2,462,104	£2,449,535	£2,242,575	£2,129,606
60% LAR, 40% CIR	40%	£2,755,517	£1,967,262	£1,959,771	£1,947,320	£1,934,869	£1,727,909	£1,614,940
60% LAR, 40% CIR	45%	£2,186,686	£1,450,890	£1,443,402	£1,435,902	£1,428,402	£1,221,442	£1,108,473
60% LAR, 40% CIR	50%	£1,619,354	£933,248	£925,759	£918,262	£910,765	£703,805	£590,836
60% LAR, 40% CIR	55%	£1,044,685	£414,148	£406,678	£404,206	£401,734	£194,770	£81,801
Residual Land values compared to benchmark land values								
Lower Value Secondary Offices / Community Space								£40,420,090
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,328,039	£8,170,156	£8,162,491	£8,148,705	£8,134,919	£7,928,542	£7,815,152
60% LAR, 40% CIR	5%	£6,767,387	£5,653,229	£5,645,563	£5,631,777	£5,618,000	£5,411,623	£5,298,233
60% LAR, 40% CIR	10%	£5,205,688	£5,156,098	£5,148,432	£5,134,646	£5,120,860	£4,914,483	£4,801,093
60% LAR, 40% CIR	15%	£5,045,485	£4,047,107	£4,039,523	£4,025,737	£4,011,951	£3,805,574	£3,692,184
60% LAR, 40% CIR	20%	£5,000,364	£4,136,486	£4,128,904	£4,115,319	£4,101,734	£3,895,357	£3,781,967
60% LAR, 40% CIR	25%	£4,517,748	£3,624,421	£3,616,878	£3,603,300	£3,589,554	£3,383,177	£3,269,787
60% LAR, 40% CIR	30%	£4,648,680	£3,111,633	£3,104,090	£3,090,793	£3,077,296	£2,870,919	£2,757,529
60% LAR, 40% CIR	35%	£3,951,709	£3,103,923	£3,096,380	£3,082,919	£3,069,458	£2,863,081	£2,749,691
60% LAR, 40% CIR	40%	£3,364,242	£2,596,207	£2,588,664	£2,575,103	£2,561,542	£2,355,165	£2,241,775
60% LAR, 40% CIR	45%	£2,815,361	£2,079,885	£2,072,342	£2,059,781	£2,047,220	£1,840,843	£1,727,453
60% LAR, 40% CIR	50%	£2,245,079	£1,561,973	£1,554,430	£1,541,877	£1,529,324	£1,322,947	£1,209,557
60% LAR, 40% CIR	55%	£1,674,610	£1,044,263	£1,036,720	£1,024,177	£1,011,634	£805,257	£691,867
Residual Land values compared to benchmark land values								
Secondary Industrial/Storage/Distribution								£20,651,090
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,009,495	£8,913,368	£8,905,704	£8,897,977	£8,890,250	£8,683,795	£8,570,405
60% LAR, 40% CIR	5%	£7,493,807	£8,407,497	£8,399,832	£8,392,105	£8,384,378	£8,177,923	£8,064,533
60% LAR, 40% CIR	10%	£6,978,119	£7,899,479	£7,891,812	£7,884,085	£7,876,358	£7,670,003	£7,556,613
60% LAR, 40% CIR	15%	£6,462,430	£7,390,219	£7,382,552	£7,374,825	£7,367,098	£7,160,743	£7,047,353
60% LAR, 40% CIR	20%	£5,946,742	£6,880,959	£6,873,292	£6,865,565	£6,857,838	£6,651,483	£6,538,093
60% LAR, 40% CIR	25%	£5,431,054	£6,371,699	£6,364,032	£6,356,305	£6,348,578	£6,142,223	£6,028,833
60% LAR, 40% CIR	30%	£4,915,366	£5,862,439	£5,854,772	£5,847,045	£5,839,318	£5,632,963	£5,519,573
60% LAR, 40% CIR	35%	£4,400,000	£5,353,179	£5,345,512	£5,337,785	£5,330,058	£5,123,703	£5,010,313
60% LAR, 40% CIR	40%	£3,884,632	£4,843,916	£4,836,249	£4,828,522	£4,820,795	£4,614,440	£4,501,050
60% LAR, 40% CIR	45%	£3,369,266	£4,334,655	£4,326,988	£4,319,261	£4,311,534	£4,105,179	£4,000,000
60% LAR, 40% CIR	50%	£2,853,899	£3,825,394	£3,817,727	£3,810,000	£3,802,273	£3,595,918	£3,482,528
60% LAR, 40% CIR	55%	£2,338,532	£3,316,089	£3,308,422	£3,300,695	£3,292,968	£3,086,613	£2,973,223
60% LAR, 40% CIR	60%	£1,823,165	£2,806,788	£2,799,121	£2,791,394	£2,783,667	£2,577,312	£2,463,922



LB Camden  
Local Plan Viability Testing 2025

Resi 6 - 15 Flats		Value Area	Zone C - RP Periphery E2,250 psf				
No Units	15	Sales value inflation			Growth		
Site Area	0.04 Ha	Build cost inflation			Growth		
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
		£10,575,331	£9,491,129	£9,384,065	£9,370,337	£9,336,020	£9,130,115
80% LAR, 40% CR	5%	£9,559,862	£8,860,237	£8,752,022	£8,738,620	£8,704,309	£8,454,683
80% LAR, 40% CR	10%	£9,283,096	£8,207,257	£8,189,649	£8,186,022	£8,151,952	£7,947,537
80% LAR, 40% CR	15%	£8,634,747	£7,612,808	£7,605,222	£7,597,638	£7,567,677	£7,353,912
80% LAR, 40% CR	20%	£7,984,509	£7,016,895	£7,009,332	£6,995,788	£6,961,525	£6,738,751
80% LAR, 40% CR	25%	£7,333,655	£6,419,538	£6,411,955	£6,398,488	£6,364,712	£6,142,067
80% LAR, 40% CR	30%	£6,720,226	£5,899,894	£5,892,355	£5,879,894	£5,846,549	£5,638,023
80% LAR, 40% CR	35%	£6,080,989	£5,400,749	£5,413,223	£5,399,745	£5,366,049	£5,151,555
80% LAR, 40% CR	40%	£5,420,252	£4,920,442	£4,933,051	£4,919,562	£4,885,562	£4,661,167
80% LAR, 40% CR	45%	£5,371,236	£4,619,530	£4,617,431	£4,598,003	£4,564,434	£4,351,124
80% LAR, 40% CR	45%	£4,714,277	£4,015,926	£4,008,437	£3,995,029	£3,961,509	£3,760,388
80% LAR, 40% CR	50%	£4,055,581	£3,411,544	£3,404,064	£3,390,671	£3,357,150	£3,156,384
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 & Embodied Carbon
		£8,513,894	£5,729,891	£5,722,227	£5,708,500	£5,674,182	£5,353,887
80% LAR, 40% CR	5%	£6,284,124	£5,138,349	£5,117,088	£5,102,801	£5,068,261	£4,763,811
80% LAR, 40% CR	10%	£5,611,299	£4,445,420	£4,437,412	£4,424,345	£4,390,415	£4,121,138
80% LAR, 40% CR	15%	£4,972,909	£3,950,968	£3,943,385	£3,929,850	£3,895,840	£3,578,873
80% LAR, 40% CR	20%	£4,353,681	£3,347,658	£3,347,495	£3,333,961	£3,300,816	£3,004,040
80% LAR, 40% CR	25%	£3,671,817	£2,757,701	£2,750,155	£2,736,648	£2,703,874	£2,387,650
80% LAR, 40% CR	30%	£3,041,989	£2,438,897	£2,439,819	£2,426,814	£2,393,371	£2,088,146
80% LAR, 40% CR	35%	£2,379,102	£2,158,011	£2,151,386	£2,138,252	£2,104,312	£1,798,713
80% LAR, 40% CR	40%	£2,364,957	£1,558,704	£1,551,193	£1,537,743	£1,504,115	£1,190,258
80% LAR, 40% CR	45%	£1,709,389	£957,062	£949,593	£936,105	£920,267	£699,286
80% LAR, 40% CR	45%	£1,052,440	£354,089	£348,600	£333,191	£320,671	£98,551
80% LAR, 40% CR	50%	£354,094	£26,060	£26,774	£21,186	£20,644	£2,017,107
Residual Land values compared to benchmark land values							
Medium Value Secondary Offices						£57,186,000	
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,426,895	£7,247,254	£7,239,590	£7,225,862	£7,191,545	£6,985,640
80% LAR, 40% CR	5%	£7,785,487	£6,655,762	£6,648,127	£6,634,451	£6,600,263	£6,395,134
80% LAR, 40% CR	10%	£7,138,851	£6,062,192	£6,055,174	£6,041,345	£6,007,415	£5,803,062
80% LAR, 40% CR	15%	£6,490,272	£5,468,331	£5,460,747	£5,447,183	£5,413,202	£5,208,936
80% LAR, 40% CR	20%	£5,840,654	£4,872,420	£4,864,857	£4,851,313	£4,817,430	£4,613,276
80% LAR, 40% CR	25%	£5,189,180	£4,275,063	£4,267,520	£4,254,011	£4,220,237	£4,017,592
80% LAR, 40% CR	30%	£4,607,381	£3,784,419	£3,776,889	£3,763,444	£3,729,344	£3,526,739
80% LAR, 40% CR	35%	£4,039,454	£3,276,214	£3,268,740	£3,255,270	£3,221,514	£3,019,369
80% LAR, 40% CR	40%	£3,482,320	£2,776,267	£2,768,556	£2,755,105	£2,721,277	£2,519,621
80% LAR, 40% CR	45%	£2,925,761	£2,274,495	£2,266,598	£2,253,250	£2,219,369	£2,017,845
80% LAR, 40% CR	45%	£2,569,802	£1,671,451	£1,663,962	£1,650,354	£1,616,913	£1,504,179
80% LAR, 40% CR	50%	£1,911,454	£1,267,069	£1,259,489	£1,246,198	£1,212,715	£1,111,829
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 & Embodied Carbon
		£9,029,581	£7,875,979	£7,868,315	£7,854,587	£7,820,270	£7,486,974
80% LAR, 40% CR	5%	£8,414,412	£7,284,487	£7,276,852	£7,263,176	£7,228,988	£6,909,899
80% LAR, 40% CR	10%	£7,771,846	£6,691,607	£6,683,939	£6,670,272	£6,636,202	£6,318,226
80% LAR, 40% CR	15%	£7,118,987	£6,097,056	£6,089,472	£6,075,888	£6,041,927	£5,724,961
80% LAR, 40% CR	20%	£6,465,179	£5,501,145	£5,493,562	£5,480,015	£5,445,175	£5,130,129
80% LAR, 40% CR	25%	£5,817,905	£4,903,789	£4,896,245	£4,882,738	£4,848,962	£4,533,737
80% LAR, 40% CR	30%	£5,047,478	£4,384,444	£4,376,869	£4,363,372	£4,329,344	£4,014,273
80% LAR, 40% CR	35%	£4,195,189	£4,304,969	£4,297,473	£4,283,955	£4,250,299	£3,935,805
80% LAR, 40% CR	40%	£3,517,185	£3,704,762	£3,697,281	£3,683,830	£3,650,202	£3,336,447
80% LAR, 40% CR	45%	£3,805,646	£3,103,180	£3,095,681	£3,082,253	£3,048,684	£2,735,374
80% LAR, 40% CR	45%	£3,198,527	£2,500,176	£2,492,687	£2,479,279	£2,445,759	£2,132,904
80% LAR, 40% CR	50%	£2,561,181	£1,895,794	£1,888,314	£1,874,921	£1,841,440	£1,528,950
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution						£20,681,000	
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£9,802,744	£8,619,191	£8,611,527	£8,597,800	£8,563,482	£8,243,187
80% LAR, 40% CR	5%	£9,187,424	£8,002,094	£8,000,289	£7,986,562	£7,952,244	£7,631,949
80% LAR, 40% CR	10%	£8,510,559	£7,434,720	£7,427,112	£7,413,485	£7,379,415	£7,061,436
80% LAR, 40% CR	15%	£7,862,269	£6,840,268	£6,832,685	£6,819,130	£6,785,140	£6,468,173
80% LAR, 40% CR	20%	£7,215,361	£6,244,358	£6,236,755	£6,223,251	£6,189,386	£5,873,340
80% LAR, 40% CR	25%	£6,561,117	£5,647,001	£5,639,458	£5,626,949	£5,593,174	£5,276,950
80% LAR, 40% CR	30%	£6,400,889	£5,627,387	£5,619,818	£5,607,214	£5,573,687	£5,197,484
80% LAR, 40% CR	35%	£5,908,402	£5,048,211	£5,040,686	£5,027,208	£4,993,512	£4,675,018
80% LAR, 40% CR	40%	£5,256,257	£4,448,004	£4,440,493	£4,427,943	£4,395,415	£4,076,558
80% LAR, 40% CR	45%	£4,508,692	£3,846,962	£3,839,683	£3,826,465	£3,793,438	£3,474,686
80% LAR, 40% CR	45%	£3,941,740	£3,243,389	£3,235,800	£3,222,491	£3,189,071	£2,867,851
80% LAR, 40% CR	50%	£3,263,364	£2,638,007	£2,631,526	£2,618,134	£2,584,653	£2,263,797



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		Growth					
Site Area	0.04 Ha	Build cost inflation		Growth					
Residual land values:		Tenure		PIL					
		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		
Tenure	% AH								
00% LAR - 40% CIR	0%	£11,962,186	£10,756,386	£10,748,722	£10,734,996	£10,700,879	£10,494,774	£10,380,383	
00% LAR - 40% CIR	5%	£11,247,454	£10,066,662	£10,060,027	£10,075,192	£10,041,164	£9,836,024	£9,721,615	
00% LAR - 40% CIR	10%	£10,531,247	£9,435,450	£9,427,842	£9,414,214	£9,380,145	£9,175,729	£9,062,165	
00% LAR - 40% CIR	15%	£9,813,555	£8,772,785	£8,765,181	£8,751,597	£8,717,638	£8,513,872	£8,400,871	
00% LAR - 40% CIR	20%	£9,094,386	£8,108,622	£8,101,000	£8,087,215	£8,053,652	£7,850,478	£7,737,804	
00% LAR - 40% CIR	25%	£8,373,780	£7,443,032	£7,435,450	£7,421,879	£7,388,205	£7,185,562	£7,072,981	
00% LAR - 40% CIR	30%	£8,229,484	£7,389,741	£7,382,222	£7,368,699	£7,335,141	£7,132,526	£7,019,945	
00% LAR - 40% CIR	35%	£7,681,723	£6,776,010	£6,768,484	£6,755,005	£6,721,310	£6,518,135	£6,405,819	
00% LAR - 40% CIR	40%	£6,825,257	£6,107,499	£6,100,000	£6,086,464	£6,052,880	£5,850,215	£5,737,524	
00% LAR - 40% CIR	45%	£6,203,337	£5,437,724	£5,430,225	£5,416,798	£5,383,229	£5,180,816	£5,068,519	
00% LAR - 40% CIR	50%	£5,477,038	£4,768,488	£4,760,999	£4,747,591	£4,714,071	£4,510,950	£4,398,216	
00% LAR - 40% CIR	55%	£4,766,348	£4,063,873	£4,066,352	£4,052,000	£4,018,519	£3,815,633	£3,702,030	
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, 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								
00% LAR - 40% CIR	0%	£9,877,891	£8,611,911	£8,604,247	£8,590,521	£8,556,204	£8,350,299	£8,235,908	
00% LAR - 40% CIR	5%	£9,721,704	£7,952,187	£7,944,552	£7,930,877	£7,896,680	£7,691,269	£7,576,878	
00% LAR - 40% CIR	10%	£9,380,772	£7,290,878	£7,283,367	£7,269,789	£7,235,619	£7,030,454	£6,916,063	
00% LAR - 40% CIR	15%	£7,699,080	£6,628,290	£6,620,708	£6,607,122	£6,573,181	£6,368,367	£6,254,196	
00% LAR - 40% CIR	20%	£7,569,600	£6,484,147	£6,484,147	£6,469,585	£6,435,177	£6,230,603	£6,116,125	
00% LAR - 40% CIR	25%	£6,929,305	£5,788,567	£5,791,615	£5,777,504	£5,743,730	£5,541,087	£5,428,508	
00% LAR - 40% CIR	30%	£6,646,099	£5,486,486	£5,486,486	£5,472,227	£5,438,461	£5,235,817	£5,123,238	
00% LAR - 40% CIR	35%	£5,507,258	£4,631,535	£4,624,000	£4,610,530	£4,576,835	£4,374,600	£4,262,441	
00% LAR - 40% CIR	40%	£4,765,762	£3,963,044	£3,955,583	£3,942,133	£3,908,505	£3,706,740	£3,594,549	
00% LAR - 40% CIR	45%	£4,668,862	£3,293,428	£3,285,750	£3,272,352	£3,238,744	£3,037,341	£2,925,444	
00% LAR - 40% CIR	50%	£3,332,561	£2,622,013	£2,614,524	£2,601,118	£2,567,596	£2,366,475	£2,254,741	
00% LAR - 40% CIR	55%	£2,687,873	£1,940,388	£1,941,817	£1,928,525	£1,895,044	£1,694,186	£1,582,555	
Residual Land values compared to benchmark land values						£97,186,000			
Medium 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, Sustainability & Embodied Carbon	
Tenure	% AH								
00% LAR - 40% CIR	0%	£9,877,891	£8,611,911	£8,604,247	£8,590,521	£8,556,204	£8,350,299	£8,235,908	
00% LAR - 40% CIR	5%	£9,721,704	£7,952,187	£7,944,552	£7,930,877	£7,896,680	£7,691,269	£7,576,878	
00% LAR - 40% CIR	10%	£9,380,772	£7,290,878	£7,283,367	£7,269,789	£7,235,619	£7,030,454	£6,916,063	
00% LAR - 40% CIR	15%	£7,699,080	£6,628,290	£6,620,708	£6,607,122	£6,573,181	£6,368,367	£6,254,196	
00% LAR - 40% CIR	20%	£7,569,600	£6,484,147	£6,484,147	£6,469,585	£6,435,177	£6,230,603	£6,116,125	
00% LAR - 40% CIR	25%	£6,929,305	£5,788,567	£5,791,615	£5,777,504	£5,743,730	£5,541,087	£5,428,508	
00% LAR - 40% CIR	30%	£6,646,099	£5,486,486	£5,486,486	£5,472,227	£5,438,461	£5,235,817	£5,123,238	
00% LAR - 40% CIR	35%	£5,507,258	£4,631,535	£4,624,000	£4,610,530	£4,576,835	£4,374,600	£4,262,441	
00% LAR - 40% CIR	40%	£4,765,762	£3,963,044	£3,955,583	£3,942,133	£3,908,505	£3,706,740	£3,594,549	
00% LAR - 40% CIR	45%	£4,668,862	£3,293,428	£3,285,750	£3,272,352	£3,238,744	£3,037,341	£2,925,444	
00% LAR - 40% CIR	50%	£3,332,561	£2,622,013	£2,614,524	£2,601,118	£2,567,596	£2,366,475	£2,254,741	
00% LAR - 40% CIR	55%	£2,687,873	£1,940,388	£1,941,817	£1,928,525	£1,895,044	£1,694,186	£1,582,555	
Residual Land values compared to benchmark land values						£46,420,000			
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, Sustainability & Embodied Carbon	
Tenure	% AH								
00% LAR - 40% CIR	0%	£10,446,416	£9,240,636	£9,232,927	£9,219,246	£9,184,929	£8,979,024	£8,864,833	
00% LAR - 40% CIR	5%	£9,721,704	£8,580,912	£8,573,277	£8,559,602	£8,525,414	£8,320,294	£8,206,294	
00% LAR - 40% CIR	10%	£9,015,467	£7,819,709	£7,812,082	£7,798,484	£7,764,296	£7,559,819	£7,445,819	
00% LAR - 40% CIR	15%	£8,297,805	£7,057,015	£7,049,431	£7,035,847	£7,001,688	£6,797,122	£6,682,921	
00% LAR - 40% CIR	20%	£7,596,845	£6,396,872	£6,389,310	£6,375,705	£6,341,562	£6,137,228	£6,023,854	
00% LAR - 40% CIR	25%	£6,898,030	£5,637,282	£5,629,740	£5,616,125	£5,581,925	£5,377,211	£5,263,837	
00% LAR - 40% CIR	30%	£6,713,724	£5,783,891	£5,776,227	£5,762,648	£5,728,481	£5,524,129	£5,410,129	
00% LAR - 40% CIR	35%	£6,135,973	£5,280,260	£5,272,734	£5,259,255	£5,225,560	£5,021,385	£4,907,686	
00% LAR - 40% CIR	40%	£5,127,887	£4,581,619	£4,574,084	£4,560,606	£4,527,280	£4,323,574	£4,209,574	
00% LAR - 40% CIR	45%	£4,687,587	£4,081,874	£4,074,435	£4,061,008	£4,027,479	£3,823,686	£3,710,189	
00% LAR - 40% CIR	50%	£3,981,286	£3,243,738	£3,236,249	£3,223,841	£3,190,321	£2,986,210	£2,873,486	
00% LAR - 40% CIR	55%	£3,323,698	£2,578,123	£2,570,642	£2,557,250	£2,523,769	£2,320,883	£2,211,280	
Residual Land values compared to benchmark land values						£46,420,000			
Secondary Industrial/Storage/Distribution						£20,681,000			
		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								
00% LAR - 40% CIR	0%	£11,189,628	£9,983,849	£9,976,185	£9,962,458	£9,928,141	£9,722,297	£9,607,845	
00% LAR - 40% CIR	5%	£10,814,817	£9,618,124	£9,610,490	£9,596,817	£9,562,500	£9,356,656	£9,242,204	
00% LAR - 40% CIR	10%	£9,758,759	£8,662,913	£8,655,305	£8,641,677	£8,607,608	£8,403,192	£8,288,628	
00% LAR - 40% CIR	15%	£9,041,018	£8,000,228	£7,992,644	£7,979,059	£7,945,089	£7,741,335	£7,626,133	
00% LAR - 40% CIR	20%	£8,317,868	£7,236,084	£7,228,522	£7,214,977	£7,180,977	£6,977,840	£6,863,267	
00% LAR - 40% CIR	25%	£7,601,243	£6,670,494	£6,662,952	£6,649,442	£6,615,688	£6,413,024	£6,300,444	
00% LAR - 40% CIR	30%	£7,486,844	£6,437,094	£6,429,645	£6,416,161	£6,402,484	£6,199,868	£6,187,333	
00% LAR - 40% CIR	35%	£6,879,185	£6,003,472	£5,995,847	£5,982,488	£5,968,773	£5,766,588	£5,654,279	
00% LAR - 40% CIR	40%	£6,135,989	£5,335,624	£5,327,821	£5,314,070	£5,299,442	£5,097,678	£4,985,587	
00% LAR - 40% CIR	45%	£4,630,799	£4,066,197	£4,057,688	£4,044,261	£4,030,691	£3,828,278	£3,715,882	
00% LAR - 40% CIR	50%	£4,704,499	£3,983,951	£3,985,462	£3,972,053	£3,958,534	£3,756,413	£3,643,879	
00% LAR - 40% CIR	55%	£3,976,811	£3,261,536	£3,263,885	£3,250,462	£3,236,982	£3,034,088	£2,921,493	



LB Camden  
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area		Zone C - £1,090 psf	
No Units Site Area		Sales value inflation Build cost inflation Temps		Growth Growth 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 & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S1			







LB Camden  
Local Plan Viability Testing 2025

Resi 7 - 18 Flats		Value Area		Zone C - £1,350 psf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth Growth 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 & Renewable 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability &amp			







LB Camden  
Local Plan Viability Testing 2025

Res 7 - 18 Flats		Value Area		Zone C - £1,750 psf					
No Units	18	Sales value inflation		Growth					
Site Area	0.04 Ha	Build cost inflation		Growth					
Residual land values:		Tenure		LAR - CBR					
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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	£8,850,990 £7,543,276 £7,036,442 £6,525,915 £7,145,963 £6,574,258 £6,003,898 £5,433,516 £4,863,275 £4,293,034 £3,722,793	£7,543,276 £7,036,442 £6,525,915 £6,014,714 £5,501,854 £4,987,349 £4,471,216 £4,462,889 £3,953,470 £3,443,120 £2,913,201 £2,390,708	£7,533,981 £7,026,181 £6,516,688 £6,005,516 £5,492,682 £4,979,201 £4,462,889 £3,944,860 £3,425,932 £2,904,118 £2,381,635	£7,518,374 £7,010,633 £6,501,163 £5,996,071 £5,477,266 £4,962,841 £4,446,784 £3,929,067 £3,405,366 £2,888,874 £2,368,409	£7,479,337 £6,971,763 £6,462,458 £5,951,459 £5,438,782 £4,924,442 £4,408,454 £3,890,834 £3,378,559 £2,856,762 £2,328,342	£7,445,293 £6,937,841 £6,428,047 £5,918,789 £5,400,793 £4,886,044 £4,370,488 £3,861,437 £3,349,591 £2,822,997 £2,299,943	£7,115,196 £6,608,912 £6,100,930 £5,591,083 £5,073,448 £4,560,046 £4,042,488 £3,533,994 £3,015,379 £2,495,061 £1,973,505	
Residual Land values compared to benchmark land values									
Higher Value Secondary Offices						£97,645,000			
		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	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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	£1,180,897 £1,583,981 £1,979,914 £2,368,850 £2,758,715 £3,148,580 £3,538,445 £3,928,310 £4,318,175 £4,708,040 £5,097,905	£3,335,059 £3,335,059 £3,335,059 £3,335,059 £3,335,059 £3,335,059 £3,335,059 £3,335,059 £3,335,059 £3,335,059 £3,335,059	£3,325,798 £3,325,798 £3,325,798 £3,325,798 £3,325,798 £3,325,798 £3,325,798 £3,325,798 £3,325,798 £3,325,798 £3,325,798	£3,316,537 £3,316,537 £3,316,537 £3,316,537 £3,316,537 £3,316,537 £3,316,537 £3,316,537 £3,316,537 £3,316,537 £3,316,537	£3,299,884 £3,299,884 £3,299,884 £3,299,884 £3,299,884 £3,299,884 £3,299,884 £3,299,884 £3,299,884 £3,299,884 £3,299,884	£3,283,231 £3,283,231 £3,283,231 £3,283,231 £3,283,231 £3,283,231 £3,283,231 £3,283,231 £3,283,231 £3,283,231 £3,283,231	£3,058,231 £3,058,231 £3,058,231 £3,058,231 £3,058,231 £3,058,231 £3,058,231 £3,058,231 £3,058,231 £3,058,231 £3,058,231	£2,548,772 £2,548,772 £2,548,772 £2,548,772 £2,548,772 £2,548,772 £2,548,772 £2,548,772 £2,548,772 £2,548,772 £2,548,772
Residual Land values compared to benchmark land values									
Medium Value Secondary Offices						£97,185,000			
		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	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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	£8,883,941 £9,274,639 £6,117,286 £5,548,546 £4,978,913 £4,409,279 £3,839,646 £3,269,991 £2,699,336 £2,128,681 £1,558,026	£5,376,228 £4,865,353 £4,354,478 £3,843,603 £3,332,728 £2,821,853 £2,310,978 £1,799,103 £1,287,228 £775,353 £263,478	£5,366,932 £4,856,057 £4,345,182 £3,834,667 £3,323,432 £2,812,557 £2,301,682 £1,789,807 £1,277,932 £772,070 £214,567	£5,357,636 £4,846,761 £4,335,240 £3,825,011 £3,314,136 £2,803,261 £2,292,386 £1,780,511 £1,268,636 £767,125 £214,567	£5,340,984 £4,830,109 £4,319,234 £3,808,359 £3,297,484 £2,786,609 £2,275,734 £1,763,859 £1,252,000 £763,174 £214,567	£5,324,331 £4,813,456 £4,303,744 £3,791,706 £3,280,831 £2,769,956 £2,259,081 £1,747,206 £1,235,357 £760,000 £214,567	£5,099,331 £4,588,456 £4,077,581 £3,566,706 £3,055,831 £2,544,956 £2,034,081 £1,522,206 £1,010,357 £500,582 £0	
Residual Land values compared to benchmark land values									
Lower Value Secondary Offices / Community Space						£49,420,000			
		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	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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	£7,715,596 £7,145,963 £6,576,330 £6,006,697 £5,437,064 £4,867,431 £4,297,798 £3,728,165 £3,158,532 £2,588,899	£5,011,211 £4,500,336 £3,989,461 £3,478,586 £2,967,711 £2,456,836 £1,945,961 £1,435,086 £924,211 £480,630	£5,002,216 £4,491,341 £3,980,466 £3,469,591 £2,958,716 £2,447,841 £1,936,966 £1,426,091 £915,216 £475,830	£5,000,000 £4,489,125 £3,978,250 £3,467,375 £2,956,500 £2,445,625 £1,934,750 £1,423,875 £913,000 £484,890	£5,000,000 £4,489,125 £3,978,250 £3,467,375 £2,956,500 £2,445,625 £1,934,750 £1,423,875 £913,000 £484,890	£5,000,000 £4,489,125 £3,978,250 £3,467,375 £2,956,500 £2,445,625 £1,934,750 £1,423,875 £913,000 £484,890	£5,000,000 £4,489,125 £3,978,250 £3,467,375 £2,956,500 £2,445,625 £1,934,750 £1,423,875 £913,000 £484,890	
Residual Land values compared to benchmark land values									
Secondary Industrial/Storage/Distribution						£20,601,000			
		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	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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	£8,015,395 £7,445,762 £6,876,129 £6,306,496 £5,736,863 £5,167,230 £4,597,597 £4,027,964 £3,458,331 £2,888,698	£6,162,880 £5,651,955 £5,141,030 £4,630,105 £4,119,180 £3,608,255 £3,097,330 £2,586,405 £2,075,480 £1,564,555	£6,153,885 £5,642,960 £5,132,035 £4,621,110 £4,110,185 £3,600,260 £3,089,335 £2,578,410 £2,067,485 £1,556,560	£6,144,890 £5,633,965 £5,123,040 £4,612,115 £4,101,190 £3,591,265 £3,080,340 £2,569,415 £2,058,490 £1,547,565	£6,128,237 £5,617,312 £5,106,387 £4,595,462 £4,084,537 £3,574,612 £3,063,687 £2,552,762 £2,041,837 £1,530,912	£6,111,584 £5,600,659 £5,089,734 £4,578,809 £4,067,884 £3,557,959 £3,047,034 £2,536,109 £2,025,184 £1,514,259	£5,886,584 £5,375,659 £4,864,734 £4,353,809 £3,842,884 £3,332,959 £2,822,034 £2,311,109 £1,800,184 £1,289,259	
Residual Land values compared to benchmark 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		
Tenure	%AH	£8,015,395 £7,445,762 £6,876,129 £6,306,496 £5,736,863 £5,167,230 £4,597,597 £4,027,964 £3,458,331 £2,888,698	£6,162,880 £5,651,955 £5,141,030 £4,630,105 £4,119,180 £3,608,255 £3,097,330 £2,586,405 £2,075,480 £1,564,555	£6,153,885 £5,642,960 £5,132,035 £4,621,110 £4,110,185 £3,600,260 £3,089,335 £2,578,410 £2,067,485 £1,556,560	£6,144,890 £5,633,965 £5,123,040 £4,612,115 £4,101,190 £3,591,265 £3,080,340 £2,569,415 £2,058,490 £1,547,565	£6,128,237 £5,617,312 £5,106,387 £4,595,462 £4,084,537 £3,574,612 £3,063,687 £2,552,762 £2,041,837 £1,530,912	£6,111,584 £5,600,659 £5,089,734 £4,578,809 £4,067,884 £3,557,959 £3,047,034 £2,536,109 £2,025,184 £1,514,259	£5,886,584 £5,375,659 £4,864,734 £4,353,809 £3,842,884 £3,332,959 £2,822,034 £2,311,109 £1,800,184 £1,289,259	



LB Camden  
Local Plan Viability Testing 2025

Res17 - 18 Flats		Value Area		Zone C - £1,900 psf													
No Units Site Area		18 0.04 Ha		Growth 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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt 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		5%		£10,099,140		£8,771,470		£8,762,174		£8,746,566		£8,707,549		£8,473,446		£8,343,388	
60% LAR: 40% CR		5%		£9,470,987		£8,002,224		£8,150,964		£8,177,478		£8,138,546		£7,905,344		£7,775,195	
60% LAR: 40% CR		10%		£8,839,332		£7,631,289		£7,622,061		£7,606,566		£7,567,832		£7,335,421		£7,206,303	
60% LAR: 40% CR		15%		£8,206,891		£7,058,678		£7,049,479		£7,034,035		£6,995,423		£6,763,252		£6,635,047	
60% LAR: 40% CR		20%		£7,572,779		£6,484,408		£6,475,238		£6,459,538		£6,421,138		£6,190,337		£6,062,004	
60% LAR: 40% CR		25%		£6,937,011		£5,908,493		£5,899,340		£5,883,985		£5,845,586		£5,615,189		£5,487,190	
60% LAR: 40% CR		30%		£6,299,684		£5,330,890		£5,321,823		£5,306,890		£5,268,189		£5,038,123		£4,910,423	
60% LAR: 40% CR		35%		£5,660,573		£4,751,795		£4,742,685		£4,727,359		£4,689,159		£4,459,782		£4,332,319	
60% LAR: 40% CR		40%		£5,019,604		£4,171,042		£4,161,947		£4,146,686		£4,108,514		£3,879,516		£3,752,294	
60% LAR: 40% CR		45%		£4,377,701		£3,588,706		£3,589,706		£3,579,624		£3,564,379		£3,526,269		£3,170,587	
60% LAR: 40% CR		50%		£3,733,891		£3,004,804		£2,995,731		£2,980,504		£2,942,438		£2,714,040		£2,587,152	
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															
60% LAR: 40% CR		5%		£5,789,703		£4,501,940		£4,492,581		£4,477,033		£4,438,103		£4,204,940		£4,076,372	
60% LAR: 40% CR		5%		£5,138,849		£3,930,506		£3,921,278		£3,906,183		£3,867,249		£3,635,037		£3,506,919	
60% LAR: 40% CR		10%		£4,506,607		£3,359,067		£3,349,096		£3,333,652		£3,295,040		£3,063,389		£2,934,864	
60% LAR: 40% CR		15%		£3,872,396		£2,784,020		£2,774,853		£2,759,452		£2,720,952		£2,489,954		£2,361,620	
60% LAR: 40% CR		20%		£3,238,185		£2,208,110		£2,198,963		£2,183,510		£2,145,010		£1,914,862		£1,786,807	
60% LAR: 40% CR		25%		£2,603,221		£1,630,967		£1,621,440		£1,606,117		£1,567,806		£1,337,942		£1,210,240	
60% LAR: 40% CR		30%		£1,968,255		£1,051,412		£1,042,302		£1,026,939		£988,775		£759,378		£631,933	
60% LAR: 40% CR		35%		£1,333,551		£670,659		£661,564		£646,264		£608,151		£379,133		£251,611	
60% LAR: 40% CR		40%		£877,318		£211,877		£202,769		£193,634		£184,945		£42,780		£23,817	
60% LAR: 40% CR		45%		£31,558		£665,878		£704,625		£718,478		£727,846		£866,841		£1,111,201	
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															
60% LAR: 40% CR		5%		£7,932,962		£6,604,421		£6,595,126		£6,579,518		£6,540,501		£6,308,367		£6,178,338	
60% LAR: 40% CR		10%		£6,030,058		£5,035,175		£5,025,815		£5,010,389		£4,971,468		£4,739,275		£4,609,107	
60% LAR: 40% CR		15%		£5,172,383		£4,464,240		£4,455,612		£4,439,518		£4,400,783		£4,168,372		£4,039,254	
60% LAR: 40% CR		20%		£4,309,862		£3,697,629		£3,688,431		£3,672,337		£3,633,514		£3,391,204		£3,262,586	
60% LAR: 40% CR		25%		£3,450,750		£3,117,860		£3,108,188		£3,092,785		£3,054,287		£2,812,486		£2,684,466	
60% LAR: 40% CR		30%		£2,789,862		£2,441,445		£2,432,297		£2,416,937		£2,378,538		£2,136,140		£2,008,120	
60% LAR: 40% CR		35%		£2,130,885		£1,883,802		£1,874,774		£1,859,491		£1,821,140		£1,579,277		£1,451,374	
60% LAR: 40% CR		40%		£1,483,525		£1,284,746		£1,275,637		£1,260,344		£1,222,111		£979,714		£851,271	
60% LAR: 40% CR		45%		£882,865		£703,893		£694,899		£679,633		£641,466		£412,467		£283,464	
60% LAR: 40% CR		50%		£270,853		£1,421,058		£1,412,576		£1,397,331		£1,359,220		£1,130,554		£1,003,518	
60% LAR: 40% CR		50%		£1,686,843		£837,755		£828,682		£813,436		£775,390		£548,991		£420,164	
Residual Land values compared to benchmark land values																	
Lower Value Secondary Offices / Community Space						£48,425,000											
				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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt 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		5%		£6,567,432		£7,239,184		£7,230,489		£7,215,861		£7,176,544		£6,941,740		£6,811,683	
60% LAR: 40% CR		10%		£7,938,381		£6,670,518		£6,661,259		£6,645,711		£6,606,841		£6,373,818		£6,244,050	
60% LAR: 40% CR		15%		£7,307,627		£6,096,584		£6,090,364		£6,074,981		£6,036,127		£5,803,715		£5,674,597	
60% LAR: 40% CR		20%		£6,675,185		£5,526,972		£5,517,774		£5,502,330		£5,463,718		£5,230,247		£5,101,342	
60% LAR: 40% CR		25%		£6,043,073		£4,952,703		£4,943,531		£4,928,130		£4,889,508		£4,656,624		£4,528,298	
60% LAR: 40% CR		30%		£5,409,399		£4,378,788		£4,369,641		£4,354,189		£4,315,681		£4,082,486		£3,954,466	
60% LAR: 40% CR		35%		£4,781,888		£3,799,245		£3,790,118		£3,774,794		£3,736,484		£3,503,620		£3,376,918	
60% LAR: 40% CR		40%		£4,158,868		£3,220,088		£3,210,980		£3,195,687		£3,157,454		£2,924,687		£2,800,614	
60% LAR: 40% CR		45%		£3,498,228		£2,639,336		£2,630,242		£2,614,975		£2,576,809		£2,343,810		£2,220,589	
60% LAR: 40% CR		50%		£2,845,986		£2,057,001		£2,047,819		£2,032,633		£1,994,564		£1,762,887		£1,639,861	
60% LAR: 40% CR		50%		£2,202,188		£1,473,088		£1,464,025		£1,448,799		£1,410,733		£1,182,335		£1,055,447	
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															
60% LAR: 40% CR		5%		£3,918,413		£7,380,850		£7,371,504		£7,356,267		£7,320,898		£7,087,776		£6,955,718	
60% LAR: 40% CR		10%		£3,689,417		£7,421,554		£7,412,204		£7,396,927		£7,361,519		£7,128,654		£6,996,586	
60% LAR: 40% CR		15%		£3,058,662		£6,850,619		£6,841,391		£6,826,097		£6,791,162		£6,558,251		£6,426,633	
60% LAR: 40% CR		20%		£2,428,221		£6,279,008		£6,269,810		£6,254,365		£6,219,130		£5,986,383		£5,854,377	
60% LAR: 40% CR		25%		£1,792,109		£5,703,739		£5,694,567		£5,679,166		£5,644,096		£5,410,668		£5,281,334	
60% LAR: 40% CR		30%		£1,156,361		£5,127,624		£5,118,676		£5,103,210		£5,068,917		£4,834,917		£4,706,521	
60% LAR: 40% CR		35%		£5,818,834		£4,550,281		£4,541,154		£4,525,839		£4,491,519		£4,257,656		£4,129,851	
60% LAR: 40% CR		40%		£4,879,804		£3,971,125		£3,962,016		£3,946,723		£3,912,489		£3,679,083		£3,551,649	
60% LAR: 40% CR		45%		£4,236,354		£3,390,172		£3,381,278		£3,365,011		£3,329,745		£3,096,846		£2,971,625	
60% LAR: 40% CR		50%		£3,597,032		£2,808,037		£2,798,955		£2,783,710		£2,748,599		£2,516,933		£2,389,897	
60% LAR: 40% CR		50%		£2,963,222		£2,224,134		£2,215,061		£2,199,835		£2,164,789		£1,933,370		£1,806,453	



LB Camden  
Local Plan Viability Testing 2025

Res 7 - 18 Flats		Value Area		Zone C - £2,000 psf	
No Units Site Area		Sales value inflation Build cost inflation		Growth Growth Pk	
18 0.04 Ha					
Residual land values:					
		Base Build Costs, Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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	



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		Growth Growth PA	
18 0.04 Ha					
Residual land values:					
		Base Build Costs, 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, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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	



LB Camden  
Local Plan Viability Testing 2025

Res 7 - 18 Flats		Value Area		Zone C - RP Periphery E2.450 paf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth Growth PIL	
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, S10	



LB Camden  
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone C - £1,050 paf	
No Units	20	Sales value inflation		Growth	
Site Area	0.1 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		LAR - CIR	



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 - £1,100 psf
------------	---------------------

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR - CBR

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CBR	0%	£3,680,340	£2,547,482	£2,537,133	£2,510,775	£2,476,377	£2,215,995	£2,071,338
60% LAR - 40% CBR	5%	£3,690,504	£2,562,180	£2,551,891	£2,524,600	£2,490,376	£2,230,007	£2,084,444
60% LAR - 40% CBR	10%	£3,700,704	£1,974,947	£1,964,693	£1,947,467	£1,904,401	£1,646,007	£1,502,454
60% LAR - 40% CBR	15%	£2,924,957	£1,685,781	£1,675,561	£1,658,362	£1,615,473	£1,357,855	£1,214,889
60% LAR - 40% CBR	20%	£2,569,384	£1,394,703	£1,384,511	£1,367,397	£1,324,610	£1,067,890	£925,289
60% LAR - 40% CBR	25%	£2,211,702	£1,101,729	£1,091,565	£1,074,458	£1,031,832	£775,835	£633,814
60% LAR - 40% CBR	30%	£1,852,233	£808,861	£798,709	£779,716	£737,151	£481,807	£339,845
60% LAR - 40% CBR	35%	£1,490,893	£510,177	£500,054	£483,070	£440,608	£185,827	£44,283
60% LAR - 40% CBR	40%	£1,127,704	£211,655	£201,592	£184,577	£142,197	£118,358	£-59,716
60% LAR - 40% CBR	45%	£762,683	£-93,307	£-104,030	£-122,510	£-166,962	£-438,072	£-588,511
60% LAR - 40% CBR	50%	£395,850	£-414,335	£-425,045	£-443,001	£-487,891	£-757,228	£-906,890

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CBR	0%	£3,134,396	£2,502,725	£2,511,000	£2,530,809	£2,522,224	£2,173,534	£2,079,599
60% LAR - 40% CBR	5%	£3,485,148	£2,789,963	£2,805,207	£2,817,435	£2,803,399	£2,118,840	£2,022,446
60% LAR - 40% CBR	10%	£3,430,842	£3,010,119	£3,008,338	£3,018,647	£3,008,495	£2,406,485	£2,305,011
60% LAR - 40% CBR	15%	£2,158,818	£3,310,197	£3,301,391	£3,307,203	£3,245,280	£3,007,010	£2,839,611
60% LAR - 40% CBR	20%	£1,361,186	£2,663,171	£2,663,171	£2,671,335	£2,580,495	£2,331,286	£2,131,286
60% LAR - 40% CBR	25%	£1,312,887	£3,058,013	£3,061,151	£3,061,151	£3,027,743	£3,281,093	£3,424,553
60% LAR - 40% CBR	30%	£3,431,484	£3,254,720	£3,254,720	£3,254,720	£3,254,720	£3,431,484	£3,431,484
60% LAR - 40% CBR	35%	£3,431,484	£3,431,484	£3,431,484	£3,431,484	£3,431,484	£3,431,484	£3,431,484
60% LAR - 40% CBR	40%	£3,431,484	£3,431,484	£3,431,484	£3,431,484	£3,431,484	£3,431,484	£3,431,484
60% LAR - 40% CBR	45%	£3,431,484	£3,431,484	£3,431,484	£3,431,484	£3,431,484	£3,431,484	£3,431,484
60% LAR - 40% CBR	50%	£3,431,484	£3,431,484	£3,431,484	£3,431,484	£3,431,484	£3,431,484	£3,431,484

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CBR	0%	£2,738,260	£3,171,138	£3,181,467	£3,188,828	£3,242,223	£3,362,865	£3,847,269
60% LAR - 40% CBR	5%	£2,988,098	£3,459,450	£3,469,625	£3,476,009	£3,529,404	£3,786,575	£4,271,979
60% LAR - 40% CBR	10%	£2,430,896	£3,743,853	£3,753,807	£3,771,133	£3,814,136	£4,072,363	£4,218,148
60% LAR - 40% CBR	15%	£2,152,843	£3,032,819	£3,042,809	£3,049,099	£3,086,249	£3,369,245	£3,503,711
60% LAR - 40% CBR	20%	£1,145,316	£4,333,887	£4,334,089	£4,351,203	£4,333,990	£4,590,710	£4,793,531
60% LAR - 40% CBR	25%	£3,306,898	£3,816,911	£3,827,035	£3,844,102	£3,886,738	£4,342,765	£4,684,898
60% LAR - 40% CBR	30%	£2,227,707	£4,517,178	£4,521,081	£4,541,081	£4,561,481	£4,528,178	£4,738,435
60% LAR - 40% CBR	35%	£4,227,707	£5,238,453	£5,238,453	£5,238,453	£5,238,453	£5,238,453	£5,238,453
60% LAR - 40% CBR	40%	£3,360,498	£3,808,498	£3,808,498	£3,808,498	£3,808,498	£3,808,498	£3,808,498
60% LAR - 40% CBR	45%	£3,333,517	£3,811,707	£3,827,633	£3,840,872	£3,855,752	£3,855,752	£3,855,752
60% LAR - 40% CBR	50%	£3,333,517	£3,827,633	£3,840,872	£3,855,752	£3,870,892	£3,870,892	£3,870,892

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CBR	0%	£1,111,496	£1,770,850	£1,770,109	£1,807,439	£1,850,624	£2,109,973	£2,254,598
60% LAR - 40% CBR	5%	£1,170,404	£2,007,180	£2,007,180	£2,044,510	£2,087,840	£2,347,189	£2,491,814
60% LAR - 40% CBR	10%	£1,117,043	£2,358,218	£2,366,439	£2,383,639	£2,426,527	£2,684,045	£2,827,111
60% LAR - 40% CBR	15%	£1,472,128	£3,647,297	£3,657,498	£3,674,698	£3,717,899	£4,014,110	£4,158,731
60% LAR - 40% CBR	20%	£2,660,266	£2,660,266	£2,660,266	£2,660,266	£2,660,266	£2,660,266	£2,660,266
60% LAR - 40% CBR	25%	£2,185,787	£3,235,118	£3,245,261	£3,262,284	£3,304,843	£3,560,193	£3,702,555
60% LAR - 40% CBR	30%	£2,561,767	£3,531,823	£3,541,948	£3,558,639	£3,561,384	£3,566,173	£3,569,717
60% LAR - 40% CBR	35%	£2,914,296	£3,830,365	£3,840,471	£3,857,423	£3,869,803	£4,160,128	£4,310,218
60% LAR - 40% CBR	40%	£1,170,121	£4,176,307	£4,181,023	£4,188,472	£4,208,862	£4,473,075	£4,538,411
60% LAR - 40% CBR	50%	£1,148,150	£4,486,335	£4,487,045	£4,493,801	£4,508,881	£4,508,881	£4,508,881

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

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CBR	0%	£1,170,404	£202,080	£202,080	£202,080	£202,080	£202,080	£202,080
60% LAR - 40% CBR	5%	£1,218,604	£206,100	£206,100	£206,100	£206,100	£206,100	£206,100
60% LAR - 40% CBR	10%	£1,218,604	£206,100	£206,100	£206,100	£206,100	£206,100	£206,100
60% LAR - 40% CBR	15%	£1,218,604	£206,100	£206,100	£206,100	£206,100	£206,100	£206,100
60% LAR - 40% CBR	20%	£1,218,604	£206,100	£206,100	£206,100	£206,100	£206,100	£206,100
60% LAR - 40% CBR	25%	£1,218,604	£206,100	£206,100	£206,100	£206,100	£206,100	£206,100
60% LAR - 40% CBR	30%	£1,218,604	£206,100	£206,100	£206,100	£206,100	£206,100	£206,100
60% LAR - 40% CBR	35%	£1,218,604	£206,100	£206,100	£206,100	£206,100	£206,100	£206,100
60% LAR - 40% CBR	40%	£1,218,604	£206,100	£206,100	£206,100	£206,100	£206,100	£206,100
60% LAR - 40% CBR	45%	£1,218,604	£206,100	£206,100	£206,100	£206,100	£206,100	£206,100
60% LAR - 40% CBR	50%	£1,218,604	£206,100	£206,100	£206,100	£206,100	£206,100	£206,100



LB Camden  
Local Plan Viability Testing 2025

Rest 8 - 20 Flats		Value Area		Zone C - £1,350 psf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth Growth 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 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 & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building			



LB Camden  
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone C - £1,500 psf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth Growth 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

Res B - 20 Flats		Value Area		Zone C - £1,750 psf				
No Units	20	Sales value inflation		Growth				
Site Area	0.1 Ha	Build cost inflation		Growth				
Residual land values:		Tenure		LAR: GSR				
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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	£3,527,877 £3,900,434 £3,271,507 £2,640,193 £2,007,152 £1,372,305 £575,398 £4,486,195 £3,813,718 £3,169,519	£3,006,095 £3,447,882 £2,887,717 £2,252,620 £1,619,609 £1,195,704 £457,504 £3,486,815 £2,813,523 £2,338,433	£2,995,767 £3,437,592 £2,877,484 £2,242,399 £1,609,418 £1,185,540 £447,182 £3,476,815 £2,803,432 £2,328,351	£2,978,407 £3,422,595 £2,860,238 £2,225,231 £1,592,303 £1,168,473 £430,178 £3,459,137 £2,786,507 £2,311,451	£2,935,011 £3,377,037 £2,817,172 £2,182,312 £1,549,517 £1,125,807 £408,200 £3,417,377 £2,744,138 £2,269,200	£2,874,629 £3,317,229 £2,758,777 £2,124,793 £1,492,198 £1,068,610 £392,650 £3,363,056 £2,690,340 £2,215,092	£2,529,972 £3,013,546 £2,415,224 £1,834,727 £1,252,178 £1,727,589 £4,169,889 £3,021,607 £2,449,507 £1,874,855
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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	£3,894,438 £4,453,593 £2,124,767 £1,521,593 £1,298,592 £1,051,605 £897,839 £744,073 £589,307 £434,541 £279,775	£2,317,018 £2,877,183 £1,169,117 £807,020 £645,019 £492,896 £418,011 £343,126 £268,241 £193,356 £118,471	£2,297,360 £3,437,592 £1,158,864 £807,020 £634,766 £482,643 £407,758 £332,873 £257,988 £183,103 £108,218	£2,280,897 £3,422,595 £1,142,638 £780,507 £618,507 £466,383 £391,498 £316,613 £241,728 £166,843 £91,958	£2,238,411 £3,377,037 £1,098,572 £736,441 £574,441 £422,317 £347,432 £272,547 £197,662 £122,777 £47,892	£2,180,477 £3,317,229 £1,038,177 £676,046 £514,046 £361,922 £287,037 £212,152 £137,267 £62,382 £-12,503	£2,161,372 £3,262,229 £1,019,229 £657,046 £495,046 £343,046 £272,046 £197,046 £122,046 £47,046 £-12,503
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	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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	£3,445,977 £4,899,474 £3,271,507 £2,598,193 £2,007,152 £1,372,305 £1,051,605 £897,839 £744,073 £589,307 £434,541 £279,775	£3,354,205 £3,405,892 £2,845,717 £2,283,620 £1,719,609 £1,153,704 £835,504 £152,269 £495,195 £372,481 £372,481	£3,353,787 £3,395,592 £2,835,484 £2,273,399 £1,709,418 £1,143,540 £825,282 £152,169 £495,291 £372,481 £372,481	£3,336,407 £3,378,303 £2,818,238 £2,256,231 £1,692,303 £1,126,473 £808,200 £152,169 £495,243 £372,481 £372,481	£3,303,011 £3,335,037 £2,775,172 £2,213,312 £1,649,517 £1,083,807 £765,200 £152,169 £494,623 £372,481 £372,481	£3,262,229 £3,275,729 £2,715,777 £2,154,793 £1,590,198 £1,024,610 £706,850 £152,169 £494,003 £372,481 £372,481	£3,487,972 £2,931,646 £2,371,224 £1,810,727 £1,250,178 £684,589 £366,889 £152,169 £494,003 £372,481 £372,481
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	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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	£3,445,977 £4,899,474 £3,271,507 £2,598,193 £2,007,152 £1,372,305 £1,051,605 £897,839 £744,073 £589,307 £434,541 £279,775	£3,354,205 £3,405,892 £2,845,717 £2,283,620 £1,719,609 £1,153,704 £835,504 £152,269 £495,195 £372,481 £372,481	£3,353,787 £3,395,592 £2,835,484 £2,273,399 £1,709,418 £1,143,540 £825,282 £152,169 £495,291 £372,481 £372,481	£3,336,407 £3,378,303 £2,818,238 £2,256,231 £1,692,303 £1,126,473 £808,200 £152,169 £495,243 £372,481 £372,481	£3,303,011 £3,335,037 £2,775,172 £2,213,312 £1,649,517 £1,083,807 £765,200 £152,169 £494,623 £372,481 £372,481	£3,262,229 £3,275,729 £2,715,777 £2,154,793 £1,590,198 £1,024,610 £706,850 £152,169 £494,003 £372,481 £372,481	£3,487,972 £2,931,646 £2,371,224 £1,810,727 £1,250,178 £684,589 £366,889 £152,169 £494,003 £372,481 £372,481



LB Camden  
Local Plan Viability Testing 2025

Res 8 - 20 Flats	
------------------	--

No Units	20
Site Area	0.1 Ha

Residual land values:

Value Area	Zone C - £1,900 psf
------------	---------------------

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR - CBR

Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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% CBR	0%	£10,914,510	£9,470,794	£9,360,425	£9,343,096	£9,299,669	£9,639,287	£9,894,630
0% LAR - 40% CBR	5%	£10,217,987	£8,744,307	£8,734,018	£8,718,728	£8,675,563	£8,814,154	£9,070,011
0% LAR - 40% CBR	10%	£9,519,457	£8,115,909	£8,105,656	£8,088,430	£8,045,364	£7,786,969	£7,643,417
0% LAR - 40% CBR	15%	£8,819,002	£7,485,580	£7,475,399	£7,458,191	£7,415,271	£7,157,753	£7,014,889
0% LAR - 40% CBR	20%	£8,116,600	£6,853,336	£6,843,145	£6,825,030	£6,782,243	£6,526,524	£6,383,902
0% LAR - 40% CBR	25%	£7,412,330	£6,219,199	£6,209,033	£6,191,967	£6,149,301	£5,893,303	£5,751,083
0% LAR - 40% CBR	30%	£6,708,152	£5,585,185	£5,575,043	£5,558,030	£5,515,485	£5,158,248	£5,016,248
0% LAR - 40% CBR	35%	£5,998,104	£4,945,317	£4,935,194	£4,918,209	£4,875,746	£4,520,967	£4,479,422
0% LAR - 40% CBR	40%	£5,288,006	£4,235,610	£4,225,630	£4,208,712	£4,166,312	£3,811,680	£3,770,453
0% LAR - 40% CBR	45%	£4,576,477	£3,520,036	£3,510,394	£3,493,599	£3,451,760	£3,340,502	£3,199,869
0% LAR - 40% CBR	50%	£3,862,936	£3,020,762	£3,010,681	£2,993,781	£2,951,529	£2,698,022	£2,557,184

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% CBR	0%	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000
0% LAR - 40% CBR	5%	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000
0% LAR - 40% CBR	10%	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000
0% LAR - 40% CBR	15%	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000
0% LAR - 40% CBR	20%	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000
0% LAR - 40% CBR	25%	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000
0% LAR - 40% CBR	30%	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000
0% LAR - 40% CBR	35%	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000
0% LAR - 40% CBR	40%	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000
0% LAR - 40% CBR	45%	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000
0% LAR - 40% CBR	50%	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000

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% CBR	0%	£5,195,910	£3,652,154	£3,641,825	£3,624,468	£3,581,069	£3,320,687	£3,176,030
0% LAR - 40% CBR	5%	£4,490,857	£3,025,707	£3,015,418	£2,998,130	£2,954,803	£2,695,554	£2,551,417
0% LAR - 40% CBR	10%	£3,800,857	£2,397,369	£2,387,056	£2,369,830	£2,326,784	£2,068,369	£1,924,817
0% LAR - 40% CBR	15%	£3,100,850	£1,769,980	£1,759,759	£1,742,591	£1,699,671	£1,441,153	£1,298,087
0% LAR - 40% CBR	20%	£2,400,843	£1,142,136	£1,131,945	£1,114,759	£1,071,853	£813,254	£670,002
0% LAR - 40% CBR	25%	£1,699,730	£500,595	£490,433	£473,267	£430,701	£174,703	£32,483
0% LAR - 40% CBR	30%	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000
0% LAR - 40% CBR	35%	£773,293	£473,293	£473,293	£473,293	£473,293	£473,293	£473,293
0% LAR - 40% CBR	40%	£473,293	£473,293	£473,293	£473,293	£473,293	£473,293	£473,293
0% LAR - 40% CBR	45%	£1,112,123	£2,054,514	£2,064,000	£2,071,011	£2,103,840	£2,177,686	£2,210,511
0% LAR - 40% CBR	50%	£1,858,864	£2,887,638	£2,907,915	£2,924,818	£2,967,821	£3,089,928	£3,181,418

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% CBR	0%	£8,872,512	£5,328,154	£5,318,425	£5,301,096	£5,257,669	£4,997,287	£4,852,630
0% LAR - 40% CBR	5%	£8,175,987	£4,702,307	£4,692,018	£4,676,728	£4,633,563	£4,372,154	£4,228,011
0% LAR - 40% CBR	10%	£7,477,002	£4,073,909	£4,063,656	£4,048,430	£4,005,364	£3,746,969	£3,603,417
0% LAR - 40% CBR	15%	£6,777,002	£3,443,580	£3,433,399	£3,418,191	£3,375,271	£3,117,753	£2,974,889
0% LAR - 40% CBR	20%	£6,074,600	£2,811,336	£2,801,145	£2,785,030	£2,742,243	£2,486,524	£2,343,902
0% LAR - 40% CBR	25%	£5,370,200	£2,177,199	£2,167,033	£2,150,967	£2,108,301	£1,852,303	£1,709,889
0% LAR - 40% CBR	30%	£4,664,152	£1,541,185	£1,531,043	£1,514,030	£1,471,461	£1,215,111	£1,072,248
0% LAR - 40% CBR	35%	£3,958,104	£903,317	£893,194	£876,209	£833,746	£578,967	£435,422
0% LAR - 40% CBR	40%	£3,248,006	£263,610	£253,630	£236,533	£194,172	£69,115	£20,377
0% LAR - 40% CBR	45%	£2,534,477	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000
0% LAR - 40% CBR	50%	£1,820,936	£1,001,236	£1,031,315	£1,048,418	£1,089,471	£1,143,078	£1,184,418

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% CBR	0%	£8,157,857	£7,310,594	£7,290,425	£7,273,096	£7,229,669	£6,969,287	£6,824,630
0% LAR - 40% CBR	5%	£7,459,332	£6,605,207	£6,585,038	£6,567,708	£6,524,281	£6,264,892	£6,120,235
0% LAR - 40% CBR	10%	£6,760,807	£5,905,809	£5,885,640	£5,868,310	£5,824,883	£5,565,494	£5,420,837
0% LAR - 40% CBR	15%	£6,062,282	£5,106,411	£5,086,242	£5,068,912	£5,025,485	£4,766,096	£4,621,439
0% LAR - 40% CBR	20%	£5,363,757	£4,307,013	£4,286,844	£4,269,514	£4,226,087	£3,966,698	£3,822,041
0% LAR - 40% CBR	25%	£4,665,232	£3,507,615	£3,487,446	£3,470,116	£3,426,689	£3,167,300	£3,022,643
0% LAR - 40% CBR	30%	£3,966,707	£2,708,217	£2,688,048	£2,670,718	£2,627,291	£2,367,902	£2,223,245
0% LAR - 40% CBR	35%	£3,268,182	£1,908,819	£1,888,650	£1,871,320	£1,827,893	£1,568,504	£1,423,847
0% LAR - 40% CBR	40%	£2,569,657	£1,109,421	£1,089,252	£1,071,922	£1,028,495	£769,106	£624,449
0% LAR - 40% CBR	45%	£1,871,132	£310,023	£300,000	£282,670	£239,243	£99,854	£55,197
0% LAR - 40% CBR	50%	£1,162,607	£510,625	£500,602	£483,272	£439,845	£190,456	£145,800



LB Camden  
Local Plan Viability Testing 2025

Resi 8 - 20 Flats		Value Area		Zone C - £2,000 psf	
No Units Site Area		Sales value inflation Build cost inflation		Growth PIL	
20 0.1 Ha					
Residual land values:					
		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 & 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	
		Base Build Costs,			



LB Camden  
Local Plan Viability Testing 2025

Res 8 - 20 Flats		Value Area		Zone C - RP Periphery E2,250 psf					
No Units	20	Sales value inflation		Growth					
Site Area	0.1 Ha	Build cost inflation		Growth					
Residual land values:		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) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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%	£14,150,456	£12,554,956	£12,544,628	£12,527,289	£12,483,872	£12,223,489	£12,078,833	
60% LAR: 40% CR	5%	£13,292,115	£11,769,302	£11,759,010	£11,742,121	£11,688,496	£11,439,147	£11,295,064	
60% LAR: 40% CR	10%	£12,431,809	£10,981,692	£10,971,439	£10,954,513	£10,911,147	£10,652,752	£10,509,199	
60% LAR: 40% CR	15%	£11,569,556	£10,162,152	£10,151,931	£10,134,763	£10,121,843	£9,864,325	£9,721,260	
60% LAR: 40% CR	20%	£10,705,377	£9,400,698	£9,390,207	£9,373,392	£9,330,608	£9,073,887	£8,931,495	
60% LAR: 40% CR	25%	£9,839,290	£8,607,351	£8,597,186	£8,580,119	£8,537,453	£8,281,456	£8,139,235	
60% LAR: 40% CR	30%	£8,971,315	£7,812,127	£7,802,085	£7,784,985	£7,742,644	£7,487,653	£7,345,192	
60% LAR: 40% CR	35%	£8,101,489	£7,015,048	£7,004,928	£6,987,941	£6,945,477	£6,690,698	£6,549,155	
60% LAR: 40% CR	40%	£7,230,774	£6,216,131	£6,206,027	£6,189,079	£6,146,684	£5,892,412	£5,751,145	
60% LAR: 40% CR	45%	£6,358,247	£5,415,367	£5,405,305	£5,388,381	£5,346,071	£5,092,513	£4,951,181	
60% LAR: 40% CR	50%	£5,480,908	£4,612,894	£4,602,782	£4,585,882	£4,543,630	£4,290,123	£4,149,285	
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% CR	0%	£3,527,215	£2,004,400	£1,994,110	£1,976,821	£1,933,596	£1,674,247	£1,530,184	
60% LAR: 40% CR	5%	£2,668,959	£1,216,792	£1,206,539	£1,189,313	£1,146,247	£887,852	£744,269	
60% LAR: 40% CR	10%	£1,804,666	£427,252	£417,031	£399,863	£356,943	£99,425	£44,949	
60% LAR: 40% CR	20%	£940,477	£154,752	£154,393	£150,208	£143,284	£39,013	£33,520	
60% LAR: 40% CR	25%	£730,362	£107,646	£107,146	£104,744	£101,247	£24,404	£20,444	
60% LAR: 40% CR	30%	£580,585	£71,952,713	£71,962,513	£71,970,038	£72,022,496	£72,277,847	£72,413,708	
60% LAR: 40% CR	35%	£463,131	£43,749,962	£43,759,962	£43,768,074	£43,810,074	£43,870,202	£43,913,162	
60% LAR: 40% CR	40%	£368,158	£34,558,136	£34,568,136	£34,575,873	£34,618,308	£34,673,498	£34,713,762	
60% LAR: 40% CR	45%	£240,853	£24,340,503	£24,350,503	£24,358,518	£24,418,828	£24,473,887	£24,513,719	
60% LAR: 40% CR	50%	£148,882	£15,162,008	£15,162,018	£15,169,018	£15,212,220	£15,474,077	£15,616,018	
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 Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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%	£8,431,868	£8,436,356	£8,426,028	£8,408,689	£8,385,272	£8,304,889	£8,260,233	
60% LAR: 40% CR	5%	£7,521,515	£7,520,700	£7,510,410	£7,493,071	£7,469,654	£7,320,547	£7,276,464	
60% LAR: 40% CR	10%	£6,713,206	£5,263,062	£5,252,839	£5,235,613	£5,192,547	£4,934,152	£4,790,599	
60% LAR: 40% CR	15%	£5,898,666	£4,473,552	£4,463,331	£4,446,103	£4,403,263	£4,145,725	£4,002,660	
60% LAR: 40% CR	20%	£5,086,977	£3,682,098	£3,671,807	£3,654,759	£3,612,096	£3,354,696	£3,212,665	
60% LAR: 40% CR	25%	£4,120,890	£2,888,751	£2,878,586	£2,861,519	£2,818,853	£2,562,856	£2,420,835	
60% LAR: 40% CR	30%	£3,252,715	£2,093,527	£2,083,358	£2,066,361	£2,023,694	£1,768,453	£1,626,292	
60% LAR: 40% CR	35%	£2,382,869	£1,298,448	£1,288,326	£1,269,341	£1,226,877	£972,098	£830,555	
60% LAR: 40% CR	40%	£1,511,714	£497,631	£497,631	£470,475	£437,064	£181,812	£147,441	
60% LAR: 40% CR	45%	£637,847	£400,203	£403,264	£373,510	£332,629	£40,367	£10,314	
60% LAR: 40% CR	50%	£220,898	£1,098,298	£1,115,818	£1,132,718	£1,124,808	£1,428,877	£1,588,315	
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 Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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%	£10,708,256	£8,512,356	£8,502,028	£8,485,261	£8,441,912	£8,181,288	£8,036,833	
60% LAR: 40% CR	5%	£9,220,115	£7,227,300	£7,217,010	£7,199,721	£7,156,496	£6,897,147	£6,753,064	
60% LAR: 40% CR	10%	£8,399,899	£6,590,692	£6,580,439	£6,563,121	£6,519,847	£6,260,752	£6,116,199	
60% LAR: 40% CR	15%	£7,527,556	£5,150,152	£5,139,931	£5,122,763	£5,079,843	£4,820,325	£4,676,260	
60% LAR: 40% CR	20%	£6,663,377	£4,358,698	£4,348,507	£4,331,392	£4,288,608	£4,029,269	£3,885,265	
60% LAR: 40% CR	25%	£5,791,290	£3,565,186	£3,555,186	£3,538,119	£3,495,453	£3,236,456	£3,092,425	
60% LAR: 40% CR	30%	£4,925,315	£3,770,227	£3,759,885	£3,742,960	£3,700,404	£3,441,053	£3,300,192	
60% LAR: 40% CR	35%	£4,059,469	£2,973,048	£2,962,928	£2,946,941	£2,904,477	£2,645,698	£2,502,155	
60% LAR: 40% CR	40%	£3,187,774	£2,174,131	£2,164,027	£2,147,075	£2,104,684	£1,850,412	£1,709,145	
60% LAR: 40% CR	45%	£2,314,267	£1,373,397	£1,363,359	£1,346,381	£1,304,071	£1,050,213	£909,181	
60% LAR: 40% CR	50%	£1,438,908	£570,884	£560,782	£543,682	£501,630	£248,123	£107,285	
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 Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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%	£12,500,366	£10,484,856	£10,484,856	£10,487,789	£10,423,752	£10,163,389	£10,018,733	
60% LAR: 40% CR	5%	£11,252,015	£9,709,200	£9,699,910	£9,681,821	£9,638,376	£9,378,947	£9,234,374	
60% LAR: 40% CR	10%	£10,371,709	£8,921,592	£8,911,328	£8,894,113	£8,850,747	£8,591,292	£8,446,909	
60% LAR: 40% CR	15%	£9,509,496	£7,922,062	£7,911,831	£7,894,613	£7,851,247	£7,591,792	£7,447,199	
60% LAR: 40% CR	20%	£8,645,277	£7,340,598	£7,330,407	£7,313,290	£7,270,008	£6,971,162	£6,826,769	
60% LAR: 40% CR	25%	£7,779,180	£6,547,251	£6,537,086	£6,520,019	£6,477,353	£6,217,356	£6,073,135	
60% LAR: 40% CR	30%	£6,911,215	£5,752,027	£5,741,885	£5,724,862	£5,682,204	£5,422,858	£5,278,535	
60% LAR: 40% CR	35%	£6,041,369	£4,954,048	£4,944,028	£4,927,841	£4,885,377	£4,626,030	£4,481,055	
60% LAR: 40% CR	40%	£5,169,614	£4,156,031	£4,145,927	£4,129,875	£4,087,945	£3,828,598	£3,683,624	
60% LAR: 40% CR	45%	£4,296,147	£3,355,267	£3,345,205	£3,328,281	£3,285,971	£3,032,113	£2,887,891	
60% LAR: 40% CR	50%	£3,420,898	£2,552,794	£2,542,802	£2,525,882	£2,483,571	£2,229,613	£2,085,391	







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		Growth LAM - CIR							
Residual land values:		Temps		LAM - 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	Base Build Costs, Access Prt M4(2), Building Safety 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%	£13,457,119	£11,155,374	£11,125,906	£11,107,407	£11,001,161	£10,783,685	£10,629,531	£10,629,531		
60% LAR - 40% CIR	5%	£12,753,472	£10,554,120	£10,524,953	£10,506,154	£10,459,908	£10,186,431	£10,049,277	£10,049,277		
60% LAR - 40% CIR	10%	£12,049,626	£9,852,461	£9,823,389	£9,804,804	£9,811,177	£9,421,723	£9,285,770	£9,285,770		
60% LAR - 40% CIR	15%	£11,345,179	£9,351,613	£9,322,145	£9,303,647	£9,257,400	£8,976,923	£8,841,516	£8,841,516		
60% LAR - 40% CIR	20%	£10,642,533	£8,750,360	£8,720,892	£8,702,393	£8,656,147	£8,375,670	£8,240,516	£8,240,516		
60% LAR - 40% CIR	25%	£9,938,886	£8,149,106	£8,119,638	£8,101,140	£8,054,893	£7,774,417	£7,639,263	£7,639,263		
60% LAR - 40% CIR	30%	£9,235,239	£7,547,856	£7,518,388	£7,499,889	£7,453,643	£7,173,166	£7,038,012	£7,038,012		
60% LAR - 40% CIR	35%	£8,531,593	£6,946,599	£6,917,131	£6,898,632	£6,852,386	£6,571,910	£6,436,756	£6,436,756		
60% LAR - 40% CIR	40%	£7,827,946	£6,345,345	£6,315,877	£6,297,379	£6,251,133	£5,970,656	£5,835,502	£5,835,502		
60% LAR - 40% CIR	45%	£7,124,299	£5,744,091	£5,714,623	£5,696,125	£5,649,879	£5,370,402	£5,235,248	£5,235,248		
60% LAR - 40% CIR	50%	£6,420,653	£5,142,837	£5,113,370	£5,094,871	£5,048,625	£4,771,148	£4,636,995	£4,636,995		
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	Base Build Costs, Access Prt M4(2), Building Safety 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%	£3,992,470	£1,282,474	£1,282,474	£1,282,474	£1,282,474	£1,282,474	£1,282,474	£1,282,474		
60% LAR - 40% CIR	5%	£2,994,872	£789,220	£789,220	£789,220	£789,220	£789,220	£789,220	£789,220		
60% LAR - 40% CIR	10%	£2,284,526	£187,567	£187,567	£187,567	£187,567	£187,567	£187,567	£187,567		
60% LAR - 40% CIR	15%	£1,574,180	£117,214	£117,214	£117,214	£117,214	£117,214	£117,214	£117,214		
60% LAR - 40% CIR	20%	£877,633	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549		
60% LAR - 40% CIR	25%	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549		
60% LAR - 40% CIR	30%	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549		
60% LAR - 40% CIR	35%	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549		
60% LAR - 40% CIR	40%	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549		
60% LAR - 40% CIR	45%	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549		
60% LAR - 40% CIR	50%	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549	£1,014,549		
Residual Land values compared to benchmark land values		£97,649,000									
Medium Value Secondary Offices		£97,649,000									
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£7,738,519	£5,436,774	£5,407,306	£5,388,807	£5,342,561	£5,065,085	£4,910,931	£4,910,931		
60% LAR - 40% CIR	5%	£7,034,872	£4,835,520	£4,806,052	£4,787,553	£4,741,307	£4,463,831	£4,309,677	£4,309,677		
60% LAR - 40% CIR	10%	£6,331,226	£4,234,267	£4,204,799	£4,186,300	£4,140,054	£3,862,578	£3,708,424	£3,708,424		
60% LAR - 40% CIR	15%	£5,627,579	£3,633,013	£3,603,545	£3,585,047	£3,538,800	£3,261,324	£3,107,170	£3,107,170		
60% LAR - 40% CIR	20%	£4,923,933	£3,031,760	£3,002,292	£2,983,793	£2,937,547	£2,660,071	£2,505,917	£2,505,917		
60% LAR - 40% CIR	25%	£4,220,286	£2,430,506	£2,401,038	£2,382,540	£2,336,293	£2,058,817	£1,904,663	£1,904,663		
60% LAR - 40% CIR	30%	£3,516,639	£1,829,253	£1,800,000	£1,781,501	£1,735,255	£1,457,779	£1,303,625	£1,303,625		
60% LAR - 40% CIR	35%	£2,812,992	£1,227,999	£1,198,531	£1,180,032	£1,133,786	£856,310	£702,156	£702,156		
60% LAR - 40% CIR	40%	£2,109,345	£626,746	£597,277	£578,779	£532,533	£255,057	£100,903	£100,903		
60% LAR - 40% CIR	45%	£1,405,698	£26,491	£26,491	£26,491	£26,491	£26,491	£26,491	£26,491		
60% LAR - 40% CIR	50%	£702,851	£26,491	£26,491	£26,491	£26,491	£26,491	£26,491	£26,491		
Residual Land values compared to benchmark land values		£49,420,000									
Lower Value Secondary Offices / Community Space		£49,420,000									
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£1,113,170	£7,113,170	£7,083,692	£7,065,193	£7,018,947	£6,741,471	£6,587,317	£6,587,317		
60% LAR - 40% CIR	5%	£3,711,472	£6,512,120	£6,482,652	£6,464,154	£6,417,908	£6,140,431	£5,986,277	£5,986,277		
60% LAR - 40% CIR	10%	£3,007,826	£5,910,867	£5,881,399	£5,862,899	£5,816,653	£5,539,177	£5,385,023	£5,385,023		
60% LAR - 40% CIR	15%	£2,304,179	£5,309,613	£5,280,145	£5,261,647	£5,215,400	£4,937,923	£4,783,770	£4,783,770		
60% LAR - 40% CIR	20%	£1,600,532	£4,708,360	£4,678,892	£4,660,393	£4,614,147	£4,336,671	£4,182,517	£4,182,517		
60% LAR - 40% CIR	25%	£996,886	£4,107,106	£4,077,638	£4,059,140	£4,012,893	£3,735,417	£3,581,263	£3,581,263		
60% LAR - 40% CIR	30%	£5,193,239	£3,505,852	£3,476,384	£3,457,886	£3,411,640	£3,134,163	£2,980,010	£2,980,010		
60% LAR - 40% CIR	35%	£4,489,593	£2,904,599	£2,875,131	£2,856,632	£2,810,386	£2,532,910	£2,378,756	£2,378,756		
60% LAR - 40% CIR	40%	£3,785,946	£2,303,345	£2,273,877	£2,255,379	£2,209,133	£1,931,656	£1,777,502	£1,777,502		
60% LAR - 40% CIR	45%	£3,082,299	£1,702,091	£1,672,623	£1,654,125	£1,607,879	£1,330,402	£1,176,248	£1,176,248		
60% LAR - 40% CIR	50%	£2,378,653	£1,100,837	£1,071,370	£1,052,871	£1,006,625	£729,148	£575,995	£575,995		
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	Base Build Costs, Access Prt M4(2), Building Safety 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%	£1,387,219	£9,095,274	£9,065,806	£9,047,307	£9,001,061	£8,723,585	£8,569,431	£8,569,431		
60% LAR - 40% CIR	5%	£10,893,372	£8,494,020	£8,464,552	£8,446,054	£8,399,808	£8,122,331	£7,968,177	£7,968,177		
60% LAR - 40% CIR	10%	£9,989,726	£7,892,767	£7,863,299	£7,844,800	£7,798,554	£7,521,077	£7,366,923	£7,366,923		
60% LAR - 40% CIR	15%	£9,286,079	£7,291,513	£7,262,045	£7,243,547	£7,197,300	£6,919,823	£6,765,670	£6,765,670		
60% LAR - 40% CIR	20%	£8,582,433	£6,690,260	£6,660,792	£6,642,293	£6,596,047	£6,318,570	£6,164,416	£6,164,416		
60% LAR - 40% CIR	25%	£7,878,786	£6,089,006	£6,059,538	£6,041,040	£5,994,793	£5,717,317	£5,563,163	£5,563,163		
60% LAR - 40% CIR	30%	£7,175,139	£5,487,752	£5,458,284	£5,439,786	£5,393,540	£5,116,063	£4,961,910	£4,961,910		
60% LAR - 40% CIR	35%	£6,471,493	£4,886,499	£4,857,031	£4,838,532	£4,792,286	£4,514,810	£4,360,656	£4,360,656		
60% LAR - 40% CIR	40%	£5,767,846	£4,285,245	£4,255,777	£4,237,279	£4,191,033	£3,913,556	£3,759,402	£3,759,402		
60% LAR - 40% CIR	45%	£5,064,199	£3,684,523	£3,655,055	£3,636,557	£3,590,311	£3,312,834	£3,158,680	£3,158,680		
60% LAR - 40% CIR	50%	£4,360,553	£3,083,737	£3,054,270	£3,035,771	£2,989,525	£2,712,048	£2,557,894	£2,557,894		



LB Camden  
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area		Zone C - £1,100 psf	
No Units Site Area		Sales value inflation Build cost inflation		Growth Growth	
30 0.1 Ha		Tenure		LAR - CBR	
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 & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), 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

Res 9 - 30 Flats		Value Area		Zone C - £1,350 psf	
No Units	30	Sales value inflation		Growth	
Site Area	0.1 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		LAR - GCR	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 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, Building Regs 2022 & 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
00% LAR - 40% CR	0%	£19,327,890	£16,932,035	£16,902,367	£16,884,088
00% LAR - 40% CR	5%	£18,339,477	£16,041,947	£16,012,479	£15,993,991
00% LAR - 40% CR	10%	£17,353,304	£15,151,861	£15,122,393	£15,103,895
00% LAR - 40% CR	15%	£16,366,130	£14,261,774	£14,232,306	£14,213,808
00% LAR - 40% CR	20%	£15,378,956	£13,371,687	£13,342,220	£13,323,721
00% LAR - 40% CR	25%	£14,341,785	£12,481,601	£12,452,133	£12,433,635
00% LAR - 40% CR	30%	£13,344,611	£11,591,514	£11,562,046	£11,543,548
00% LAR - 40% CR	35%	£12,347,438	£10,701,428	£10,671,960	£10,653,462
00% LAR - 40% CR	40%	£11,350,265	£9,811,341	£9,781,873	£9,763,375
00% LAR - 40% CR	45%	£10,353,092	£8,921,255	£8,891,787	£8,873,289
00% LAR - 40% CR	50%	£9,355,918	£8,031,168	£8,001,700	£7,983,202
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, 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
00% LAR - 40% CR	0%	£9,965,777	£7,187,735	£7,157,387	£7,138,088
00% LAR - 40% CR	5%	£9,469,604	£6,277,647	£6,247,319	£6,228,020
00% LAR - 40% CR	10%	£7,968,430	£5,368,561	£5,338,213	£5,318,914
00% LAR - 40% CR	15%	£7,472,257	£4,459,474	£4,429,126	£4,409,827
00% LAR - 40% CR	20%	£6,976,084	£3,550,387	£3,520,039	£3,500,740
00% LAR - 40% CR	25%	£6,479,911	£2,641,300	£2,610,952	£2,591,653
00% LAR - 40% CR	30%	£5,983,738	£1,732,213	£1,701,865	£1,682,566
00% LAR - 40% CR	35%	£5,487,565	£82,126	£79,877	£77,628
00% LAR - 40% CR	40%	£4,991,392	£-887,961	£-910,212	£-932,463
00% LAR - 40% CR	45%	£4,495,219	£-1,798,048	£-1,820,299	£-1,842,550
00% LAR - 40% CR	50%	£3,999,046	£-2,708,135	£-2,730,386	£-2,752,637
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, 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
00% LAR - 40% CR	0%	£13,688,950	£11,213,435	£11,183,967	£11,165,468
00% LAR - 40% CR	5%	£12,811,877	£10,323,347	£10,293,879	£10,275,380
00% LAR - 40% CR	10%	£11,614,704	£9,433,261	£9,403,793	£9,385,295
00% LAR - 40% CR	15%	£10,617,530	£8,543,174	£8,513,706	£8,495,208
00% LAR - 40% CR	20%	£9,620,356	£7,653,087	£7,623,619	£7,605,121
00% LAR - 40% CR	25%	£8,623,185	£6,763,001	£6,733,533	£6,715,035
00% LAR - 40% CR	30%	£7,626,011	£5,872,914	£5,843,446	£5,824,948
00% LAR - 40% CR	35%	£6,628,838	£4,982,828	£4,953,360	£4,934,862
00% LAR - 40% CR	40%	£5,631,665	£4,092,741	£4,063,273	£4,044,775
00% LAR - 40% CR	45%	£4,634,492	£3,202,654	£3,173,187	£3,154,689
00% LAR - 40% CR	50%	£3,637,318	£2,312,568	£2,283,100	£2,264,602
Residual Land values compared to benchmark land values					
Lower Value Secondary Offices / Community Space					
£48,425,000					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, 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
00% LAR - 40% CR	0%	£12,885,800	£12,890,035	£12,860,367	£12,842,088
00% LAR - 40% CR	5%	£14,288,477	£11,999,947	£11,970,479	£11,951,981
00% LAR - 40% CR	10%	£13,291,304	£11,109,861	£11,080,393	£11,061,895
00% LAR - 40% CR	15%	£12,294,130	£10,219,774	£10,190,306	£10,171,808
00% LAR - 40% CR	20%	£11,296,956	£9,329,687	£9,300,220	£9,281,721
00% LAR - 40% CR	25%	£10,299,785	£8,439,601	£8,410,133	£8,391,635
00% LAR - 40% CR	30%	£9,302,611	£7,549,514	£7,520,046	£7,501,548
00% LAR - 40% CR	35%	£8,305,438	£6,659,428	£6,629,960	£6,611,462
00% LAR - 40% CR	40%	£7,308,265	£5,769,341	£5,739,873	£5,721,375
00% LAR - 40% CR	45%	£6,311,092	£4,879,255	£4,849,787	£4,831,289
00% LAR - 40% CR	50%	£5,313,918	£3,989,168	£3,959,700	£3,941,202
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, 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
00% LAR - 40% CR	0%	£17,267,550	£14,877,935	£14,847,467	£14,828,968
00% LAR - 40% CR	5%	£16,771,377	£13,987,847	£13,957,379	£13,938,881
00% LAR - 40% CR	10%	£15,273,204	£13,097,761	£13,067,293	£13,048,795
00% LAR - 40% CR	15%	£14,276,030	£12,207,674	£12,177,206	£12,158,708
00% LAR - 40% CR	20%	£13,278,856	£11,317,587	£11,287,119	£11,268,621
00% LAR - 40% CR	25%	£12,281,682	£10,427,500	£10,397,032	£10,378,534
00% LAR - 40% CR	30%	£11,284,511	£9,537,414	£9,506,946	£9,488,448
00% LAR - 40% CR	35%	£10,287,338	£8,647,328	£8,616,860	£8,598,362
00% LAR - 40% CR	40%	£9,290,165	£7,757,241	£7,726,773	£7,708,275
00% LAR - 40% CR	45%	£8,292,992	£6,867,155	£6,836,687	£6,818,189
00% LAR - 40% CR	50%	£7,295,818	£5,977,068	£5,946,600	£5,928,102



LB Camden  
Local Plan Viability Testing 2025

Resi 9 - 30 Flats		Value Area		Zone C - £1,000 pcf	
No Units	30	Sales value inflation		Growth	
Site Area	0.1 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		LAR - CR	
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
00% LAR - 00% CR	0%	£22,282,916	£19,820,384	£19,772,398	£19,448,075
00% LAR - 40% CR	5%	£21,118,975	£18,785,861	£18,737,894	£18,414,172
00% LAR - 40% CR	10%	£19,076,042	£17,613,569	£17,703,392	£17,379,688
00% LAR - 40% CR	15%	£18,831,107	£16,716,855	£16,687,387	£16,345,185
00% LAR - 40% CR	20%	£17,687,170	£15,682,382	£15,652,884	£15,310,863
00% LAR - 40% CR	25%	£16,543,234	£14,647,849	£14,618,381	£14,278,180
00% LAR - 40% CR	30%	£15,399,297	£13,613,348	£13,583,878	£13,241,657
00% LAR - 40% CR	35%	£14,255,360	£12,578,842	£12,549,374	£12,207,153
00% LAR - 40% CR	40%	£13,111,424	£11,544,339	£11,514,871	£11,172,620
00% LAR - 40% CR	45%	£11,967,488	£10,509,838	£10,480,369	£10,138,147
00% LAR - 40% CR	50%	£10,823,552	£9,475,333	£9,445,865	£9,103,644

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

		£97,649,000			
Tenure	%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
00% LAR - 00% CR	0%	£12,498,216	£10,185,484	£10,007,398	£9,881,252
00% LAR - 40% CR	5%	£11,354,279	£9,050,981	£8,872,894	£8,746,748
00% LAR - 40% CR	10%	£10,210,142	£7,986,459	£7,808,452	£7,682,306
00% LAR - 40% CR	15%	£9,066,007	£6,921,936	£6,743,929	£6,617,783
00% LAR - 40% CR	20%	£7,921,870	£5,857,413	£5,679,406	£5,553,260
00% LAR - 40% CR	25%	£6,777,734	£4,792,890	£4,614,883	£4,488,737
00% LAR - 40% CR	30%	£5,633,597	£3,728,367	£3,550,360	£3,424,214
00% LAR - 40% CR	35%	£4,489,460	£2,663,844	£2,485,837	£2,359,689
00% LAR - 40% CR	40%	£3,345,324	£1,599,321	£1,421,314	£1,295,172
00% LAR - 40% CR	45%	£2,201,187	£54,798	£36,791	£20,784
00% LAR - 40% CR	50%	£1,057,050	£1,057,050	£1,057,050	£1,057,050

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

		£57,186,000			
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, 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
00% LAR - 00% CR	0%	£16,544,316	£14,101,784	£14,072,287	£14,007,552
00% LAR - 40% CR	5%	£15,400,379	£13,057,847	£13,029,350	£12,964,615
00% LAR - 40% CR	10%	£14,256,442	£12,013,910	£11,985,413	£11,920,678
00% LAR - 40% CR	15%	£13,112,507	£10,969,973	£10,941,476	£10,876,741
00% LAR - 40% CR	20%	£11,968,570	£9,926,036	£9,897,539	£9,832,804
00% LAR - 40% CR	25%	£10,824,634	£8,882,099	£8,853,602	£8,788,867
00% LAR - 40% CR	30%	£9,680,697	£7,838,162	£7,809,665	£7,744,930
00% LAR - 40% CR	35%	£8,536,760	£6,794,225	£6,765,728	£6,700,993
00% LAR - 40% CR	40%	£7,392,824	£5,750,288	£5,721,791	£5,657,056
00% LAR - 40% CR	45%	£6,248,887	£4,706,351	£4,677,854	£4,613,119
00% LAR - 40% CR	50%	£5,104,950	£3,662,414	£3,633,917	£3,569,182

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, 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
00% LAR - 00% CR	0%	£18,260,316	£15,778,384	£15,750,398	£15,685,152
00% LAR - 40% CR	5%	£17,116,379	£14,734,381	£14,695,894	£14,630,648
00% LAR - 40% CR	10%	£15,972,442	£13,690,374	£13,651,987	£13,586,741
00% LAR - 40% CR	15%	£14,828,507	£12,646,367	£12,607,980	£12,542,734
00% LAR - 40% CR	20%	£13,684,570	£11,602,360	£11,563,973	£11,500,000
00% LAR - 40% CR	25%	£12,540,634	£10,558,353	£10,519,966	£10,456,000
00% LAR - 40% CR	30%	£11,396,697	£9,514,346	£9,475,959	£9,412,000
00% LAR - 40% CR	35%	£10,252,760	£8,470,339	£8,431,952	£8,368,000
00% LAR - 40% CR	40%	£9,108,824	£7,426,332	£7,387,945	£7,324,000
00% LAR - 40% CR	45%	£7,964,887	£6,382,325	£6,343,938	£6,280,000
00% LAR - 40% CR	50%	£6,820,950	£5,338,318	£5,300,000	£5,236,000

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

		£20,601,000			
Tenure	%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
00% LAR - 00% CR	0%	£20,202,816	£17,760,284	£17,732,298	£17,667,052
00% LAR - 40% CR	5%	£19,058,879	£16,716,337	£16,687,850	£16,622,604
00% LAR - 40% CR	10%	£17,914,942	£15,672,390	£15,643,903	£15,578,657
00% LAR - 40% CR	15%	£16,771,007	£14,628,443	£14,599,956	£14,534,710
00% LAR - 40% CR	20%	£15,627,070	£13,584,496	£13,556,009	£13,490,763
00% LAR - 40% CR	25%	£14,483,134	£12,540,549	£12,512,062	£12,446,816
00% LAR - 40% CR	30%	£13,339,197	£11,496,602	£11,468,115	£11,402,869
00% LAR - 40% CR	35%	£12,195,260	£10,452,655	£10,424,168	£10,358,922
00% LAR - 40% CR	40%	£11,051,324	£9,408,708	£9,380,221	£9,314,975
00% LAR - 40% CR	45%	£9,907,387	£8,364,761	£8,336,274	£8,270,928
00% LAR - 40% CR	50%	£8,763,450	£7,320,814	£7,292,327	£7,226,981



LB Camden  
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area		Zone C - £1,750 psf			
No Units	30	Sales value inflation		Growth			
Site Area	0.1 Ha	Build cost inflation		Growth			
Residual land values:		Tenure		LAR - GCR			
Tenure	% 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 & Embodied Carbon
0% LAR - 40% CR	0%	£27,155,025	£24,634,248	£24,604,780	£24,586,282	£24,640,035	£24,108,405
0% LAR - 40% CR	5%	£29,156,483	£23,359,351	£23,353,583	£23,311,084	£23,364,838	£22,833,208
0% LAR - 40% CR	10%	£24,317,841	£22,080,854	£22,054,386	£22,035,887	£21,889,641	£21,558,010
0% LAR - 40% CR	15%	£22,889,399	£20,808,856	£20,775,188	£20,760,690	£20,714,444	£20,282,813
0% LAR - 40% CR	20%	£21,800,868	£19,533,458	£19,503,981	£19,486,493	£19,439,246	£19,007,615
0% LAR - 40% CR	25%	£20,212,316	£18,258,281	£18,228,793	£18,210,255	£18,164,049	£17,732,418
0% LAR - 40% CR	30%	£18,623,774	£16,983,054	£16,953,566	£16,936,068	£16,889,851	£16,458,221
0% LAR - 40% CR	35%	£17,435,232	£16,707,866	£16,678,368	£16,659,900	£16,613,654	£16,182,024
0% LAR - 40% CR	40%	£16,046,086	£14,432,610	£14,403,202	£14,384,757	£14,338,457	£14,060,981
0% LAR - 40% CR	45%	£14,658,148	£13,157,472	£13,128,005	£13,109,505	£13,063,290	£12,631,629
0% LAR - 40% CR	50%	£13,269,606	£11,882,275	£11,852,807	£11,834,309	£11,788,063	£11,356,432

Residual Land values compared to benchmark land values  
Higher 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, BREEAM Excellent	Base Build Costs, Access Prt M(42), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(43), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(42), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(43), BREEAM 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), BREEAM 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), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Embodied Carbon
0%	60% LAR, 40% CR	0%	£17,390,125	£14,899,348	£14,899,890	£14,821,362	£14,775,135	£14,497,858	£14,433,905
10%	60% LAR, 40% CR	10%	£17,390,125	£14,899,348	£14,899,890	£14,821,362	£14,775,135	£14,497,858	£14,433,905
20%	60% LAR, 40% CR	20%	£14,613,041	£13,318,954	£13,319,004	£12,224,441	£12,224,441	£11,847,254	£11,793,110
30%	60% LAR, 40% CR	30%	£13,224,449	£11,043,150	£11,043,258	£10,965,790	£10,965,790	£10,672,007	£10,617,313
40%	60% LAR, 40% CR	40%	£11,635,768	£9,556,556	£9,556,664	£9,236,081	£9,236,081	£8,674,346	£8,624,715
50%	60% LAR, 40% CR	50%	£10,447,418	£8,493,361	£8,493,361	£8,455,395	£8,399,140	£8,123,672	£8,067,518
60%	60% LAR, 40% CR	60%	£9,556,874	£7,714,164	£7,714,164	£7,188,696	£7,123,951	£6,844,474	£6,789,518
70%	60% LAR, 40% CR	70%	£7,670,332	£6,942,960	£6,942,960	£6,931,408	£6,848,754	£6,571,277	£6,517,124
80%	60% LAR, 40% CR	80%	£6,487,720	£6,067,770	£6,067,770	£6,036,302	£5,926,081	£5,619,863	£5,565,479
90%	60% LAR, 40% CR	90%	£4,893,348	£3,592,572	£3,592,572	£3,585,105	£3,588,380	£3,286,790	£3,282,479
100%	60% LAR, 40% CR	100%	£3,592,572	£3,592,572	£3,592,572	£3,592,572	£3,592,572	£3,592,572	£3,592,572



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 C - £1,900 psf
------------	---------------------

Sales value inflation		Growth
Build cost inflation		Growth
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
00% LAR - 40% CIR	0%	£30,980,290	£27,522,576	£27,493,110	£27,474,612	£27,428,366	£27,150,889	£26,999,735
00% LAR - 40% CIR	5%	£28,854,885	£26,102,964	£26,073,497	£26,054,996	£26,008,752	£25,731,275	£25,577,121
00% LAR - 40% CIR	10%	£27,019,680	£24,683,351	£24,653,883	£24,635,383	£24,589,139	£24,311,661	£24,157,507
00% LAR - 40% CIR	15%	£25,484,375	£23,263,737	£23,234,269	£23,215,771	£23,169,525	£22,892,048	£22,737,894
00% LAR - 40% CIR	20%	£23,949,070	£21,844,123	£21,814,655	£21,796,156	£21,749,911	£21,472,434	£21,318,280
00% LAR - 40% CIR	25%	£22,413,765	£20,424,509	£20,395,041	£20,376,542	£20,330,297	£20,052,820	£19,898,666
00% LAR - 40% CIR	30%	£20,878,460	£19,004,895	£18,975,427	£18,956,928	£18,910,683	£18,633,206	£18,479,052
00% LAR - 40% CIR	35%	£19,343,154	£17,585,282	£17,555,814	£17,537,315	£17,491,069	£17,213,592	£17,059,438
00% LAR - 40% CIR	40%	£17,807,849	£16,165,668	£16,136,200	£16,117,701	£16,071,456	£15,793,979	£15,639,825
00% LAR - 40% CIR	45%	£16,272,544	£14,746,054	£14,716,586	£14,698,087	£14,651,842	£14,374,365	£14,220,211
00% LAR - 40% CIR	50%	£14,737,239	£13,326,440	£13,296,972	£13,278,473	£13,232,228	£12,954,751	£12,800,597

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
00% LAR - 40% CIR	0%	£20,325,399	£17,757,678	£17,728,210	£17,709,712	£17,663,466	£17,385,989	£17,231,835
00% LAR - 40% CIR	5%	£18,790,094	£16,338,064	£16,308,597	£16,290,097	£16,243,852	£15,966,375	£15,812,221
00% LAR - 40% CIR	10%	£17,254,790	£14,918,451	£14,888,983	£14,870,485	£14,824,239	£14,546,761	£14,392,607
00% LAR - 40% CIR	15%	£15,719,485	£13,498,837	£13,469,369	£13,450,871	£13,404,625	£13,127,148	£12,973,000
00% LAR - 40% CIR	20%	£14,184,179	£12,079,223	£12,049,755	£12,031,256	£11,985,011	£11,707,534	£11,553,380
00% LAR - 40% CIR	25%	£12,648,874	£10,659,609	£10,630,141	£10,611,642	£10,565,397	£10,287,920	£10,133,766
00% LAR - 40% CIR	30%	£11,113,569	£9,239,995	£9,210,528	£9,192,029	£9,145,783	£8,868,306	£8,714,152
00% LAR - 40% CIR	35%	£9,578,264	£7,820,382	£7,790,914	£7,772,415	£7,726,169	£7,448,692	£7,294,538
00% LAR - 40% CIR	40%	£8,042,959	£6,400,769	£6,371,300	£6,352,801	£6,306,555	£6,029,078	£5,874,924
00% LAR - 40% CIR	45%	£6,507,654	£4,981,154	£4,951,686	£4,933,187	£4,886,942	£4,609,465	£4,455,311
00% LAR - 40% CIR	50%	£4,972,349	£3,561,540	£3,532,072	£3,513,573	£3,467,328	£3,189,851	£3,035,697

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
00% LAR - 40% CIR	0%	£24,271,690	£21,803,978	£21,774,510	£21,756,012	£21,709,766	£21,432,289	£21,278,135
00% LAR - 40% CIR	5%	£22,636,385	£20,384,364	£20,354,897	£20,336,397	£20,290,152	£19,912,675	£19,758,521
00% LAR - 40% CIR	10%	£21,001,080	£18,964,751	£18,935,283	£18,916,785	£18,870,539	£18,503,061	£18,348,907
00% LAR - 40% CIR	15%	£19,365,775	£17,545,137	£17,515,669	£17,497,171	£17,450,925	£17,173,448	£17,019,294
00% LAR - 40% CIR	20%	£17,730,470	£16,125,523	£16,096,055	£16,077,556	£16,031,311	£15,753,834	£15,599,680
00% LAR - 40% CIR	25%	£16,095,165	£14,705,909	£14,676,441	£14,657,942	£14,611,697	£14,334,220	£14,180,066
00% LAR - 40% CIR	30%	£14,459,860	£13,286,295	£13,256,827	£13,238,328	£13,192,083	£12,914,606	£12,760,452
00% LAR - 40% CIR	35%	£12,824,554	£11,866,682	£11,837,214	£11,818,715	£11,772,469	£11,494,992	£11,340,838
00% LAR - 40% CIR	40%	£11,189,249	£10,447,068	£10,417,600	£10,399,101	£10,352,855	£10,075,378	£9,921,224
00% LAR - 40% CIR	45%	£9,553,944	£9,027,454	£8,997,986	£8,979,487	£8,933,242	£8,655,765	£8,501,611
00% LAR - 40% CIR	50%	£7,918,639	£7,407,840	£7,378,372	£7,359,873	£7,313,628	£7,036,151	£6,881,997

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
00% LAR - 40% CIR	0%	£20,689,290	£18,120,578	£18,091,110	£18,072,612	£18,026,366	£17,748,889	£17,594,735
00% LAR - 40% CIR	5%	£19,054,885	£16,700,964	£16,671,497	£16,653,000	£16,606,752	£16,329,275	£16,175,121
00% LAR - 40% CIR	10%	£17,420,480	£15,281,351	£15,251,883	£15,233,383	£15,187,139	£14,909,661	£14,755,507
00% LAR - 40% CIR	15%	£15,786,175	£13,861,737	£13,832,269	£13,813,771	£13,767,525	£13,489,048	£13,334,894
00% LAR - 40% CIR	20%	£14,151,870	£12,442,123	£12,412,655	£12,394,156	£12,347,911	£12,069,434	£11,915,280
00% LAR - 40% CIR	25%	£12,517,565	£11,022,509	£10,993,041	£10,974,542	£10,928,297	£10,649,820	£10,495,666
00% LAR - 40% CIR	30%	£10,883,260	£9,602,895	£9,573,427	£9,554,928	£9,508,683	£9,230,206	£9,076,052
00% LAR - 40% CIR	35%	£9,248,954	£8,183,282	£8,153,814	£8,135,315	£8,089,069	£7,810,592	£7,656,438
00% LAR - 40% CIR	40%	£7,614,649	£6,763,668	£6,734,200	£6,715,701	£6,669,456	£6,390,979	£6,236,825
00% LAR - 40% CIR	45%	£5,980,344	£5,344,054	£5,314,586	£5,296,087	£5,249,842	£4,971,365	£4,817,211
00% LAR - 40% CIR	50%	£4,346,039	£3,926,440	£3,896,972	£3,878,473	£3,832,228	£3,554,751	£3,400,597

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
00% LAR - 40% CIR	0%	£28,030,190	£25,462,478	£25,433,010	£25,414,512	£25,368,266	£25,090,789	£24,936,635
00% LAR - 40% CIR	5%	£26,494,885	£24,042,864	£24,013,397	£23,994,898	£23,948,652	£23,671,175	£23,517,021
00% LAR - 40% CIR	10%	£24,959,580	£22,623,251	£22,593,783	£22,575,285	£22,529,039	£22,251,561	£22,097,407
00% LAR - 40% CIR	15%	£23,424,275	£21,203,637	£21,174,169	£21,155,671	£21,109,425	£20,831,948	£20,677,794
00% LAR - 40% CIR	20%	£21,889,070	£19,784,023	£19,754,555	£19,736,056	£19,689,811	£19,412,334	£19,258,180
00% LAR - 40% CIR	25%	£20,353,765	£18,364,409	£18,334,941	£18,316,442	£18,270,197	£17,992,720	£17,838,566
00% LAR - 40% CIR	30%	£18,818,460	£16,944,795	£16,915,327	£16,896,828	£16,850,583	£16,573,106	£16,418,952
00% LAR - 40% CIR	35%	£17,283,154	£15,525,182	£15,495,714	£15,477,215	£15,430,969	£15,153,492	£14,999,338
00% LAR - 40% CIR	40%	£15,747,849	£14,105,568	£14,076,100	£14,057,601	£14,011,355	£13,733,878	£13,579,724
00% LAR - 40% CIR	45%	£14,212,544	£12,685,954	£12,656,486	£12,637,987	£12,591,742	£12,314,265	£12,160,111
00% LAR - 40% CIR	50%	£12,677,239	£11,266,340	£11,236,872	£11,218,373	£11,172,128	£10,894,651	£10,740,497



LB Camden  
Local Plan Viability Testing 2025

Res 9 - 30 Flats		Value Area		Zone C - £2,000 psf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth Growth 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

Res 9 - 30 Flats		Value Area	Zone C - RP Periphery E2.450 paf					
No Units	30	Sales value inflation	Growth					
Site Area	0.1 Ha	Build cost inflation	Growth					
Residual land values:		Tenure	LAR - CBR					
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£40,892,831	£36,133,122	£38,083,654	£38,085,196	£38,018,909	£37,741,433	£37,387,260
60% LAR, 40% CBR	5%	£38,779,484	£36,163,981	£38,134,513	£36,116,915	£36,060,768	£35,786,292	£35,438,138
60% LAR, 40% CBR	10%	£36,706,057	£34,114,840	£36,188,372	£34,108,874	£34,102,627	£33,843,110	£33,488,957
60% LAR, 40% CBR	15%	£34,632,620	£32,065,699	£34,236,231	£32,117,733	£32,171,486	£31,894,010	£31,739,856
60% LAR, 40% CBR	20%	£32,559,182	£30,016,558	£32,287,090	£30,222,345	£29,944,668	£29,796,715	£29,796,715
60% LAR, 40% CBR	25%	£30,485,745	£28,367,417	£28,337,949	£28,319,451	£28,273,204	£27,995,727	£27,841,574
60% LAR, 40% CBR	30%	£28,412,308	£26,818,276	£26,804,330	£26,804,083	£26,549,588	£26,344,433	£26,344,433
60% LAR, 40% CBR	35%	£26,338,871	£24,489,135	£24,439,667	£24,421,189	£24,374,922	£24,097,445	£23,943,292
60% LAR, 40% CBR	40%	£24,265,434	£22,519,984	£22,490,526	£22,472,028	£22,425,781	£22,148,304	£21,984,151
60% LAR, 40% CBR	45%	£22,191,996	£20,570,893	£20,541,385	£20,522,887	£20,478,640	£20,196,163	£20,044,010
60% LAR, 40% CBR	50%	£20,118,559	£18,621,712	£18,592,244	£18,573,746	£18,527,499	£18,250,022	£18,095,869
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% CBR	0%	£31,388,031	£28,448,222	£28,318,754	£28,300,256	£28,254,009	£27,978,533	£27,822,868
60% LAR, 40% CBR	5%	£29,614,884	£26,369,081	£26,361,013	£26,351,111	£26,304,864	£26,029,389	£25,873,236
60% LAR, 40% CBR	10%	£28,041,157	£24,449,940	£24,420,472	£24,401,074	£24,355,727	£24,078,251	£23,924,097
60% LAR, 40% CBR	15%	£26,567,620	£22,520,799	£22,471,331	£22,452,833	£22,407,486	£22,129,010	£21,974,856
60% LAR, 40% CBR	20%	£25,194,282	£20,591,658	£20,522,190	£20,503,692	£20,457,445	£20,179,969	£20,025,815
60% LAR, 40% CBR	25%	£23,820,945	£18,662,517	£18,593,049	£18,574,551	£18,528,304	£18,250,828	£18,096,674
60% LAR, 40% CBR	30%	£22,447,608	£16,733,376	£16,653,908	£16,635,410	£16,589,163	£16,311,687	£16,157,533
60% LAR, 40% CBR	35%	£21,074,271	£14,804,235	£14,724,767	£14,706,269	£14,660,022	£14,382,546	£14,228,392
60% LAR, 40% CBR	40%	£19,700,934	£12,875,094	£12,795,626	£12,777,128	£12,730,881	£12,453,405	£12,299,251
60% LAR, 40% CBR	45%	£18,327,596	£10,945,953	£10,776,485	£10,757,987	£10,711,740	£10,434,263	£10,280,110
60% LAR, 40% CBR	50%	£16,954,259	£9,016,812	£8,847,344	£8,828,846	£8,782,599	£8,505,122	£8,350,969
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£57,186,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CBR	0%	£35,134,331	£32,384,522	£32,365,054	£32,346,556	£32,300,309	£32,024,833	£31,869,880
60% LAR, 40% CBR	5%	£33,060,884	£30,445,381	£30,426,313	£30,407,815	£30,361,568	£30,086,092	£29,931,039
60% LAR, 40% CBR	10%	£30,987,437	£28,496,240	£28,467,772	£28,448,274	£28,402,027	£28,126,551	£27,971,507
60% LAR, 40% CBR	15%	£29,014,020	£26,547,099	£26,517,631	£26,498,133	£26,452,886	£26,177,410	£26,022,356
60% LAR, 40% CBR	20%	£27,040,603	£24,597,958	£24,568,490	£24,548,992	£24,503,745	£24,228,269	£24,073,215
60% LAR, 40% CBR	25%	£25,067,145	£22,648,817	£22,619,349	£22,600,851	£22,554,604	£22,279,127	£22,124,074
60% LAR, 40% CBR	30%	£23,093,728	£20,699,676	£20,670,208	£20,651,710	£20,605,463	£20,330,987	£20,175,933
60% LAR, 40% CBR	35%	£20,920,271	£18,750,535	£18,721,067	£18,702,569	£18,656,322	£18,381,846	£18,226,792
60% LAR, 40% CBR	40%	£18,746,814	£16,801,394	£16,771,926	£16,753,428	£16,707,181	£16,432,705	£16,277,651
60% LAR, 40% CBR	45%	£16,573,356	£14,852,253	£14,822,785	£14,804,287	£14,758,040	£14,483,564	£14,328,510
60% LAR, 40% CBR	50%	£14,399,899	£12,903,112	£12,873,644	£12,855,146	£12,808,899	£12,534,422	£12,379,269
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% CBR	0%	£30,810,001	£24,071,122	£24,041,654	£24,023,156	£23,976,909	£23,699,433	£23,545,280
60% LAR, 40% CBR	5%	£24,737,484	£20,121,981	£20,092,513	£20,074,015	£20,027,768	£19,750,292	£19,596,138
60% LAR, 40% CBR	10%	£22,664,057	£18,172,840	£18,143,372	£18,124,874	£18,078,627	£17,801,151	£17,646,997
60% LAR, 40% CBR	15%	£20,590,620	£16,223,699	£16,194,231	£16,175,733	£16,129,486	£15,852,010	£15,697,856
60% LAR, 40% CBR	20%	£18,517,182	£14,274,558	£14,245,090	£14,226,592	£14,180,345	£13,902,869	£13,748,715
60% LAR, 40% CBR	25%	£16,443,745	£12,325,417	£12,295,949	£12,277,451	£12,231,204	£11,953,728	£11,799,574
60% LAR, 40% CBR	30%	£14,370,308	£10,376,276	£10,346,808	£10,328,310	£10,282,063	£10,004,587	£9,850,433
60% LAR, 40% CBR	35%	£12,296,871	£8,427,135	£8,397,667	£8,379,169	£8,332,922	£8,055,446	£7,901,292
60% LAR, 40% CBR	40%	£10,223,434	£6,477,994	£6,448,526	£6,430,028	£6,383,781	£6,106,304	£5,952,151
60% LAR, 40% CBR	45%	£8,149,996	£4,528,853	£4,499,385	£4,480,887	£4,434,640	£4,157,163	£4,003,010
60% LAR, 40% CBR	50%	£6,076,559	£2,579,712	£2,550,244	£2,531,746	£2,485,499	£2,208,022	£2,053,869
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% CBR	0%	£38,792,831	£36,053,022	£36,023,554	£36,005,056	£35,958,809	£35,681,333	£35,527,180
60% LAR, 40% CBR	5%	£36,719,384	£34,103,881	£34,074,413	£34,055,915	£34,009,668	£33,732,192	£33,578,038
60% LAR, 40% CBR	10%	£34,645,937	£32,154,740	£32,125,272	£32,106,774	£32,060,527	£31,783,051	£31,628,897
60% LAR, 40% CBR	15%	£32,572,500	£30,205,599	£30,176,131	£30,157,633	£30,111,386	£29,833,910	£29,679,756
60% LAR, 40% CBR	20%	£30,499,063	£28,256,458	£28,226,990	£28,208,492	£28,162,245	£27,884,769	£27,730,615
60% LAR, 40% CBR	25%	£28,425,626	£26,307,317	£26,277,849	£26,259,351	£26,213,104	£25,935,628	£25,781,474
60% LAR, 40% CBR	30%	£26,352,189	£24,358,176	£24,328,708	£24,310,210	£24,263,963	£23,986,487	£23,832,333
60% LAR, 40% CBR	35%	£24,278,751	£22,409,035	£22,379,567	£22,361,069	£22,314,822	£22,037,345	£21,883,192
60% LAR, 40% CBR	40%	£22,205,314	£20,459,894	£20,430,426	£20,411,928	£20,365,681	£20,088,204	£19,934,051
60% LAR, 40% CBR	45%	£20,131,876	£18,510,753	£18,481,285	£18,462,787	£18,416,540	£18,139,063	£17,984,910
60% LAR, 40% CBR	50%	£18,058,439	£16,561,612	£16,532,144	£16,513,646	£16,467,399	£16,189,922	£16,035,769



LB Camden  
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone C - £1,090 p/sf	
No Units Site Area		Sales value inflation Build cost inflation		Growth 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, 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		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		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		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	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied Carbon	
		Base Build Costs, Access 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 & Embodied	



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 C - £1,100 psf
------------	---------------------

Sales value inflation		Growth
Build cost inflation		Growth
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, 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, 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% CR	0%	£10,533,688	£8,926,535	£8,942,450	£8,899,302	£8,781,408	£8,144,041	£5,784,394
0% LAR - 40% CR	5%	£8,933,387	£8,450,484	£8,219,328	£8,176,342	£8,069,875	£5,424,079	£3,965,858
0% LAR - 40% CR	10%	£8,784,900	£8,417,510	£8,491,424	£8,448,586	£8,341,520	£4,899,501	£4,342,198
0% LAR - 40% CR	15%	£7,871,692	£4,743,036	£4,758,795	£4,716,111	£4,609,404	£3,969,158	£3,613,466
0% LAR - 40% CR	20%	£6,973,779	£4,605,771	£4,621,485	£4,579,534	£4,472,258	£3,244,298	£2,879,709
0% LAR - 40% CR	25%	£8,071,210	£3,283,870	£3,279,543	£3,237,112	£3,131,034	£2,494,571	£2,140,979
0% LAR - 40% CR	30%	£5,164,030	£2,517,317	£2,514,014	£2,490,881	£1,750,604	£1,397,328	£1,069,712
0% LAR - 40% CR	35%	£4,252,288	£1,766,339	£1,781,845	£1,739,719	£1,634,144	£1,000,707	£648,769
0% LAR - 40% CR	40%	£3,340,028	£1,010,802	£1,026,583	£984,236	£876,869	£246,670	£169,212
0% LAR - 40% CR	45%	£2,435,269	£250,814	£266,374	£224,287	£115,106	£542,646	£215,177
0% LAR - 40% CR	50%	£1,490,146	£544,281	£527,766	£572,409	£684,014	£1,353,044	£1,725,861

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% CR	0%	£2,438,123	£1,769,342	£1,787,287	£1,773,878	£1,700,482	£1,355,378	£818,531
0% LAR - 40% CR	5%	£2,142,868	£1,474,241	£1,488,433	£1,481,283	£1,408,332	£1,052,736	£617,639
0% LAR - 40% CR	10%	£1,718,165	£1,206,821	£1,458,433	£1,451,061	£1,401,061	£1,054,341	£617,639
0% LAR - 40% CR	15%	£2,378,279	£1,344,398	£1,528,372	£1,521,283	£1,472,289	£1,110,339	£711,149
0% LAR - 40% CR	20%	£1,658,829	£1,058,211	£1,458,211	£1,451,061	£1,401,061	£1,054,341	£617,639
0% LAR - 40% CR	25%	£1,750,827	£1,133,430	£1,410,833	£1,403,127	£1,353,127	£1,004,833	£572,573
0% LAR - 40% CR	30%	£1,650,827	£1,058,211	£1,410,833	£1,403,127	£1,353,127	£1,004,833	£572,573
0% LAR - 40% CR	35%	£1,013,525	£1,129,555	£1,129,555	£1,129,555	£1,129,555	£1,129,555	£1,129,555
0% LAR - 40% CR	40%	£1,134,549	£1,134,549	£1,134,549	£1,134,549	£1,134,549	£1,134,549	£1,134,549
0% LAR - 40% CR	45%	£1,134,549	£1,134,549	£1,134,549	£1,134,549	£1,134,549	£1,134,549	£1,134,549
0% LAR - 40% CR	50%	£1,134,549	£1,134,549	£1,134,549	£1,134,549	£1,134,549	£1,134,549	£1,134,549

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% CR	0%	£2,364,299	£1,242,864	£1,259,868	£1,259,868	£1,259,868	£1,259,868	£1,259,868
0% LAR - 40% CR	5%	£1,483,929	£1,242,864	£1,259,868	£1,259,868	£1,259,868	£1,259,868	£1,259,868
0% LAR - 40% CR	10%	£1,505,471	£2,863,813	£2,876,034	£2,876,034	£2,876,034	£2,876,034	£2,876,034
0% LAR - 40% CR	15%	£2,897,730	£1,426,362	£2,415,634	£2,415,634	£2,415,634	£2,415,634	£2,415,634
0% LAR - 40% CR	20%	£1,156,860	£4,163,657	£4,163,657	£4,163,657	£4,163,657	£4,163,657	£4,163,657
0% LAR - 40% CR	25%	£2,088,219	£4,965,599	£4,965,599	£4,965,599	£4,965,599	£4,965,599	£4,965,599
0% LAR - 40% CR	30%	£1,305,348	£2,863,813	£2,863,813	£2,863,813	£2,863,813	£2,863,813	£2,863,813
0% LAR - 40% CR	35%	£1,317,181	£1,403,080	£1,403,080	£1,403,080	£1,403,080	£1,403,080	£1,403,080
0% LAR - 40% CR	40%	£1,317,181	£1,403,080	£1,403,080	£1,403,080	£1,403,080	£1,403,080	£1,403,080
0% LAR - 40% CR	45%	£1,317,181	£1,403,080	£1,403,080	£1,403,080	£1,403,080	£1,403,080	£1,403,080
0% LAR - 40% CR	50%	£1,317,181	£1,403,080	£1,403,080	£1,403,080	£1,403,080	£1,403,080	£1,403,080

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% CR	0%	£2,769,462	£1,152,239	£1,168,178	£1,168,178	£1,168,178	£1,168,178	£1,168,178
0% LAR - 40% CR	5%	£3,879,071	£429,178	£443,043	£443,043	£443,043	£443,043	£443,043
0% LAR - 40% CR	10%	£2,691,814	£498,895	£498,895	£498,895	£498,895	£498,895	£498,895
0% LAR - 40% CR	15%	£2,097,406	£1,051,249	£1,015,481	£1,015,481	£1,015,481	£1,015,481	£1,015,481
0% LAR - 40% CR	20%	£1,158,453	£1,768,514	£1,752,801	£1,752,801	£1,752,801	£1,752,801	£1,752,801
0% LAR - 40% CR	25%	£2,691,814	£2,116,116	£2,484,743	£2,484,743	£2,484,743	£2,484,743	£2,484,743
0% LAR - 40% CR	30%	£319,255	£3,256,909	£3,241,272	£3,241,272	£3,241,272	£3,241,272	£3,241,272
0% LAR - 40% CR	35%	£1,511,988	£4,007,947	£3,995,341	£3,995,341	£3,995,341	£3,995,341	£3,995,341
0% LAR - 40% CR	40%	£2,438,257	£4,783,484	£4,747,903	£4,747,903	£4,747,903	£4,747,903	£4,747,903
0% LAR - 40% CR	45%	£2,438,257	£4,783,484	£4,747,903	£4,747,903	£4,747,903	£4,747,903	£4,747,903
0% LAR - 40% CR	50%	£4,264,140	£8,318,567	£8,303,563	£8,303,563	£8,303,563	£8,303,563	£8,303,563

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% CR	0%	£7,590,688	£3,983,235	£3,999,400	£3,999,400	£3,999,400	£3,999,400	£3,999,400
0% LAR - 40% CR	5%	£6,710,357	£3,980,484	£3,776,328	£3,776,328	£3,776,328	£3,776,328	£3,776,328
0% LAR - 40% CR	10%	£5,831,900	£2,532,616	£2,548,424	£2,548,424	£2,548,424	£2,548,424	£2,548,424
0% LAR - 40% CR	15%	£3,892,892	£1,800,036	£1,815,725	£1,815,725	£1,815,725	£1,815,725	£1,815,725
0% LAR - 40% CR	20%	£4,030,779	£1,092,771	£1,079,480	£1,079,480	£1,079,480	£1,079,480	£1,079,480
0% LAR - 40% CR	25%	£1,158,229	£2,221,630	£2,221,630	£2,221,630	£2,221,630	£2,221,630	£2,221,630
0% LAR - 40% CR	30%	£1,158,229	£2,221,630	£2,221,630	£2,221,630	£2,221,630	£2,221,630	£2,221,630
0% LAR - 40% CR	35%	£1,399,298	£1,170,861	£1,101,055	£1,101,055	£1,101,055	£1,101,055	£1,101,055
0% LAR - 40% CR	40%	£1,399,298	£1,170,861	£1,101,055	£1,101,055	£1,101,055	£1,101,055	£1,101,055
0% LAR - 40% CR	45%	£2,892,786	£2,892,786	£2,876,628	£2,876,628	£2,876,628	£2,876,628	£2,876,628
0% LAR - 40% CR	50%	£1,490,146	£544,281	£527,766	£527,766	£527,766	£527,766	£527,766



LB Camden  
Local Plan Viability Testing 2025

Resi 10 - 50 Flats			Value Area		Zone C - £1,350 psf	
No Units			Sales value inflation		Growth	
Site Area			Build cost inflation		Growth	
0.14 Ha			Tenure		LAR - CIR	
Residual land values:						







LB Camden  
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone C - £1,750 psf				
No Units	56	Sales value inflation		Growth				
Site Area	0.14 Ha	Build cost inflation		Growth				
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							
60% LAR - 40% CIR	5%	£24,402,028	£20,621,871	£20,621,871	£20,594,748	£20,488,475	£19,850,838	£19,495,595
60% LAR - 40% CIR	10%	£22,919,621	£19,234,855	£19,234,855	£19,192,314	£19,086,463	£18,451,357	£18,098,519
60% LAR - 40% CIR	15%	£21,253,430	£17,811,780	£17,827,352	£17,785,167	£17,679,705	£17,046,938	£16,695,397
60% LAR - 40% CIR	20%	£19,612,989	£16,399,872	£16,415,393	£16,373,352	£16,268,248	£15,637,624	£15,287,278
60% LAR - 40% CIR	25%	£18,068,115	£14,985,349	£14,985,349	£14,956,819	£14,852,138	£14,223,470	£13,874,211
60% LAR - 40% CIR	30%	£16,495,554	£13,582,259	£13,577,696	£13,535,903	£13,431,420	£12,804,522	£12,456,244
60% LAR - 40% CIR	35%	£14,913,645	£12,138,448	£12,134,044	£12,130,360	£12,028,141	£11,393,028	£11,043,425
60% LAR - 40% CIR	40%	£13,300,854	£10,706,557	£10,712,928	£10,680,334	£10,578,348	£9,952,432	£9,601,800
60% LAR - 40% CIR	45%	£11,666,803	£9,272,586	£9,287,363	£9,245,670	£9,142,087	£8,516,794	£8,166,572
60% LAR - 40% CIR	50%	£10,088,360	£7,838,361	£7,841,821	£7,799,745	£7,694,554	£7,069,407	£6,719,771
60% LAR - 40% CIR	55%	£8,475,555	£6,373,191	£6,387,734	£6,346,716	£6,241,671	£5,616,397	£5,261,245
Residual Land values compared to benchmark land values								
Higher Value Secondary Offices						£97,645,000		



LB Camden  
Local Plan Viability Testing 2025Resi 10 - 50 Flats

No Units	50
Site Area	0.14 Ha

Residual land values:

Value Area	Zone C - £1,900 psf
------------	---------------------

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

[illegible]

#### Residual Land values compared to benchmark land values

##### Higher Value Secondary Offices

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), 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, Biodiversity & Renewable Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 40% CDR	0%	£13,819,296	£11,063,360	£11,069,048	£10,956,637	£9,950,263	£9,312,626	£8,958,383
60% LAR, 40% CDR	10%	£12,112,895	£9,351,025	£9,355,881	£9,243,277	£8,246,870	£7,742,365	£7,389,278
60% LAR, 40% CDR	20%	£10,463,590	£8,002,455	£8,007,475	£7,894,930	£6,897,560	£6,417,560	£6,076,560
60% LAR, 40% CDR	30%	£8,814,285	£6,653,880	£6,658,900	£6,546,455	£5,549,085	£5,092,085	£4,771,085
60% LAR, 40% CDR	40%	£7,164,980	£5,305,305	£5,310,325	£5,197,980	£4,199,610	£3,772,610	£3,471,610
60% LAR, 40% CDR	50%	£5,515,675	£3,956,730	£3,961,750	£3,849,405	£2,851,035	£2,453,035	£2,170,035
60% LAR, 40% CDR	60%	£3,866,370	£2,608,155	£2,613,175	£2,500,830	£1,502,460	£1,124,460	£901,460
60% LAR, 40% CDR	70%	£2,217,065	£1,259,580	£1,264,600	£1,152,255	£603,885	£375,885	£202,885
60% LAR, 40% CDR	80%	£518,760	£311,275	£316,295	£203,940	£55,470	£27,470	£0
60% LAR, 40% CDR	90%	£169,455	£92,980	£97,000	£64,625	£16,160	£8,160	£0
60% LAR, 40% CDR	100%	£0	£0	£0	£0	£0	£0	£0

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

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 & Whcar Prt M(3) & BREAM Excellent	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whcar Prt M(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whcar Prt M(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whcar Prt M(3), BREAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whcar Prt M(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
	0%	£15,099,084	£15,863,788	£15,879,474	£15,838,496	£15,730,960	£15,903,055	£14,738,452
60% LAR: 40% CR	10%	£17,664,984	£14,200,863	£14,200,863	£14,200,863	£14,200,863	£15,166,522	£15,173,107
60% LAR: 40% CR	10%	£16,204,378	£12,712,833	£12,728,044	£12,686,220	£12,682,780	£14,781,989	£14,786,450
60% LAR: 40% CR	10%	£15,129,342	£11,529,342	£11,545,854	£11,545,854	£11,545,854	£13,019,988	£13,017,740
60% LAR: 40% CR	20%	£12,690,356	£9,543,238	£9,558,714	£9,516,861	£9,412,026	£9,763,358	£8,434,009
60% LAR: 40% CR	20%	£13,026,428	£7,951,955	£7,967,002	£7,925,229	£7,820,725	£7,183,467	£6,845,551
60% LAR: 40% CR	20%	£8,112,863	£6,305,370	£6,310,772	£6,305,084	£6,224,805	£6,099,549	£5,252,152
60% LAR: 40% CR	35%	£7,398,031	£4,794,098	£4,770,090	£4,728,475	£4,624,449	£4,000,574	£3,653,354
60% LAR: 40% CR	40%	£6,607,632	£3,185,995	£3,184,842	£3,184,842	£3,123,420	£3,119,846	£2,051,683
60% LAR: 40% CR	45%	£3,829,829	£1,540,109	£1,555,334	£1,510,380	£1,410,380	£787,840	£437,204
60% LAR: 40% CR	45%	£2,025,696	£733,696	£733,696	£733,696	£733,696	£733,696	£733,696

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, 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, 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	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
0%	0%	£22,994,867	£18,258,031	£18,274,817	£18,282,106	£18,125,835	£17,488,108	£17,133,955	£17,133,955
60% LAR, 40% CBR	0%	£20,369,537	£16,646,896	£16,661,433	£16,669,906	£16,513,635	£15,875,908	£15,521,755	£15,521,755
60% LAR, 40% CBR	10%	£15,107,976	£15,107,976	£15,123,547	£15,130,362	£14,975,901	£14,343,132	£13,991,582	£13,991,582
60% LAR, 40% CBR	15%	£14,864,485	£13,825,485	£13,841,057	£13,848,866	£13,693,962	£13,062,203	£12,710,653	£12,710,653
60% LAR, 40% CBR	20%	£15,085,089	£13,198,881	£13,198,881	£13,195,807	£13,111,948	£12,480,189	£12,128,430	£12,128,430
60% LAR, 40% CBR	25%	£13,321,382	£10,346,708	£10,346,708	£10,320,365	£10,215,868	£9,588,907	£9,240,053	£9,240,053
60% LAR, 40% CBR	30%	£11,563,175	£8,765,513	£8,765,513	£8,759,815	£8,655,018	£8,028,259	£7,676,500	£7,676,500
60% LAR, 40% CBR	35%	£8,780,174	£7,149,841	£7,149,841	£7,142,618	£7,037,832	£6,405,073	£6,049,049	£6,049,049
60% LAR, 40% CBR	40%	£6,408,274	£5,040,726	£5,040,726	£5,030,085	£4,925,300	£4,292,541	£3,936,517	£3,936,517
60% LAR, 40% CBR	45%	£8,220,972	£3,985,251	£3,985,257	£3,980,132	£3,875,523	£3,242,764	£2,882,348	£2,882,348
60% LAR, 40% CBR	50%	£6,408,274	£2,988,444	£2,988,444	£2,980,085	£2,875,300	£2,242,541	£1,882,348	£1,882,348

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 & Sustainability & Embodied Carbon
60% LAR, 40% CBR	10%	£24,080,113	£23,090,217	£21,105,903	£21,983,394	£20,567,102	£20,319,483	£18,965,241
60% LAR, 40% CBR	15%	£23,190,862	£19,517,082	£19,517,082	£19,517,082	£19,517,082	£19,517,082	£18,266,833
60% LAR, 40% CBR	10%	£21,430,807	£17,354,633	£17,354,633	£17,312,648	£17,807,187	£17,174,418	£16,802,878
60% LAR, 40% CBR	15%	£18,618,111	£16,376,241	£16,372,240	£16,330,251	£16,226,148	£16,204,524	£15,244,177
60% LAR, 40% CBR	20%	£17,617,067	£14,709,687	£14,705,143	£14,638,454	£14,609,198	£14,605,492	£14,055,492
60% LAR, 40% CBR	25%	£15,152,882	£13,177,993	£13,163,431	£13,147,054	£13,426,296	£13,426,296	£12,671,071
60% LAR, 40% CBR	30%	£14,344,411	£11,587,798	£11,587,798	£11,555,613	£11,555,613	£11,555,613	£11,055,613
60% LAR, 40% CBR	35%	£12,611,480	£9,981,126	£9,996,498	£9,954,304	£9,850,018	£9,227,052	£8,880,382
60% LAR, 40% CBR	40%	£10,854,900	£8,307,371	£8,307,371	£8,249,808	£8,146,074	£7,677,433	£7,277,433
60% LAR, 40% CBR	45%	£9,052,257	£6,769,533	£6,781,863	£6,740,418	£6,636,088	£6,014,289	£5,614,289



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 - £2,000 psf
------------	---------------------

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR - CBR

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CBR	5%	£20,180,303	£20,307,847	£20,323,333	£20,280,824	£20,174,952	£20,536,915	£20,182,872
60% LAR - 40% CBR	5%	£20,219,643	£20,340,801	£20,356,427	£20,313,916	£20,208,087	£20,563,126	£20,209,292
60% LAR - 40% CBR	10%	£20,454,058	£22,529,249	£22,544,820	£22,502,859	£22,398,174	£22,764,405	£22,412,866
60% LAR - 40% CBR	15%	£24,583,793	£21,233,036	£21,248,559	£21,206,517	£21,101,413	£20,470,789	£20,125,443
60% LAR - 40% CBR	20%	£22,708,895	£19,532,211	£19,547,088	£19,505,777	£19,400,888	£19,772,331	£19,423,071
60% LAR - 40% CBR	25%	£20,829,411	£17,826,816	£17,842,254	£17,800,480	£17,695,977	£17,069,079	£16,726,801
60% LAR - 40% CBR	30%	£18,845,385	£16,118,000	£16,133,923	£16,092,614	£15,988,305	£16,351,082	£16,003,682
60% LAR - 40% CBR	35%	£17,058,864	£14,402,506	£14,417,878	£14,376,284	£14,272,288	£13,648,382	£13,301,762
60% LAR - 40% CBR	40%	£15,163,894	£12,683,682	£12,699,108	£12,657,515	£12,553,732	£11,931,034	£11,585,991
60% LAR - 40% CBR	45%	£13,266,551	£10,960,474	£10,975,800	£10,934,355	£10,830,745	£10,209,384	£9,863,718
60% LAR - 40% CBR	50%	£11,364,792	£9,242,926	£9,248,236	£9,206,850	£9,103,383	£8,480,885	£8,130,733

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% CBR	0%	£19,230,546	£12,357,730	£12,374,476	£12,330,950	£12,228,828	£11,587,257	£11,232,813
60% LAR - 40% CBR	5%	£14,869,796	£10,670,844	£10,686,270	£10,642,979	£10,539,579	£9,893,272	£9,539,434
60% LAR - 40% CBR	10%	£12,044,201	£9,079,392	£9,094,363	£9,050,779	£8,947,317	£8,314,548	£7,963,009
60% LAR - 40% CBR	15%	£10,533,868	£7,483,179	£7,498,150	£7,454,666	£7,351,596	£6,719,892	£6,368,196
60% LAR - 40% CBR	20%	£8,729,038	£5,882,354	£5,897,831	£5,854,920	£5,751,141	£5,119,222	£4,767,214
60% LAR - 40% CBR	25%	£7,024,654	£4,281,529	£4,296,997	£4,254,387	£4,151,280	£3,519,222	£3,167,214
60% LAR - 40% CBR	30%	£4,895,528	£2,167,043	£2,182,444	£2,139,757	£2,036,938	£1,411,223	£1,063,825
60% LAR - 40% CBR	35%	£3,167,067	£452,459	£457,921	£453,242	£448,684	£289,887	£244,889
60% LAR - 40% CBR	40%	£1,714,059	£1,266,175	£1,269,903	£1,265,444	£1,260,135	£2,018,633	£2,084,765
60% LAR - 40% CBR	45%	£993,336	£2,369,361	£2,374,057	£2,015,032	£2,119,152	£3,740,373	£3,698,139
60% LAR - 40% CBR	50%	£2,863,805	£4,716,301	£4,701,821	£4,743,038	£4,748,022	£5,468,072	£5,468,072

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% CBR	0%	£22,011,074	£16,138,218	£16,153,904	£16,111,396	£16,005,123	£17,367,486	£17,013,243
60% LAR - 40% CBR	5%	£20,550,214	£14,618,373	£14,634,059	£14,591,803	£14,484,695	£15,848,701	£15,494,389
60% LAR - 40% CBR	10%	£18,284,629	£14,759,821	£14,775,352	£14,733,207	£14,627,746	£15,994,977	£15,643,437
60% LAR - 40% CBR	15%	£16,414,365	£13,063,608	£13,079,130	£13,037,088	£12,931,985	£12,301,361	£11,951,074
60% LAR - 40% CBR	20%	£14,538,467	£11,362,782	£11,378,259	£11,336,346	£11,231,570	£10,602,263	£10,252,943
60% LAR - 40% CBR	25%	£12,659,982	£9,657,389	£9,673,825	£9,631,032	£9,526,548	£8,899,650	£8,551,373
60% LAR - 40% CBR	30%	£10,775,966	£7,847,471	£7,863,873	£7,821,186	£7,716,807	£7,091,651	£6,744,253
60% LAR - 40% CBR	35%	£8,887,435	£6,033,077	£6,048,450	£6,005,895	£5,902,870	£5,278,953	£4,935,333
60% LAR - 40% CBR	40%	£6,995,485	£4,214,254	£4,229,601	£4,186,037	£4,082,384	£3,458,565	£3,115,952
60% LAR - 40% CBR	45%	£5,097,093	£2,397,045	£2,408,371	£2,365,371	£2,262,006	£2,631,317	£2,631,317
60% LAR - 40% CBR	50%	£3,195,364	£1,063,498	£1,078,807	£1,037,421	£1,033,954	£3,111,456	£3,111,456

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% CBR	0%	£24,689,017	£20,533,301	£20,549,091	£20,506,539	£20,403,266	£19,762,826	£19,409,390
60% LAR - 40% CBR	5%	£22,545,357	£19,840,516	£19,862,141	£19,819,852	£19,715,950	£18,078,843	£17,726,008
60% LAR - 40% CBR	10%	£20,679,772	£17,154,864	£17,176,534	£17,134,350	£17,032,886	£16,390,119	£16,038,585
60% LAR - 40% CBR	15%	£18,809,567	£15,458,751	£15,474,273	£15,432,231	£15,327,128	£14,696,504	£14,346,157
60% LAR - 40% CBR	20%	£16,934,010	£13,757,925	£13,773,402	£13,731,481	£13,626,713	£12,996,046	£12,646,796
60% LAR - 40% CBR	25%	£15,063,129	£12,052,531	£12,067,986	£12,025,175	£11,921,161	£11,291,393	£10,941,515
60% LAR - 40% CBR	30%	£13,171,099	£10,342,614	£10,358,010	£10,316,329	£10,212,109	£9,586,794	£9,236,996
60% LAR - 40% CBR	35%	£11,282,578	£8,638,220	£8,643,593	£8,601,898	£8,498,013	£7,874,696	£7,527,470
60% LAR - 40% CBR	40%	£9,389,698	£6,939,397	£6,944,743	£6,903,293	£6,799,448	£6,176,748	£5,824,805
60% LAR - 40% CBR	45%	£7,492,295	£5,186,186	£5,201,514	£5,160,099	£5,056,480	£4,434,769	£4,082,432
60% LAR - 40% CBR	50%	£5,590,507	£3,458,040	£3,473,950	£3,432,564	£3,329,097	£2,706,589	£2,354,447

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% CBR	0%	£27,237,203	£23,364,647	£23,380,333	£23,337,824	£23,231,582	£22,593,615	£22,239,672
60% LAR - 40% CBR	5%	£25,376,843	£21,677,801	£21,693,427	£21,650,987	£21,545,256	£20,910,126	£20,557,295
60% LAR - 40% CBR	10%	£23,511,058	£19,986,240	£20,001,820	£19,959,636	£19,854,174	£19,219,405	£18,866,895
60% LAR - 40% CBR	15%	£21,640,703	£18,290,036	£18,305,550	£18,263,517	£18,158,413	£17,527,789	£17,174,443
60% LAR - 40% CBR	20%	£19,765,895	£16,589,211	£16,604,698	£16,562,777	£16,457,989	£15,829,331	£15,480,071
60% LAR - 40% CBR	25%	£17,886,411	£14,883,030	£14,898,245	£14,856,212	£14,751,927	£14,123,070	£13,774,717
60% LAR - 40% CBR	30%	£16,002,385	£13,173,960	£13,189,265	£13,147,814	£13,043,395	£12,418,090	£12,070,682
60% LAR - 40% CBR	35%	£14,113,864	£11,469,506	£11,474,878	£11,433,284	£11,329,268	£10,705,362	£10,358,762
60% LAR - 40% CBR	40%	£12,220,884	£9,760,862	£9,766,028	£9,724,513	£9,620,122	£9,006,014	£8,652,091
60% LAR - 40% CBR	45%	£10,323,521	£8,017,474	£8,022,800	£7,981,355	£7,887,745	£7,268,084	£6,920,718
60% LAR - 40% CBR	50%	£8,421,792	£6,269,926	£6,266,336	£6,263,850	£6,160,383	£5,537,885	£5,187,733



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		Growth
Build cost inflation		Growth
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%	£35,958,979	£31,993,723	£32,009,409	£31,966,901	£31,880,628	£31,222,991	£30,865,748
60% LAR, 40% CIR	5%	£33,809,195	£30,022,514	£30,038,200	£29,995,895	£29,890,029	£29,224,802	£28,867,555
60% LAR, 40% CIR	10%	£31,654,686	£28,046,718	£28,062,404	£27,914,643	£27,808,777	£27,143,550	£26,786,303
60% LAR, 40% CIR	15%	£29,495,497	£26,068,202	£26,081,724	£25,934,579	£25,828,713	£25,163,486	£24,806,239
60% LAR, 40% CIR	20%	£27,331,675	£24,081,072	£24,094,594	£23,946,880	£23,841,014	£23,175,787	£22,818,540
60% LAR, 40% CIR	25%	£25,163,267	£22,091,374	£22,106,811	£22,065,018	£21,960,152	£21,294,925	£20,937,678
60% LAR, 40% CIR	30%	£22,990,317	£20,097,153	£20,112,590	£19,969,648	£19,864,782	£19,199,555	£18,842,308
60% LAR, 40% CIR	35%	£20,812,872	£18,098,456	£18,113,893	£18,072,233	£17,967,367	£17,302,140	£16,944,893
60% LAR, 40% CIR	40%	£18,630,979	£16,098,329	£16,110,675	£16,065,162	£15,960,296	£15,295,069	£14,937,822
60% LAR, 40% CIR	45%	£16,444,683	£14,098,916	£14,103,141	£14,057,627	£13,952,761	£13,287,534	£12,930,287
60% LAR, 40% CIR	50%	£14,254,030	£12,075,964	£12,091,274	£12,045,888	£11,941,022	£11,275,795	£10,918,548

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£22,109,122	£18,043,999	£18,060,352	£17,917,044	£17,812,178	£17,146,951	£16,789,704
60% LAR, 40% CIR	5%	£19,959,338	£16,072,717	£16,089,069	£15,945,761	£15,840,895	£15,175,668	£14,818,421
60% LAR, 40% CIR	10%	£17,794,628	£14,099,861	£14,116,213	£13,972,905	£13,868,039	£13,202,812	£12,845,565
60% LAR, 40% CIR	15%	£15,629,918	£12,119,345	£12,135,697	£11,992,389	£11,887,523	£11,222,296	£10,865,049
60% LAR, 40% CIR	20%	£13,465,208	£10,139,213	£10,155,565	£10,012,257	£9,907,391	£9,242,164	£8,884,917
60% LAR, 40% CIR	25%	£11,290,498	£8,159,081	£8,175,433	£8,032,125	£7,927,259	£7,262,032	£6,904,785
60% LAR, 40% CIR	30%	£9,115,788	£6,178,950	£6,195,302	£6,051,994	£5,947,128	£5,281,901	£4,924,654
60% LAR, 40% CIR	35%	£6,941,078	£4,198,819	£4,215,171	£4,072,863	£3,967,997	£3,302,770	£2,945,523
60% LAR, 40% CIR	40%	£4,766,368	£2,218,688	£2,235,040	£2,109,732	£2,004,866	£1,339,639	£1,082,392
60% LAR, 40% CIR	45%	£2,591,658	£2,235,040	£2,251,392	£2,126,084	£2,021,218	£1,356,001	£1,098,754
60% LAR, 40% CIR	50%	£4,404,805	£1,071,959	£1,088,311	£1,063,003	£1,048,655	£6,202,428	£5,845,181

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%	£27,789,560	£23,824,256	£23,839,981	£23,797,472	£23,691,199	£23,025,963	£22,668,716
60% LAR, 40% CIR	5%	£25,639,786	£21,674,445	£21,690,170	£21,647,661	£21,541,388	£20,876,152	£20,518,905
60% LAR, 40% CIR	10%	£23,485,257	£19,520,234	£19,535,959	£19,493,450	£19,387,177	£18,721,941	£18,364,694
60% LAR, 40% CIR	15%	£21,330,688	£17,365,023	£17,380,748	£17,338,239	£17,231,966	£16,566,730	£16,209,483
60% LAR, 40% CIR	20%	£19,176,119	£15,209,812	£15,225,537	£15,183,028	£15,076,755	£14,411,519	£14,054,272
60% LAR, 40% CIR	25%	£17,021,550	£13,054,601	£13,070,326	£13,027,817	£12,921,544	£12,256,308	£11,899,061
60% LAR, 40% CIR	30%	£14,866,981	£10,900,390	£10,916,115	£10,873,606	£10,767,333	£10,102,097	£9,744,850
60% LAR, 40% CIR	35%	£12,712,412	£8,746,179	£8,761,904	£8,719,395	£8,613,122	£7,947,886	£7,590,639
60% LAR, 40% CIR	40%	£10,557,843	£6,591,968	£6,607,693	£6,565,184	£6,458,911	£5,793,675	£5,436,428
60% LAR, 40% CIR	45%	£8,403,274	£4,437,757	£4,453,482	£4,410,973	£4,304,700	£3,639,464	£3,282,217
60% LAR, 40% CIR	50%	£6,248,705	£2,283,546	£2,299,271	£2,256,762	£2,150,489	£1,485,253	£1,128,006

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%	£30,384,093	£26,418,789	£26,434,514	£26,392,005	£26,285,732	£25,620,496	£25,263,249
60% LAR, 40% CIR	5%	£28,234,909	£24,263,578	£24,279,303	£24,236,794	£24,130,521	£23,465,285	£23,108,038
60% LAR, 40% CIR	10%	£26,080,430	£22,108,367	£22,124,092	£22,081,583	£21,975,310	£21,310,074	£20,952,827
60% LAR, 40% CIR	15%	£23,925,951	£19,953,156	£19,968,881	£19,926,372	£19,820,100	£19,154,864	£18,797,617
60% LAR, 40% CIR	20%	£21,771,472	£17,798,945	£17,814,670	£17,772,161	£17,665,888	£17,000,652	£16,643,405
60% LAR, 40% CIR	25%	£19,616,993	£15,644,734	£15,660,459	£15,617,950	£15,511,677	£14,846,441	£14,489,194
60% LAR, 40% CIR	30%	£17,462,514	£13,490,523	£13,506,248	£13,463,739	£13,357,466	£12,692,230	£12,334,983
60% LAR, 40% CIR	35%	£15,308,035	£11,336,312	£11,352,037	£11,309,528	£11,203,255	£10,538,019	£10,180,772
60% LAR, 40% CIR	40%	£13,153,556	£9,182,101	£9,197,826	£9,155,317	£9,049,044	£8,383,808	£8,026,561
60% LAR, 40% CIR	45%	£10,999,077	£7,027,890	£7,043,615	£7,001,106	£6,894,833	£6,229,597	£5,872,350
60% LAR, 40% CIR	50%	£8,844,598	£4,873,679	£4,889,404	£4,846,895	£4,740,622	£4,075,386	£3,718,139

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%	£33,015,979	£29,050,723	£29,066,409	£28,923,901	£28,817,628	£28,152,392	£27,795,145
60% LAR, 40% CIR	5%	£30,866,195	£26,895,512	£26,911,198	£26,768,690	£26,662,417	£26,000,181	£25,642,934
60% LAR, 40% CIR	10%	£28,711,686	£24,740,301	£24,755,987	£24,613,479	£24,507,206	£23,844,970	£23,487,723
60% LAR, 40% CIR	15%	£26,557,177	£22,585,090	£22,600,776	£22,458,268	£22,352,005	£21,689,769	£21,332,522
60% LAR, 40% CIR	20%	£24,402,668	£20,429,879	£20,445,565	£20,303,057	£20,196,784	£19,534,548	£19,177,301
60% LAR, 40% CIR	25%	£22,248,159	£18,274,668	£18,290,354	£18,147,846	£18,041,573	£17,379,337	£17,022,090
60% LAR, 40% CIR	30%	£20,093,650	£16,119,457	£16,135,143	£15,992,635	£15,886,362	£15,224,126	£14,866,879
60% LAR, 40% CIR	35%	£17,939,141	£13,964,246	£13,979,932	£13,837,424	£13,731,151	£13,068,915	£12,711,668
60% LAR, 40% CIR	40%	£15,784,632	£11,809,035	£11,824,721	£11,682,213	£11,575,940	£10,913,704	£10,556,457
60% LAR, 40% CIR	45%	£13,630,123	£9,653,824	£9,669,510	£9,527,002	£9,420,729	£8,758,493	£8,401,246
60% LAR, 40% CIR	50%	£11,475,614	£7,503,613	£7,519,299	£7,376,791	£7,270,518	£6,608,282	£6,251,035



LB Camden  
Local Plan Viability Testing 2025

Resi 10 - 50 Flats		Value Area		Zone C - RP Periphery E2,450 paf		
No Units	50	Sales value inflation	Growth			
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, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(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	5%	£40,981,758	£36,542,585	£36,555,271	£36,409,489	£35,417,810
5% LAR, 40% CIR	10%	£36,200,836	£34,343,991	£34,359,818	£34,211,486	£33,223,483
10% LAR, 40% CIR	15%	£35,615,188	£32,140,893	£32,156,265	£32,008,619	£31,024,310
15% LAR, 40% CIR	20%	£33,424,860	£29,932,734	£29,948,256	£29,801,110	£28,820,140
20% LAR, 40% CIR	25%	£31,529,800	£27,720,161	£27,735,638	£27,588,848	£26,611,021
25% LAR, 40% CIR	30%	£28,830,352	£25,503,020	£25,518,456	£25,372,181	£24,397,005
30% LAR, 40% CIR	35%	£26,226,263	£23,291,359	£23,306,795	£23,265,003	£22,185,139
35% LAR, 40% CIR	40%	£23,817,679	£21,085,216	£21,070,589	£21,028,964	£19,954,471
40% LAR, 40% CIR	45%	£21,424,645	£18,874,645	£18,839,991	£18,796,478	£17,726,054
45% LAR, 40% CIR	50%	£18,987,212	£16,589,089	£16,605,015	£16,563,671	£15,492,933
50% LAR, 40% CIR		£16,565,420	£14,350,395	£14,365,704	£14,324,318	£13,255,160

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) 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
0% LAR, 40% CIR	0%	£26,531,361	£22,592,726	£22,605,414	£22,565,906	£22,459,632	£21,827,166	£21,477,235
5% LAR, 40% CIR	5%	£24,750,879	£20,384,134	£20,396,781	£20,357,269	£20,251,000	£19,618,435	£19,268,504
10% LAR, 40% CIR	10%	£21,865,331	£18,180,836	£18,200,408	£18,158,223	£18,056,781	£17,424,961	£17,074,453
15% LAR, 40% CIR	15%	£19,415,063	£15,982,877	£16,000,396	£15,957,263	£15,856,309	£15,224,829	£14,874,561
20% LAR, 40% CIR	20%	£17,080,042	£13,770,304	£13,785,781	£13,743,870	£13,639,091	£13,010,424	£12,661,164
25% LAR, 40% CIR	25%	£14,866,835	£11,561,923	£11,576,989	£11,535,007	£11,432,333	£10,803,424	£10,454,148
30% LAR, 40% CIR	30%	£12,776,206	£9,331,499	£9,346,801	£9,305,213	£9,202,994	£8,575,679	£8,226,282
35% LAR, 40% CIR	35%	£10,782,762	£7,122,369	£7,137,731	£7,096,136	£6,993,150	£6,365,254	£6,016,411
40% LAR, 40% CIR	40%	£7,454,791	£4,874,898	£4,890,134	£4,848,121	£4,744,638	£4,116,139	£3,766,106
45% LAR, 40% CIR	45%	£5,037,565	£2,639,832	£2,655,158	£2,613,714	£2,510,104	£1,883,433	£1,533,076
50% LAR, 40% CIR	50%	£2,615,563	£400,537	£416,847	£374,481	£271,064	£4,467,697	£3,117,031

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) 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
0% LAR, 40% CIR	0%	£32,412,330	£28,373,156	£28,388,842	£28,348,333	£28,240,061	£27,602,424	£27,248,181
5% LAR, 40% CIR	5%	£30,591,897	£26,174,665	£26,189,951	£26,149,442	£26,041,169	£25,403,862	£25,050,054
10% LAR, 40% CIR	10%	£27,645,759	£23,971,264	£23,986,636	£23,946,127	£23,837,855	£23,200,420	£22,846,882
15% LAR, 40% CIR	15%	£25,255,431	£21,763,306	£21,778,627	£21,738,116	£21,629,844	£21,000,568	£20,646,711
20% LAR, 40% CIR	20%	£22,860,671	£19,550,732	£19,566,210	£19,525,699	£19,417,426	£18,788,053	£18,434,263
25% LAR, 40% CIR	25%	£20,465,953	£17,333,591	£17,349,028	£17,307,235	£17,202,752	£16,573,853	£16,220,576
30% LAR, 40% CIR	30%	£18,066,835	£15,111,927	£15,127,330	£15,085,442	£14,981,422	£14,352,107	£14,000,715
35% LAR, 40% CIR	35%	£15,668,251	£12,895,788	£12,911,159	£12,869,565	£12,765,579	£12,136,862	£11,785,043
40% LAR, 40% CIR	40%	£13,270,519	£10,685,216	£10,671,563	£10,629,969	£10,525,986	£9,897,266	£9,546,525
45% LAR, 40% CIR	45%	£10,871,784	£8,470,490	£8,456,134	£8,414,121	£8,310,533	£7,681,872	£7,330,504
50% LAR, 40% CIR	50%	£8,395,991	£6,180,098	£6,195,276	£6,153,889	£6,051,422	£5,422,622	£5,085,731

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) 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
0% LAR, 40% CIR	0%	£34,367,473	£30,708,202	£30,723,995	£30,741,478	£30,633,204	£29,997,267	£29,643,324
5% LAR, 40% CIR	5%	£32,426,550	£28,569,709	£28,585,332	£28,543,992	£28,437,141	£27,802,035	£27,448,197
10% LAR, 40% CIR	10%	£30,480,862	£26,366,407	£26,382,030	£26,340,796	£26,234,332	£25,601,563	£25,250,024
15% LAR, 40% CIR	15%	£27,650,574	£24,158,449	£24,173,970	£24,131,909	£24,026,824	£23,396,200	£23,045,884
20% LAR, 40% CIR	20%	£25,255,614	£21,945,875	£21,961,352	£21,919,441	£21,814,663	£21,185,966	£20,836,726
25% LAR, 40% CIR	25%	£22,856,066	£19,738,724	£19,754,174	£19,712,378	£19,607,895	£19,000,969	£18,652,718
30% LAR, 40% CIR	30%	£20,451,978	£17,527,070	£17,542,473	£17,499,785	£17,376,585	£16,751,250	£16,403,853
35% LAR, 40% CIR	35%	£18,043,354	£15,319,531	£15,335,302	£15,292,708	£15,169,722	£14,546,805	£14,198,185
40% LAR, 40% CIR	40%	£15,630,362	£13,110,539	£13,126,705	£13,084,189	£12,960,409	£12,337,711	£11,989,788
45% LAR, 40% CIR	45%	£13,212,608	£10,901,603	£10,918,229	£10,875,676	£10,752,015	£10,129,615	£9,781,647
50% LAR, 40% CIR	50%	£10,791,134	£8,676,109	£8,691,419	£8,648,505	£8,525,764	£7,902,874	£7,554,931

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) 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
0% LAR, 40% CIR	0%	£37,638,758	£33,589,585	£33,615,271	£33,572,762	£33,466,489	£32,828,852	£32,474,610
5% LAR, 40% CIR	5%	£35,457,836	£31,400,991	£31,416,018	£31,374,277	£31,268,458	£30,633,320	£30,280,483
10% LAR, 40% CIR	10%	£32,872,188	£29,197,893	£29,213,265	£29,171,080	£29,065,618	£28,432,849	£28,081,310
15% LAR, 40% CIR	15%	£30,481,860	£26,989,734	£27,005,296	£26,963,215	£26,857,486	£26,224,486	£25,872,145
20% LAR, 40% CIR	20%	£28,086,590	£24,777,161	£24,792,633	£24,750,727	£24,645,948	£24,013,282	£23,661,021
25% LAR, 40% CIR	25%	£25,686,066	£22,569,020	£22,584,492	£22,542,611	£22,438,141	£21,805,266	£21,453,424
30% LAR, 40% CIR	30%	£23,281,263	£20,358,346	£20,383,750	£20,341,076	£20,237,851	£19,604,256	£19,252,139
35% LAR, 40% CIR	35%	£20,874,079	£18,147,216	£18,172,589	£18,129,894	£18,026,086	£17,392,081	£17,041,471
40% LAR, 40% CIR	40%	£18,461,648	£15,931,645	£15,956,991	£15,914,185	£15,810,478	£15,176,897	£14,823,644
45% LAR, 40% CIR	45%	£16,044,212	£13,716,602	£13,742,015	£13,699,571	£13,596,961	£12,963,300	£12,610,933
50% LAR, 40% CIR	50%	£13,622,420	£11,497,386	£11,522,704	£11,480,318	£11,377,861	£10,744,056	£10,391,360



LB Camden  
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area	Zone C - £1,090 psf					
No Units	60	Sales value inflation	Growth					
Site Area	0.14 Ha	Build cost inflation	Growth					
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%	£10,163,869	£8,940,807	£5,915,982	£5,864,192	£5,734,719	£4,946,733	£4,508,576
60% LAR - 40% CIR	5%	£9,228,947	£8,198,608	£5,167,433	£5,115,464	£4,984,136	£4,198,571	£3,762,148
60% LAR - 40% CIR	10%	£8,288,437	£7,440,064	£4,409,598	£4,357,490	£4,226,974	£3,444,309	£3,009,484
60% LAR - 40% CIR	15%	£7,342,226	£6,676,971	£3,646,005	£3,594,004	£3,464,000	£2,681,982	£2,250,639
60% LAR - 40% CIR	20%	£6,396,371	£5,807,287	£2,879,710	£2,824,871	£2,695,270	£1,917,473	£1,486,673
60% LAR - 40% CIR	25%	£5,432,927	£4,132,570	£2,101,772	£2,050,078	£1,920,843	£1,145,433	£714,649
60% LAR - 40% CIR	30%	£4,469,951	£3,151,973	£1,351,245	£1,299,683	£1,149,774	£397,322	£44,653
60% LAR - 40% CIR	35%	£3,500,758	£665,856	£535,188	£483,741	£355,120	£435,293	£883,954
60% LAR - 40% CIR	40%	£2,519,688	£235,548	£267,598	£421,522	£1,201,670	£1,201,670	£1,709,424
60% LAR - 40% CIR	45%	£1,527,573	£1,069,589	£1,101,576	£1,101,576	£1,289,333	£2,084,002	£2,541,040
60% LAR - 40% CIR	50%	£532,869	£1,909,212	£1,941,175	£1,994,746	£2,128,672	£2,932,229	£3,378,649
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%	£14,622,494	£1,887,135	£1,113,328	£1,267,749	£1,801,894	£1,801,894	£1,801,894
60% LAR - 40% CIR	5%	£14,056,726	£1,887,135	£1,113,328	£1,267,749	£1,801,894	£1,801,894	£1,801,894
60% LAR - 40% CIR	10%	£13,491,254	£1,887,135	£1,113,328	£1,267,749	£1,801,894	£1,801,894	£1,801,894
60% LAR - 40% CIR	15%	£12,925,782	£1,887,135	£1,113,328	£1,267,749	£1,801,894	£1,801,894	£1,801,894
60% LAR - 40% CIR	20%	£12,360,310	£1,887,135	£1,113,328	£1,267,749	£1,801,894	£1,801,894	£1,801,894
60% LAR - 40% CIR	25%	£11,794,838	£1,887,135	£1,113,328	£1,267,749	£1,801,894	£1,801,894	£1,801,894
60% LAR - 40% CIR	30%	£11,229,366	£1,887,135	£1,113,328	£1,267,749	£1,801,894	£1,801,894	£1,801,894
60% LAR - 40% CIR	35%	£10,663,894	£1,887,135	£1,113,328	£1,267,749	£1,801,894	£1,801,894	£1,801,894
60% LAR - 40% CIR	40%	£10,098,422	£1,887,135	£1,113,328	£1,267,749	£1,801,894	£1,801,894	£1,801,894
60% LAR - 40% CIR	45%	£9,532,950	£1,887,135	£1,113,328	£1,267,749	£1,801,894	£1,801,894	£1,801,894
60% LAR - 40% CIR	50%	£8,967,478	£1,887,135	£1,113,328	£1,267,749	£1,801,894	£1,801,894	£1,801,894
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 Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£2,590,382	£2,129,511	£2,127,336	£2,295,126	£2,336,596	£4,129,589	£3,594,747
60% LAR - 40% CIR	5%	£2,155,859	£1,694,988	£1,694,988	£1,862,778	£1,903,248	£3,694,044	£3,159,203
60% LAR - 40% CIR	10%	£1,721,336	£1,262,465	£1,262,465	£1,430,254	£1,470,724	£3,263,521	£2,728,680
60% LAR - 40% CIR	15%	£1,286,813	£829,942	£829,942	£997,740	£1,038,210	£2,833,000	£2,298,159
60% LAR - 40% CIR	20%	£852,290	£397,419	£397,419	£565,226	£605,696	£2,402,479	£1,867,638
60% LAR - 40% CIR	25%	£417,767	£1,300,390	£1,300,390	£1,300,390	£1,300,390	£1,300,390	£1,300,390
60% LAR - 40% CIR	30%	£1,300,390	£1,300,390	£1,300,390	£1,300,390	£1,300,390	£1,300,390	£1,300,390
60% LAR - 40% CIR	35%	£1,300,390	£1,300,390	£1,300,390	£1,300,390	£1,300,390	£1,300,390	£1,300,390
60% LAR - 40% CIR	40%	£1,300,390	£1,300,390	£1,300,390	£1,300,390	£1,300,390	£1,300,390	£1,300,390
60% LAR - 40% CIR	45%	£1,300,390	£1,300,390	£1,300,390	£1,300,390	£1,300,390	£1,300,390	£1,300,390
60% LAR - 40% CIR	50%	£1,300,390	£1,300,390	£1,300,390	£1,300,390	£1,300,390	£1,300,390	£1,300,390
Residual Land values compared to benchmark land values		£49,420,000						
Lower Value Secondary Offices / Community Space		£49,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£4,157,350	£290,454	£290,454	£157,535	£15,365	£1,507,782	£1,844,235
60% LAR - 40% CIR	5%	£3,522,594	£797,749	£797,749	£2,991,291	£7,222,715	£1,507,782	£1,844,235
60% LAR - 40% CIR	10%	£2,887,838	£1,045,686	£1,045,686	£1,344,630	£1,419,071	£1,264,011	£1,599,488
60% LAR - 40% CIR	15%	£2,253,082	£1,293,612	£1,293,612	£1,112,349	£1,242,353	£1,022,911	£1,455,114
60% LAR - 40% CIR	20%	£1,618,326	£1,541,538	£1,541,538	£2,891,592	£3,011,593	£1,786,685	£1,225,680
60% LAR - 40% CIR	25%	£983,570	£1,789,464	£1,789,464	£1,568,785	£1,708,910	£1,568,785	£1,484,823
60% LAR - 40% CIR	30%	£1,236,402	£1,534,390	£1,534,390	£4,385,107	£4,585,579	£5,039,031	£5,779,594
60% LAR - 40% CIR	35%	£2,025,265	£1,140,457	£1,140,457	£1,111,184	£1,222,012	£1,141,646	£1,565,907
60% LAR - 40% CIR	40%	£1,189,445	£1,941,261	£1,941,261	£1,027,875	£1,162,911	£1,868,022	£2,415,807
60% LAR - 40% CIR	45%	£1,189,445	£1,941,261	£1,941,261	£1,027,875	£1,162,911	£1,868,022	£2,415,807
60% LAR - 40% CIR	50%	£1,189,445	£1,941,261	£1,941,261	£1,027,875	£1,162,911	£1,868,022	£2,415,807
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%	£7,255,321	£3,039,430	£3,037,806	£2,855,816	£2,826,343	£2,038,356	£1,606,194
60% LAR - 40% CIR	5%	£6,150,570	£2,295,232	£2,293,056	£2,206,685	£2,075,739	£1,295,195	£1,053,172
60% LAR - 40% CIR	10%	£5,045,819	£1,552,287	£1,550,221	£1,449,043	£1,318,597	£535,925	£401,107
60% LAR - 40% CIR	15%	£4,433,850	£769,599	£771,428	£685,637	£604,624	£355,925	£264,107
60% LAR - 40% CIR	20%	£3,821,881	£479	£471,666	£491,599	£413,156	£200,724	£142,153
60% LAR - 40% CIR	25%	£3,209,912	£1,707,071	£1,707,071	£1,707,071	£1,707,071	£1,707,071	£1,707,071
60% LAR - 40% CIR	30%	£2,597,943	£1,955,098	£1,955,098	£1,955,098	£1,955,098	£1,955,098	£1,955,098
60% LAR - 40% CIR	35%	£1,985,974	£2,203,210	£2,203,210	£2,203,210	£2,203,210	£2,203,210	£2,203,210
60% LAR - 40% CIR	40%	£1,373,005	£2,451,322	£2,451,322	£2,451,322	£2,451,322	£2,451,322	£2,451,322
60% LAR - 40% CIR	45%	£1,373,005	£2,451,322	£2,451,322	£2,451,322	£2,451,322	£2,451,322	£2,451,322
60% LAR - 40% CIR	50%	£1,373,005	£2,451,322	£2,451,322	£2,451,322	£2,451,322	£2,451,322	£2,451,322
Residual Land values compared to benchmark land values		£8,869,600						



LB Camden  
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area		Zone C - £1,100 psf							
No Units Site Area		Sales value inflation Build cost inflation		Growth LAR - CIR							
60 0.14 Ha											
Residual land values:											
				Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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	
Tenure		% AH									
60% LAR - 40% CIR		5%		£12,890,476		£8,728,382		£8,697,557		£8,645,768	
60% LAR - 40% CR		5%		£11,814,384		£7,843,754		£7,813,046		£7,791,465	
60% LAR - 40% CIR		10%		£10,832,035		£6,953,409		£6,922,609		£6,871,415	
60% LAR - 40% CR		10%		£9,744,985		£6,057,402		£6,026,500		£5,975,681	
60% LAR - 40% CIR		20%		£8,651,791		£5,155,790		£5,125,377		£5,074,315	
60% LAR - 40% CR		20%		£7,553,009		£4,244,336		£4,213,538		£4,161,844	
60% LAR - 40% CIR		25%		£6,448,694		£3,322,889		£3,292,229		£3,249,865	
60% LAR - 40% CR		25%		£5,338,903		£2,396,054		£2,365,386		£2,313,938	
60% LAR - 40% CIR		30%		£4,223,692		£1,463,686		£1,433,070		£1,381,725	
60% LAR - 40% CR		30%		£3,101,987		£55,912		£65,337		£444,075	
60% LAR - 40% CIR		45%		£1,963,591		£435,936		£467,899		£521,470	
60% LAR - 40% CR		50%									
Residual Land values compared to benchmark land values Medium Value Secondary Offices								£97,649,000			
Tenure		% AH									
60% LAR - 40% CIR		5%		£12,890,476		£8,728,382		£8,697,557		£8,645,768	
60% LAR - 40% CR		5%		£11,814,384		£7,843,754		£7,813,046		£7,791,465	
60% LAR - 40% CIR		10%		£10,832,035		£6,953,409		£6,922,609		£6,871,415	
60% LAR - 40% CR		10%		£9,744,985		£6,057,402		£6,026,500		£5,975,681	
60% LAR - 40% CIR		20%		£8,651,791		£5,155,790		£5,125,377		£5,074,315	
60% LAR - 40% CR		20%		£7,553,009		£4,244,336		£4,213,538		£4,161,844	
60% LAR - 40% CIR		25%		£6,448,694		£3,322,889		£3,292,229		£3,249,865	
60% LAR - 40% CR		25%		£5,338,903		£2,396,054		£2,365,386		£2,313,938	
60% LAR - 40% CIR		30%		£4,223,692		£1,463,686		£1,433,070		£1,381,725	
60% LAR - 40% CR		30%		£3,101,987		£55,912		£65,337		£444,075	
60% LAR - 40% CIR		45%		£1,963,591		£435,936		£467,899		£521,470	
60% LAR - 40% CR		50%									
Residual Land values compared to benchmark land values Medium Value Secondary Offices								£97,186,000			
Tenure		% AH									
60% LAR - 40% CIR		5%		£12,890,476		£8,728,382		£8,697,557		£8,645,768	
60% LAR - 40% CR		5%		£11,814,384		£7,843,754		£7,813,046		£7,791,465	
60% LAR - 40% CIR		10%		£10,832,035		£6,953,409		£6,922,609		£6,871,415	
60% LAR - 40% CR		10%		£9,744,985		£6,057,402		£6,026,500		£5,975,681	
60% LAR - 40% CIR		20%		£8,651,791		£5,155,790		£5,125,377		£5,074,315	
60% LAR - 40% CR		20%		£7,553,009		£4,244,336		£4,213,538		£4,161,844	
60% LAR - 40% CIR		25%		£6,448,694		£3,322,889		£3,292,229		£3,249,865	
60% LAR - 40% CR		25%		£5,338,903		£2,396,054		£2,365,386		£2,313,938	
60% LAR - 40% CIR		30%		£4,223,692		£1,463,686		£1,433,070		£1,381,725	
60% LAR - 40% CR		30%		£3,101,987		£55,912		£65,337		£444,075	
60% LAR - 40% CIR		45%		£1,963,591		£435,936		£467,899		£521,470	
60% LAR - 40% CR		50%									
Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space								£48,429,000			
Tenure		% AH									
60% LAR - 40% CIR		5%		£12,890,476		£8,728,382		£8,697,557		£8,645,768	
60% LAR - 40% CR		5%		£11,814,384		£7,843,754		£7,813,046		£7,791,465	
60% LAR - 40% CIR		10%		£10,832,035		£6,953,409		£6,922,609		£6,871,415	
60% LAR - 40% CR		10%		£9,744,985		£6,057,402		£6,026,500		£5,975,681	
60% LAR - 40% CIR		20%		£8,651,791		£5,155,790		£5,125,377		£5,074,315	
60% LAR - 40% CR		20%		£7,553,009		£4,244,336		£4,213,538		£4,161,844	
60% LAR - 40% CIR		25%		£6,448,694		£3,322,889		£3,292,229		£3,249,865	
60% LAR - 40% CR		25%		£5,338,903		£2,396,054		£2,365,386		£2,313,938	
60% LAR - 40% CIR		30%		£4,223,692		£1,463,686		£1,433,070		£1,381,725	
60% LAR - 40% CR		30%		£3,101,987		£55,912		£65,337		£444,075	
60% LAR - 40% CIR		45%		£1,963,591		£435,936		£467,899		£521,470	
60% LAR - 40% CR		50%									
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution								£20,601,000			
Tenure		% AH									
60% LAR - 40% CIR		5%		£12,890,476		£8,728,382		£8,697,557		£8,645,768	
60% LAR - 40% CR		5%		£11,814,384		£7,843,754		£7,813,046		£7,791,465	
60% LAR - 40% CIR		10%		£10,832,035		£6,953,409		£6,922,609		£6,871,415	
60% LAR - 40% CR		10%		£9,744,985		£6,057,402		£6,026,500		£5,975,681	
60% LAR - 40% CIR		20%		£8,651,791		£5,155,790		£5,125,377		£5,074,315	
60% LAR - 40% CR		20%		£7,553,009		£4,244,336		£4,213,538		£4,161,844	
60% LAR - 40% CIR		25%		£6,448,694		£3,322,889		£3,292,229		£3,249,865	
60% LAR - 40% CR		25%		£5,338,903		£2,396,054		£2,365,386		£2,313,938	
60% LAR - 40% CIR		30%		£4,223,692		£1,463,686		£1,433,070		£1,381,725	
60% LAR - 40% CR		30%		£3,101,987		£55,912		£65,337		£444,075	
60% LAR - 40% CIR		45%		£1,963,591		£435,936		£467,899		£521,470	
60% LAR - 40% CR		50%									



LB Camden  
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area		Zone C - £1,350 psf					
No Units	60	Sales value inflation	Growth						
Site Area	0.14 Ha	Build cost inflation	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) & 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%	£18,644,027	£14,291,532	£14,260,707	£14,208,919	£14,079,445	£13,352,606	£12,871,628	
0% LAR - 40% CIR	5%	£17,285,266	£13,138,747	£13,098,045	£12,946,456	£12,817,487	£12,143,740	£11,713,873	
0% LAR - 40% CIR	10%	£15,500,732	£11,980,244	£11,929,045	£11,878,251	£11,749,766	£10,979,867	£10,550,074	
0% LAR - 40% CIR	15%	£14,550,505	£10,786,080	£10,725,578	£10,674,358	£10,536,310	£9,808,014	£9,381,184	
0% LAR - 40% CIR	20%	£13,174,633	£9,608,310	£9,537,898	£9,484,638	£9,307,184	£8,611,273	£8,205,768	
0% LAR - 40% CIR	25%	£11,793,173	£8,420,390	£8,350,655	£8,338,738	£8,212,446	£7,448,688	£7,024,380	
0% LAR - 40% CIR	30%	£10,468,181	£7,239,176	£7,169,122	£7,148,122	£7,022,155	£6,263,273	£5,837,985	
0% LAR - 40% CIR	35%	£9,013,712	£6,033,925	£6,003,718	£5,950,043	£5,826,355	£5,086,233	£4,643,843	
0% LAR - 40% CIR	40%	£7,615,550	£4,832,290	£4,802,133	£4,751,557	£4,625,177	£3,861,965	£3,434,068	
0% LAR - 40% CIR	45%	£6,212,570	£3,623,170	£3,592,584	£3,541,332	£3,413,177	£2,644,445	£2,217,061	
0% LAR - 40% CIR	50%	£4,804,010	£2,398,474	£2,367,831	£2,316,740	£2,188,761	£1,420,893	£994,299	
Residual Land values compared to benchmark land values						£97,649,000			
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%	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	
0% LAR - 40% CIR	5%	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	
0% LAR - 40% CIR	10%	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	
0% LAR - 40% CIR	15%	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	
0% LAR - 40% CIR	20%	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	
0% LAR - 40% CIR	25%	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	
0% LAR - 40% CIR	30%	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	
0% LAR - 40% CIR	35%	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	
0% LAR - 40% CIR	40%	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	
0% LAR - 40% CIR	45%	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	
0% LAR - 40% CIR	50%	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	£3,699,517	
Residual Land values compared to benchmark land values						£57,186,000			
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%	£10,570,710	£8,218,215	£8,187,390	£8,136,861	£8,008,127	£5,226,288	£4,797,710	
0% LAR - 40% CIR	5%	£9,211,961	£6,855,530	£6,824,705	£6,774,176	£6,645,442	£4,070,422	£3,641,844	
0% LAR - 40% CIR	10%	£7,847,415	£5,490,985	£5,460,160	£5,409,631	£5,280,897	£2,905,539	£2,477,256	
0% LAR - 40% CIR	15%	£6,477,187	£4,126,762	£4,095,937	£4,045,408	£3,916,674	£1,734,697	£1,306,860	
0% LAR - 40% CIR	20%	£5,107,136	£2,762,539	£2,731,714	£2,681,185	£2,552,451	£527,665	£93,448	
0% LAR - 40% CIR	25%	£3,737,885	£1,398,316	£1,367,491	£1,316,962	£1,188,228	£-354,859	£-1,548,838	
0% LAR - 40% CIR	30%	£2,367,831	£0,033,925	£-319,300	£-664,142	£-1,018,181	£-1,813,965	£-2,343,431	
0% LAR - 40% CIR	35%	£940,354	£-1,349,363	£-2,093,600	£-2,738,275	£-3,246,962	£-4,307,085	£-4,820,573	
0% LAR - 40% CIR	40%	£-1,499,798	£-2,811,928	£-3,557,165	£-4,064,721	£-4,471,381	£-5,279,237	£-5,690,237	
0% LAR - 40% CIR	45%	£-3,165,154	£-4,284,344	£-5,029,581	£-5,537,137	£-5,843,181	£-6,647,085	£-7,058,085	
0% LAR - 40% CIR	50%	£-4,804,010	£-5,757,831	£-6,503,068	£-7,010,624	£-7,316,668	£-8,120,573	£-8,531,573	
Residual Land values compared to benchmark land values						£48,429,000			
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%	£12,937,512	£8,555,779	£8,524,355	£8,502,596	£8,371,092	£7,356,253	£7,184,573	
0% LAR - 40% CIR	5%	£11,578,955	£7,422,384	£7,391,887	£7,360,103	£7,228,144	£6,213,305	£6,041,625	
0% LAR - 40% CIR	10%	£10,219,379	£6,289,801	£6,259,304	£6,227,520	£6,095,561	£5,080,722	£4,909,042	
0% LAR - 40% CIR	15%	£8,844,152	£5,079,727	£5,049,230	£5,017,446	£4,885,487	£3,870,648	£3,698,968	
0% LAR - 40% CIR	20%	£7,468,281	£3,869,657	£3,839,160	£3,807,376	£3,675,417	£2,660,578	£2,488,898	
0% LAR - 40% CIR	25%	£6,092,856	£2,659,583	£2,629,086	£2,597,302	£2,465,343	£1,450,504	£1,278,824	
0% LAR - 40% CIR	30%	£4,699,838	£1,450,504	£1,420,007	£1,388,223	£1,256,264	£527,425	£355,745	
0% LAR - 40% CIR	35%	£3,307,359	£227,522	£-19,365	£-269,059	£-601,100	£-1,213,141	£-1,545,182	
0% LAR - 40% CIR	40%	£1,909,470	£-874,063	£-1,369,200	£-1,864,337	£-2,359,474	£-3,074,515	£-3,406,556	
0% LAR - 40% CIR	45%	£505,217	£-2,082,217	£-2,577,354	£-3,072,491	£-3,567,628	£-4,282,669	£-4,614,710	
0% LAR - 40% CIR	50%	£-890,944	£-3,367,874	£-3,862,911	£-4,357,948	£-4,853,085	£-5,568,126	£-5,999,167	
Residual Land values compared to benchmark land values						£26,601,000			
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%	£15,735,651	£11,383,156	£11,352,331	£11,300,542	£11,171,068	£10,364,229	£9,962,851	
0% LAR - 40% CIR	5%	£14,376,862	£10,220,371	£10,189,463	£10,099,120	£9,958,363	£9,151,524	£8,750,146	
0% LAR - 40% CIR	10%	£13,012,356	£9,051,867	£9,021,268	£8,969,875	£8,841,389	£8,034,550	£7,633,172	
0% LAR - 40% CIR	15%	£11,642,128	£7,877,704	£7,847,207	£7,795,814	£7,667,328	£6,860,489	£6,459,111	
0% LAR - 40% CIR	20%	£10,269,257	£6,693,533	£6,663,036	£6,611,643	£6,483,157	£5,676,318	£5,274,940	
0% LAR - 40% CIR	25%	£8,894,767	£5,510,360	£5,479,863	£5,428,470	£5,299,984	£4,493,145	£4,091,767	
0% LAR - 40% CIR	30%	£7,497,834	£4,327,187	£4,296,690	£4,245,297	£4,116,811	£3,310,000	£2,908,622	
0% LAR - 40% CIR	35%	£6,105,335	£3,144,014	£3,113,517	£3,062,124	£2,933,638	£2,126,827	£1,725,449	
0% LAR - 40% CIR	40%	£4,707,447	£1,959,842	£1,929,345	£1,877,952	£1,749,466	£942,656	£541,278	
0% LAR - 40% CIR	45%	£3,304,194	£714,703	£684,217	£632,824	£504,800	£-294,174	£-693,752	
0% LAR - 40% CIR	50%	£1,895,633	£-494,258	£-989,258	£-1,484,258	£-1,979,258	£-2,474,258	£-2,969,258	



LB Camden  
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area		Zone C - £1,500 pcf		
No Units	60	Sales value inflation		Growth		
Site Area	0.14 Ha	Build cost inflation		Growth		
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	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Tenure	% AH					
60% LAR, 40% CR	0%	£22,884,191	£18,463,896	£18,433,071	£18,381,281	£17,474,968
60% LAR, 40% CR	5%	£21,313,414	£17,992,491	£17,861,785	£17,810,290	£16,907,485
60% LAR, 40% CR	10%	£19,736,879	£15,415,971	£15,684,772	£15,633,377	£14,730,989
60% LAR, 40% CR	15%	£18,154,644	£14,332,589	£14,302,087	£14,250,887	£13,348,523
60% LAR, 40% CR	20%	£16,566,764	£12,944,400	£12,913,787	£12,862,726	£11,960,182
60% LAR, 40% CR	25%	£14,973,296	£11,550,263	£11,519,627	£11,468,010	£10,577,961
60% LAR, 40% CR	30%	£13,374,295	£10,150,430	£10,097,965	£10,046,804	£9,159,977
60% LAR, 40% CR	35%	£11,769,618	£8,745,960	£8,715,754	£8,665,079	£7,776,269
60% LAR, 40% CR	40%	£10,159,567	£7,335,767	£7,305,550	£7,254,974	£6,369,656
60% LAR, 40% CR	45%	£8,544,661	£5,920,177	£5,890,011	£5,839,520	£4,955,915
60% LAR, 40% CR	50%	£6,924,092	£4,499,276	£4,469,192	£4,418,770	£3,532,659

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

				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 & Sustainability		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
Tenure		% AH		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Building Regs 2022 & Staircases		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Building Regs 2022 & Staircases		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Building Regs 2022 & Staircases		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Building Regs 2022 & Staircases	
60% LAR, 40% CR		0%		£9,599,499		£4,678,155		£4,647,336		£4,596,267		£4,646,007		£3,689,227		£3,257,590		£3,257,590	
60% LAR, 40% CR		5%		£7,527,473		£3,360,760		£3,329,454		£3,278,500		£3,278,500		£2,310,448		£2,091,743		£2,091,743	
60% LAR, 40% CR		10%		£5,951,136		£1,959,630		£1,899,031		£1,847,636		£1,719,151		£1,648,211		£1,519,956		£1,519,956	
60% LAR, 40% CR		15%		£4,364,846		£546,848		£519,349		£485,129		£450,729		£422,259		£393,789		£393,789	
60% LAR, 40% CR		20%		£2,781,023		£291,841		£271,991		£252,071		£232,151		£212,231		£192,311		£192,311	
60% LAR, 40% CR		25%		£1,197,459		£127,459		£117,459		£107,459		£97,459		£87,459		£77,459		£77,459	
60% LAR, 40% CR		30%		£1,134,311		£1,134,311		£1,134,311		£1,134,311		£1,134,311		£1,134,311		£1,134,311		£1,134,311	
60% LAR, 40% CR		35%		£1,134,311		£1,134,311		£1,134,311		£1,134,311		£1,134,311		£1,134,311		£1,134,311		£1,134,311	
60% LAR, 40% CR		40%		£1,134,311		£1,134,311		£1,134,311		£1,134,311		£1,134,311		£1,134,311		£1,134,311		£1,134,311	
60% LAR, 40% CR		45%		£1,134,311		£1,134,311		£1,134,311		£1,134,311		£1,134,311		£1,134,311		£1,134,311		£1,134,311	
60% LAR, 40% CR		50%		£1,134,311		£1,134,311		£1,134,311		£1,134,311		£1,134,311		£1,134,311		£1,134,311		£1,134,311	

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

Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs		Base Build Costs	
																</			

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 Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability			
Tenure	% AH														
60% LAR, 40% CR	0%	£19,375,815	£15,555,519	£15,524,684	£15,477,804	£15,477,804	£15,477,804	£15,477,804	£15,477,804	£15,477,804	£15,477,804	£15,477,804	£15,477,804	£15,477,804	
60% LAR, 40% CR	5%	£18,456,037	£14,184,115	£14,153,498	£14,106,618	£14,106,618	£14,106,618	£14,106,618	£14,106,618	£14,106,618	£14,106,618	£14,106,618	£14,106,618	£14,106,618	
60% LAR, 40% CR	10%	£16,828,503	£12,809,984	£12,776,395	£12,729,500	£12,729,500	£12,729,500	£12,729,500	£12,729,500	£12,729,500	£12,729,500	£12,729,500	£12,729,500	£12,729,500	
60% LAR, 40% CR	15%	£15,249,267	£11,424,412	£11,393,210	£11,346,315	£11,346,315	£11,346,315	£11,346,315	£11,346,315	£11,346,315	£11,346,315	£11,346,315	£11,346,315	£11,346,315	
60% LAR, 40% CR	20%	£13,659,380	£10,039,624	£10,008,410	£9,964,305	£9,964,305	£9,964,305	£9,964,305	£9,964,305	£9,964,305	£9,964,305	£9,964,305	£9,964,305	£9,964,305	
60% LAR, 40% CR	25%	£12,069,482	£8,654,866	£8,613,521	£8,569,634	£8,569,634	£8,569,634	£8,569,634	£8,569,634	£8,569,634	£8,569,634	£8,569,634	£8,569,634	£8,569,634	
60% LAR, 40% CR	30%	£10,469,510	£7,274,454	£7,232,188	£7,188,293	£7,188,293	£7,188,293	£7,188,293	£7,188,293	£7,188,293	£7,188,293	£7,188,293	£7,188,293	£7,188,293	
60% LAR, 40% CR	35%	£8,861,442	£5,837,984	£5,807,377	£5,766,702	£5,766,702	£5,766,702	£5,766,702	£5,766,702	£5,766,702	£5,766,702	£5,766,702	£5,766,702	£5,766,702	
60% LAR, 40% CR	40%	£7,251,540	£4,402,331	£4,369,714	£4,328,089	£4,328,089	£4,328,089	£4,328,089	£4,328,089	£4,328,089	£4,328,089	£4,328,089	£4,328,089	£4,328,089	
60% LAR, 40% CR	45%	£5,636,284	£3,011,750	£2,981,635	£2,941,520	£2,941,520	£2,941,520	£2,941,520	£2,941,520	£2,941,520	£2,941,520	£2,941,520	£2,941,520	£2,941,520	
60% LAR, 40% CR	50%	£4,016,715	£1,600,800	£1,569,816	£1,529,831	£1,529,831	£1,529,831	£1,529,831	£1,529,831	£1,529,831	£1,529,831	£1,529,831	£1,529,831	£1,529,831	



LB Camden  
Local Plan Viability Testing 2025

Real 11 - 60 Flats		Value Area		Zone C - £1,750 psf			
No Units	60	Sales value inflation		Growth			
Site Area	0.14 Ha	Build cost inflation		Growth			
Residual land values:		Tenure		LAR - GCR			
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM 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
00% LAR - 40% GCR	0%	£20,942,539	£20,417,834	£20,387,009	£20,335,229	£20,205,746	£20,097,329
00% LAR - 40% GCR	5%	£20,624,136	£20,099,733	£20,069,925	£20,018,442	£19,887,484	£19,780,981
00% LAR - 40% GCR	10%	£20,305,736	£19,781,315	£19,751,516	£19,699,921	£19,568,437	£19,461,945
00% LAR - 40% GCR	15%	£20,161,543	£19,637,136	£19,607,337	£19,555,715	£19,424,231	£19,317,739
00% LAR - 40% GCR	20%	£20,017,350	£19,492,957	£19,463,158	£19,411,493	£19,280,009	£19,173,517
00% LAR - 40% GCR	25%	£19,873,157	£19,348,778	£19,318,979	£19,267,314	£19,135,830	£19,029,338
00% LAR - 40% GCR	30%	£19,728,964	£19,204,599	£19,174,790	£19,123,125	£18,991,641	£18,885,149
00% LAR - 40% GCR	35%	£19,584,771	£19,060,420	£19,030,601	£18,978,936	£18,847,452	£18,740,960
00% LAR - 40% GCR	40%	£19,440,578	£18,916,241	£18,886,412	£18,834,757	£18,703,273	£18,596,781
00% LAR - 40% GCR	45%	£19,296,385	£18,772,062	£18,742,233	£18,690,578	£18,559,094	£18,452,602
00% LAR - 40% GCR	50%	£19,152,192	£18,627,883	£18,598,054	£18,546,400	£18,414,916	£18,308,424
00% LAR - 40% GCR	55%	£18,960,000	£18,435,691	£18,405,862	£18,354,207	£18,222,723	£18,116,231
00% LAR - 40% GCR	60%	£18,767,808	£18,243,502	£18,213,673	£18,162,018	£18,030,534	£17,924,042
00% LAR - 40% GCR	65%	£18,575,616	£18,051,313	£18,021,484	£17,969,829	£17,838,345	£17,731,853
00% LAR - 40% GCR	70%	£18,383,424	£17,859,124	£17,829,295	£17,777,640	£17,646,156	£17,539,664
00% LAR - 40% GCR	75%	£18,191,232	£17,666,935	£17,637,106	£17,585,451	£17,453,967	£17,347,475
00% LAR - 40% GCR	80%	£18,000,000	£17,474,746	£17,444,917	£17,393,262	£17,261,778	£17,155,286
00% LAR - 40% GCR	85%	£17,808,768	£17,282,557	£17,252,728	£17,201,073	£17,069,589	£16,963,097
00% LAR - 40% GCR	90%	£17,617,536	£17,090,368	£17,060,539	£17,008,884	£16,877,400	£16,770,908
00% LAR - 40% GCR	95%	£17,426,304	£16,898,179	£16,868,350	£16,816,695	£16,685,211	£16,578,719
00% LAR - 40% GCR	100%	£17,235,072	£16,705,990	£16,676,161	£16,624,506	£16,493,022	£16,386,530
00% LAR - 40% GCR	105%	£17,043,840	£16,513,801	£16,483,972	£16,432,317	£16,300,833	£16,194,341
00% LAR - 40% GCR	110%	£16,852,608	£16,321,612	£16,291,783	£16,240,128	£16,108,644	£16,002,152
00% LAR - 40% GCR	115%	£16,661,376	£16,129,423	£16,099,594	£16,047,939	£15,916,455	£15,810,963
00% LAR - 40% GCR	120%	£16,470,144	£15,937,234	£15,907,405	£15,855,750	£15,724,266	£15,617,774
00% LAR - 40% GCR	125%	£16,278,912	£15,745,045	£15,715,216	£15,663,561	£15,532,077	£15,425,585
00% LAR - 40% GCR	130%	£16,087,680	£15,552,856	£15,523,027	£15,471,372	£15,340,888	£15,234,396
00% LAR - 40% GCR	135%	£15,896,448	£15,360,667	£15,330,838	£15,279,183	£15,148,699	£15,042,207
00% LAR - 40% GCR	140%	£15,705,216	£15,168,478	£15,138,649	£15,086,994	£14,956,510	£14,850,018
00% LAR - 40% GCR	145%	£15,513,984	£14,976,289	£14,946,460	£14,894,805	£14,764,321	£14,657,829
00% LAR - 40% GCR	150%	£15,322,752	£14,784,100	£14,754,271	£14,702,616	£14,572,132	£14,465,640
00% LAR - 40% GCR	155%	£15,131,520	£14,591,911	£14,562,082	£14,510,427	£14,380,943	£14,274,451
00% LAR - 40% GCR	160%	£14,940,288	£14,399,722	£14,370,893	£14,319,238	£14,189,754	£14,083,262
00% LAR - 40% GCR	165%	£14,749,056	£14,207,533	£14,178,704	£14,127,049	£13,997,565	£13,891,073
00% LAR - 40% GCR	170%	£14,557,824	£14,015,344	£13,986,515	£13,934,860	£13,805,376	£13,698,884
00% LAR - 40% GCR	175%	£14,366,592	£13,823,155	£13,794,326	£13,742,671	£13,613,187	£13,506,695
00% LAR - 40% GCR	180%	£14,175,360	£13,630,966	£13,602,137	£13,550,482	£13,421,998	£13,315,506
00% LAR - 40% GCR	185%	£13,984,128	£13,438,777	£13,410,948	£13,359,293	£13,230,809	£13,124,317
00% LAR - 40% GCR	190%	£13,792,896	£13,246,588	£13,218,759	£13,167,104	£13,038,620	£12,932,128
00% LAR - 40% GCR	195%	£13,601,664	£13,054,399	£13,026,570	£12,974,915	£12,846,431	£12,740,939
00% LAR - 40% GCR	200%	£13,410,432	£12,862,210	£12,834,381	£12,782,726	£12,654,242	£12,547,750
00% LAR - 40% GCR	205%	£13,219,200	£12,670,021	£12,642,192	£12,590,537	£12,462,053	£12,355,561
00% LAR - 40% GCR	210%	£13,027,968	£12,477,832	£12,449,403	£12,397,748	£12,269,264	£12,162,772
00% LAR - 40% GCR	215%	£12,836,736	£12,285,643	£12,257,214	£12,205,559	£12,077,075	£11,970,583
00% LAR - 40% GCR	220%	£12,645,504	£12,093,454	£12,065,025	£12,013,370	£11,884,886	£11,778,394
00% LAR - 40% GCR	225%	£12,454,272	£11,901,265	£11,872,836	£11,821,181	£11,692,697	£11,586,205
00% LAR - 40% GCR	230%	£12,263,040	£11,709,076	£11,680,647	£11,629,092	£11,500,608	£11,394,116
00% LAR - 40% GCR	235%	£12,071,808	£11,516,887	£11,488,458	£11,436,803	£11,308,319	£11,201,827
00% LAR - 40% GCR	240%	£11,880,576	£11,324,698	£11,296,269	£11,244,614	£11,116,130	£11,009,638
00% LAR - 40% GCR	245%	£11,689,344	£11,132,509	£11,104,080	£11,052,425	£10,923,941	£10,817,449
00% LAR - 40% GCR	250%	£11,498,112	£10,940,320	£10,911,891	£10,860,236	£10,731,752	£10,625,260
00% LAR - 40% GCR	255%	£11,306,880	£10,748,131	£10,719,702	£10,668,047	£10,539,563	£10,433,071
00% LAR - 40% GCR	260%	£11,115,648	£10,555,942	£10,527,513	£10,475,858	£10,347,374	£10,240,882
00% LAR - 40% GCR	265%	£10,924,416	£10,363,753	£10,335,324	£10,283,669	£10,155,185	£10,048,693
00% LAR - 40% GCR	270%	£10,733,184	£10,171,564	£10,143,135	£10,091,480	£9,962,996	£9,856,504
00% LAR - 40% GCR	275%	£10,541,952	£9,979,375	£9,950,946	£9,899,291	£9,770,807	£9,664,315
00% LAR - 40% GCR	280%	£10,350,720	£9,787,186	£9,758,757	£9,707,102	£9,578,618	£9,472,126
00% LAR - 40% GCR	285%	£10,159,488	£9,594,997	£9,566,568	£9,514,913	£9,386,429	£9,280,937
00% LAR - 40% GCR	290%	£9,968,256	£9,402,808	£9,374,379	£9,322,724	£9,194,240	£9,087,748
00% LAR - 40% GCR	295%	£9,777,024	£9,210,619	£9,182,190	£9,130,535	£9,002,051	£8,895,559
00% LAR - 40% GCR	300%	£9,585,792	£9,018,430	£8,990,001	£8,938,346	£8,809,862	£8,703,370
00% LAR - 40% GCR	305%	£9,394,560	£8,826,241	£8,797,812	£8,746,157	£8,617,673	£8,511,181
00% LAR - 40% GCR	310%	£9,203,328	£8,634,052	£8,605,623	£8,553,968	£8,425,484	£8,318,992
00% LAR - 40% GCR	315%	£9,012,096	£8,441,863	£8,413,434	£8,361,779	£8,233,295	£8,126,803
00% LAR - 40% GCR	320%	£8,820,864	£8,249,674	£8,221,245	£8,169,590	£8,041,106	£7,934,614
00% LAR - 40% GCR	325%	£8,629,632	£8,057,485	£8,029,056	£7,977,401	£7,848,917	£7,742,425
00% LAR - 40% GCR	330%	£8,438,400	£7,865,296	£7,836,867	£7,785,212	£7,656,728	£7,550,236
00% LAR - 40% GCR	335%	£8,247,168	£7,673,107	£7,644,678	£7,593,023	£7,464,539	£7,358,047
00% LAR - 40% GCR	340%	£8,055,936	£7,480,918	£7,452,489	£7,400,834	£7,272,350	£7,165,858
00% LAR - 40% GCR	345%	£7,864,704	£7,288,729	£7,260,300	£7,208,645	£7,080,161	£6,973,669
00% LAR - 40% GCR	350%	£7,673,472	£7,096,540	£7,068,111	£7,016,456	£6,887,972	£6,781,480
00% LAR - 40% GCR	355%	£7,482,240	£6,904,351	£6,875,922	£6,824,267	£6,695,783	£6,589,291
00% LAR - 40% GCR	360%	£7,291,008	£6,712,162	£6,683,733	£6,632,078	£6,503,594	£6,397,102
00% LAR - 40% GCR	365%	£7,100,776	£6,519,973	£6,491,544	£6,439,889	£6,311,405	£6,204,913
00% LAR - 40% GCR	370%	£6,909,544	£6,327,784	£6,299,355	£6,247,700	£6,119,216	£6,012,724
00% LAR - 40% GCR	375%	£6,718,312	£6,135,595	£6,107,166	£6,055,511	£5,927,027	£5,820,535
00% LAR - 40% GCR	380%	£6,527,080	£5,943,406	£5,914,977	£5,863,322	£5,734,838	£5,628,346
00% LAR - 40% GCR	385%	£6,335,848	£5,751,217	£5,722,788	£5,671,133	£5,542,649	£5,436,157
00% LAR - 40% GCR	390%	£6,144,616	£5,559,028	£5,530,599	£5,478,944	£5,350,460	£5,243,968
00% LAR - 40% GCR	395%	£5,953,384	£5,366,839	£5,338,410	£5,286,755	£5,158,271	£5,051,779
00% LAR - 40% GCR	400%	£5,762,152	£5,174,650	£5,146,221	£5,094,566	£4,966,082	£4,859,590
00% LAR - 40% GCR	405%	£5,570,920	£4,982,461	£4,954,032	£4,902,377	£4,773,893	£4,667,401
00% LAR - 40% GCR	410%	£5,379,688	£4,790,272	£4,761,843	£4,710,188	£4,581,704	£4,475,212
00% LAR - 40% GCR	415%	£5,188,456	£4,598,083	£4,569,654	£4,517,999	£4,389,515	£4,283,023
00% LAR - 40% GCR	420%	£4,997,224	£4,405,894	£4,377,465	£4,325,810	£4,197,326	£4,090,834
00% LAR - 40% GCR	425%	£4,805,992	£4,213,705	£4,185,276	£4,133,621	£4,005,137	£3,898,645
00% LAR - 40% GCR	430%	£4,614,760	£4,021,516	£3,993,087	£3,941,432	£3,812,948	£3,706,456
00% LAR - 40% GCR	435%	£4,423,528	£3,829,327	£3,800,898	£3,749,243	£3,620,759	£3,514,267
00% LAR - 40% GCR	440%	£4,232,296	£3,637,138	£3,608,709	£3,557,054	£3,428,570	£3,322,078
00% LAR - 40% GCR	445%	£4,041,064	£3,444,949	£3,416,520	£3,364,865	£3,236,381	£3,129,889
00% LAR - 40% GCR	450%	£3,849,832	£3,252,760	£3,224,331	£3,172,676	£3,044,192	£2,937,700
00% LAR - 40% GCR	455%	£3,658,600	£3,060,571	£3,032,142	£2,980,487	£2,852,003	£2,745,511
00% LAR - 40% GCR	460%	£3,467,368	£2,868,382	£2,839,953	£2,788,298	£2,659,814	£2,553,322
00% LAR - 40% GCR	465%	£3,276,136	£2,676,193	£2,647,764	£2,596,		



Resi 11 - 60 Flats		Value Area		Zone C - E1,900 paf	
No Units	60	Sales value inflation		Growth	
Site Area	1.64 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		L&R: CIR	
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, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M(42), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(43), BREEAM Excellent	Base Build Costs, Access Prt M(42), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(43), BREEAM Excellent
60% LAR, 40% CIR	50%	E34,156,890	E29,590,197	E29,507,372	E28,671,029
60% LAR, 40% CIR	50%	E36,509,400	E27,696,470	E27,631,770	E26,817,470
60% LAR, 40% CIR	50%	E39,884,120	E25,720,062	E25,720,062	E24,810,062
60% LAR, 40% CIR	10%	E27,754,584	E23,789,944	E23,789,442	E22,881,942
60% LAR, 40% CIR	20%	E26,889,364	E21,845,241	E21,845,241	E20,944,115
60% LAR, 40% CIR	30%	E23,453,627	E19,884,984	E19,813,737	E18,922,687
60% LAR, 40% CIR	30%	E17,858,241	E17,808,976	E17,758,167	E16,731,215
60% LAR, 40% CIR	35%	E19,119,436	E15,847,849	E15,897,714	E15,070,488
60% LAR, 40% CIR	40%	E16,844,183	E14,011,488	E13,930,765	E13,804,315
60% LAR, 40% CIR	45%	E14,763,568	E12,039,559	E11,958,980	E11,075,380
60% LAR, 40% CIR	50%	E19,577,664	E10,960,477	E10,981,000	E9,854,866
60% LAR, 40% CIR	55%	E14,763,568	E11,075,380	E11,075,380	E9,854,866
60% LAR, 40% CIR	60%	E14,763,568	E11,075,380	E11,075,380	E9,854,866
60% LAR, 40% CIR	65%	E14,763,568	E11,075,380	E11,075,380	E9,854,866
60% LAR, 40% CIR	70%	E14,763,568	E11,075,380	E11,075,380	E9,854,866
60% LAR, 40% CIR	75%	E14,763,568	E11,075,380	E11,075,380	E9,854,866
60% LAR, 40% CIR	80%	E14,763,568	E11,075,380	E11,075,380	E9,854,866
60% LAR, 40% CIR	85%	E14,763,568	E11,075,380	E11,075,380	E9,854,866
60% LAR, 40% CIR	90%	E14,763,568	E11,075,380	E11,075,380	E9,854,866
60% LAR, 40% CIR	95%	E14,763,568	E11,075,380	E11,075,380	E9,854,866
60% LAR, 40% CIR	100%	E14,763,568	E11,075,380	E11,075,380	E9,854,866

#### Residual Land values compared to benchmark land values

##### Higher Value Secondary Offices

[illegible]

### 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 M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 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), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%		£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	1%	1%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	2%	2%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	3%	3%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	4%	4%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	5%	5%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	6%	6%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	7%	7%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	8%	8%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	9%	9%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	10%	10%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	11%	11%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	12%	12%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	13%	13%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	14%	14%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	15%	15%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	16%	16%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	17%	17%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	18%	18%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	19%	19%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	20%	20%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	21%	21%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	22%	22%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	23%	23%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	24%	24%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	25%	25%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	26%	26%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	27%	27%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	28%	28%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	29%	29%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	30%	30%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	31%	31%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	32%	32%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	33%	33%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	34%	34%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	35%	35%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	36%	36%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	37%	37%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	38%	38%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	39%	39%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	40%	40%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	41%	41%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	42%	42%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	43%	43%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	44%	44%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	45%	45%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	46%	46%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	47%	47%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	48%	48%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	49%	49%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	50%	50%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	51%	51%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	52%	52%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	53%	53%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	54%	54%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	55%	55%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	56%	56%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	57%	57%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	58%	58%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	59%	59%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	60%	60%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	61%	61%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	62%	62%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	63%	63%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	64%	64%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	65%	65%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	66%	66%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	67%	67%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	68%	68%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	69%	69%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	70%	70%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	71%	71%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	72%	72%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	73%	73%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	74%	74%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	75%	75%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	76%	76%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	77%	77%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	78%	78%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	79%	79%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	80%	80%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	81%	81%	£21,248,821	£26,691,821	£28,650,996	£28,650,996	£28,650,996	£28,650,996	£25,261,914
60% LAR, 40% CIR	82%	82%							



Res 11 - 60 Flats		Value Area		Zone C - £2,000 psf		
No Units	60	Sales value inflation		Growth		
Site Area	0.14 Ha	Build cost inflation		LAR, CIR		
Residual land values:						
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, Wchahr Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchahr Prt M4(3), BREEAM Excellent, Biodiversity & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchahr Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR, 40% CIR	5%	£35,988,472	£32,371,772	£32,340,347	£32,289,156	£31,382,845
60% LAR, 40% CIR	5%	£35,988,472	£32,371,772	£30,274,267	£30,223,084	£29,319,607
60% LAR, 40% CIR	10%	£36,152,460	£32,545,660	£32,511,860	£32,460,670	£31,552,827
60% LAR, 40% CIR	15%	£36,142,705	£32,534,294	£32,503,128	£32,454,513	£31,548,387
60% LAR, 40% CIR	20%	£37,856,493	£34,070,801	£34,040,088	£33,991,718	£32,669,453
60% LAR, 40% CIR	25%	£36,565,596	£34,981,704	£34,950,835	£34,899,156	£32,058,868
60% LAR, 40% CIR	30%	£37,856,493	£36,800,344	£36,768,078	£36,705,230	£33,453,253
60% LAR, 40% CIR	35%	£36,958,840	£37,786,080	£37,755,673	£37,705,198	£33,518,388
60% LAR, 40% CIR	40%	£18,660,549	£16,680,433	£16,650,376	£16,599,100	£16,714,621
60% LAR, 40% CIR	45%	£18,336,284	£15,559,469	£15,539,343	£15,488,852	£16,205,247
60% LAR, 40% CIR	50%	£18,660,549	£17,423,514	£17,423,150	£17,375,708	£17,070,141
60% LAR, 40% CIR	55%	£18,660,549	£18,660,549	£18,660,549	£18,660,549	£18,660,549

#### 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, 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
0%	0%	£23,199,731	£18,896,031	£18,955,209	£19,953,417	£19,873,943	£17,193,526
60% LAR, 40% CHL	60%	£18,953,174	£15,263,263	£15,322,441	£16,320,645	£16,241,171	£14,194,865
60% LAR, 40% CHL	60%	£18,953,177	£14,446,718	£14,416,718	£14,364,720	£14,236,240	£13,037,043
60% LAR, 40% CHL	60%	£18,366,364	£12,369,542	£12,338,041	£12,286,722	£12,158,722	£11,200,477
60% LAR, 40% CHL	60%	£14,017,182	£9,184,790	£9,154,847	£9,103,877	£9,074,884	£8,184,216
60% LAR, 40% CHL	60%	£11,779,894	£8,195,429	£8,165,094	£8,114,177	£8,083,483	£8,789,814
60% LAR, 40% CHL	60%	£9,446,270	£6,100,663	£6,100,663	£6,100,663	£6,100,663	£6,815,448
60% LAR, 40% CHL	35%	£7,171,099	£4,000,338	£3,970,132	£3,919,457	£3,792,770	£3,532,647
60% LAR, 40% CHL	45%	£7,171,099	£4,000,338	£3,970,132	£3,919,457	£3,792,770	£3,532,647
60% LAR, 40% CHL	45%	£2,532,553	£1,249,282	£1,249,282	£1,249,282	£1,249,282	£1,185,484
60% LAR, 40% CHL	45%	£2,532,553	£1,249,282	£1,249,282	£1,249,282	£1,249,282	£1,185,484

#### Residual Land values compared to benchmark land values

[illegible]

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

Tenable		%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 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 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 Payments, Sustainability & Embodied Carbon
0%	£31,266,119		£28,065,419	£26,634,984	£26,542,805	£26,453,331	£26,363,857	£25,244,914	
10% LAR, 40% CIL	£24,586,182		£24,586,182	£24,586,182	£24,586,182	£24,586,182	£24,586,182	£24,586,182	£24,586,182
60% LAR, 40% CIL	10%		£26,716,075	£26,595,107	£26,522,815	£26,451,628	£26,380,441	£25,244,914	
10%			£24,436,362	£24,407,451	£24,378,540	£24,349,629	£24,320,718	£24,193,043	
60% LAR, 40% CIL	10%		£19,165,107	£18,944,188	£18,723,269	£18,502,350	£18,281,431	£18,060,512	
60% LAR, 40% CIL	20%		£19,895,263	£19,674,817	£19,454,370	£19,233,923	£19,013,476	£18,793,029	
60% LAR, 40% CIL	30%		£17,661,668	£17,441,221	£17,220,774	£17,000,327	£16,779,880	£16,559,433	
60% LAR, 40% CIL	35%		£15,200,487	£15,079,727	£14,958,967	£14,838,207	£14,717,447	£14,596,687	
60% LAR, 40% CIL	40%		£12,633,890	£12,513,130	£12,392,370	£12,271,610	£12,150,850	£12,030,090	
60% LAR, 40% CIL	45%		£10,611,941	£10,491,181	£10,370,421	£10,249,661	£10,128,901	£10,008,141	

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

Tenure	%AH	Base Build Costs and Access Prt M(4)2 & Building Safety Levy	Base Build Costs, Access Prt M(4)2, Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Prt M(4)3 & BREAM Excellent	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Prt M(4)3, BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair 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, Whchair Prt M(4)3, BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	Base Build Costs, Access Prt M(4)2, Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchair Prt M(4)3, BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£34,068,095	£29,463,396	£29,432,570	£29,380,187	£29,351,300	£29,474,449	£29,042,891
60% LAR, 40% CDR	10%	£17,388,136	£27,588,487	£27,560,081	£27,514,507	£27,485,620	£27,614,507	£27,181,251
60% LAR, 40% CDR	10%	£29,514,561	£25,304,083	£25,293,484	£25,240,089	£25,211,605	£25,340,465	£24,907,913
60% LAR, 40% CDR	10%	£22,234,259	£22,245,807	£22,215,405	£22,161,186	£22,130,137	£22,267,887	£21,834,101
60% LAR, 40% CDR	10%	£4,846,549	£4,169,129	£4,131,111	£4,085,969	£4,056,988	£4,191,037	£3,761,961
60% LAR, 40% CDR	10%	£2,657,259	£19,072,784	£19,042,558	£18,991,341	£18,960,492	£19,100,492	£17,676,192
60% LAR, 40% CDR	10%	£2,359,617	£16,817,668	£16,787,011	£16,732,815	£16,698,613	£16,834,214	£15,404,276
60% LAR, 40% CDR	35%	£18,048,463	£14,877,703	£14,847,497	£14,796,821	£14,767,135	£14,907,721	£13,487,721
60% LAR, 40% CDR	35%	£15,217,783	£12,122,006	£12,101,589	£12,041,589	£12,011,589	£12,151,589	£10,721,589
60% LAR, 40% CDR	35%	£13,459,918	£10,661,083	£10,640,587	£10,580,245	£10,550,245	£10,690,870	£9,276,106







LB Camden  
Local Plan Viability Testing 2025

Resi 11 - 60 Flats		Value Area		Zone C - RP Periphery E2,450 paf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth Growth 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	



LB Camden  
Local Plan Viability Testing 2025

Resi 12 - 75 Plots		Value Area		Zone C - £1,050 paf	
No Units	75	Sales value inflation		Growth	
Site Area	0.2 Ha	Build cost inflation		Growth	
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	
		Base Build Costs, Access 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		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		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	5%	£11,514,052		£4,526,015	
60% LAR - 40% CR	10%	£10,338,390		£3,397,584	
60% LAR - 40% CR	15%	£9,155,633		£2,141,349	
60% LAR - 40% CR	20%	£7,969,813		£1,117,669	
60% LAR - 40% CR	25%	£6,789,009		£505,102	
60% LAR - 40% CR	30%	£5,565,288		£1,789,962	
60% LAR - 40% CR	35%	£4,353,557		£1,809,861	
60% LAR - 40% CR	40%	£3,123,720		£2,831,452	
60% LAR - 40% CR	45%	£1,867,036		£4,369,816	
60% LAR - 40% CR	50%	£64,699		£4,915,899	

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
60% LAR - 40% CR	5%	£7,129,137	£13,887,661	£16,017,682	£15,953,155	£15,248,814	£16,226,766	£16,774,257
60% LAR - 40% CR	10%	£6,444,434	£14,874,078	£14,459,176	£14,469,256	£13,743,406	£14,248,406	£14,771,697
60% LAR - 40% CR	15%	£5,117,158	£15,782,005	£14,504,074	£14,955,075	£13,131,580	£14,156,651	£14,664,261
60% LAR - 40% CR	20%	£4,130,716	£16,740,374	£17,869,965	£17,623,789	£12,025,755	£13,025,755	£13,611,833
60% LAR - 40% CR	25%	£3,103,636	£17,706,168	£18,831,365	£18,846,182	£10,947,727	£12,004,666	£12,611,466
60% LAR - 40% CR	30%	£2,137,841	£18,673,134	£19,814,967	£19,869,417	£9,861,942	£12,061,729	£12,624,874
60% LAR - 40% CR	35%	£1,249,422	£19,640,458	£20,800,412	£20,865,412	£8,771,728	£12,064,028	£12,644,028
60% LAR - 40% CR	40%	£1,148,158	£20,709,693	£21,803,135	£21,838,383	£7,715,341	£12,111,194	£12,671,527
60% LAR - 40% CR	45%	£2,361,261	£21,776,814	£22,816,465	£22,816,465	£6,644,441	£12,158,358	£12,724,273
60% LAR - 40% CR	50%	£14,608,131	£22,744,353	£23,864,368	£23,851,321	£14,188,728	£22,744,353	£23,811,168

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

		£37,184,000						
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
60% LAR - 40% CR	5%	£7,227,727	£13,801,542	£15,311,151	£15,267,035	£14,267,546	£15,243,435	£15,788,176
60% LAR - 40% CR	10%	£6,496,496	£14,874,078	£14,459,176	£14,469,256	£13,743,406	£14,248,406	£14,771,697
60% LAR - 40% CR	15%	£5,117,158	£15,782,005	£14,504,074	£14,955,075	£13,131,580	£14,156,651	£14,664,261
60% LAR - 40% CR	20%	£4,130,716	£16,740,374	£17,869,965	£17,623,789	£12,025,755	£13,025,755	£13,611,833
60% LAR - 40% CR	25%	£3,103,636	£17,706,168	£18,831,365	£18,846,182	£10,947,727	£12,004,666	£12,611,466
60% LAR - 40% CR	30%	£2,137,841	£18,673,134	£19,814,967	£19,869,417	£9,861,942	£12,061,729	£12,624,874
60% LAR - 40% CR	35%	£1,249,422	£19,640,458	£20,800,412	£20,865,412	£8,771,728	£12,064,028	£12,644,028
60% LAR - 40% CR	40%	£1,148,158	£20,709,693	£21,803,135	£21,838,383	£7,715,341	£12,111,194	£12,671,527
60% LAR - 40% CR	45%	£2,361,261	£21,776,814	£22,816,465	£22,816,465	£6,644,441	£12,158,358	£12,724,273
60% LAR - 40% CR	50%	£10,624,514	£23,816,824	£24,868,338	£24,853,333	£10,267,510	£23,816,824	£24,868,338

Residual Land values compared to benchmark land values

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	5%	£3,536,401	£2,692,483	£3,724,494	£3,797,957	£3,851,817	£4,933,570	£5,475,100
60% LAR - 40% CR	10%	£2,707,910	£4,446,868	£4,459,166	£4,469,256	£4,933,570	£4,933,570	£4,933,570
60% LAR - 40% CR	15%	£1,119,051	£4,446,868	£4,459,166	£4,469,256	£4,933,570	£4,933,570	£4,933,570
60% LAR - 40% CR	20%	£1,119,051	£4,446,868	£4,459,166	£4,469,256	£4,933,570	£4,933,570	£4,933,570
60% LAR - 40% CR	25%	£1,119,051	£4,446,868	£4,459,166	£4,469,256	£4,933,570	£4,933,570	£4,933,570
60% LAR - 40% CR	30%	£2,427,248	£1,381,538	£3,515,880	£3,515,880	£3,515,880	£3,515,880	£3,515,880
60% LAR - 40% CR	35%	£1,612,248	£1,381,538	£3,515,880	£3,515,880	£3,515,880	£3,515,880	£3,515,880
60% LAR - 40% CR	40%	£2,427,248	£1,381,538	£3,515,880	£3,515,880	£3,515,880	£3,515,880	£3,515,880
60% LAR - 40% CR	45%	£2,427,248	£1,381,538	£3,515,880	£3,515,880	£3,515,880	£3,515,880	£3,515,880
60% LAR - 40% CR	50%	£2,427,248	£1,381,538	£3,515,880	£3,515,880	£3,515,880	£3,515,880	£3,515,880

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

		£20,661,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	5%	£7,448,345	£1,319,152	£1,065,100	£1,065,100	£1,065,100	£1,065,100	£1,065,100
60% LAR - 40% CR	10%	£2,245,766	£1,319,152	£1,065,100	£1,065,100	£1,065,100	£1,065,100	£1,065,100
60% LAR - 40% CR	15%	£5,089,648	£1,319,152	£1,065,100	£1,065,100	£1,065,100	£1,065,100	£1,065,100
60% LAR - 40% CR	20%	£3,899,633	£1,319,152	£1,065,100	£1,065,100	£1,065,100	£1,065,100	£1,065,100
60% LAR - 40% CR	25%	£2,707,910	£1,319,152	£1,065,100	£1,065,100	£1,065,100	£1,065,100	£1,065,100
60% LAR - 40% CR	30%	£1,499,302	£1,319,152	£1,065,100	£1,065,100	£1,065,100	£1,065,100	£1,065,100
60% LAR - 40% CR	35%	£282,291	£1,319,152	£1,065,100	£1,065,100	£1,065,100	£1,065,100	£1,065,100
60% LAR - 40% CR	40%	£282,291	£1,319,152	£1,065,100	£1,065,100	£1,065,100	£1,065,100	£1,065,100
60% LAR - 40% CR	45%	£2,707,910	£1,319,152	£1,065,100	£1,065,100	£1,065,100	£1,065,100	£1,065,100
60% LAR - 40% CR	50%	£4,424,251	£1,319,152	£1,065,100	£1,065,100	£1,065,100	£1,065,100	£1,065,100







LB Camden  
Local Plan Viability Testing 2025

Res 12 - 75 Flats			Value Area		Zone C - £1,350 paf	
No Units			Sales value inflation		Growth	
Site Area			Build cost inflation		Growth	
			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, Building Regs 2022 & Staircases, Whchwr Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	
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, Building Regs 2022 & Staircases, Whchwr Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments & Embodied Carbon	
60% LAR - 40% CR			0%		£2,582,851	
60% LAR - 40% CR			5%		£2,584,422	
60% LAR - 40% CR			10%		£1,818,754	
60% LAR - 40% CR			15%		£1,815,980	
60% LAR - 40% CR			20%		£1,448,141	
60% LAR - 40% CR			25%		£1,719,315	
60% LAR - 40% CR			30%		£1,865,575	
60% LAR - 40% CR			35%		£1,244,969	
60% LAR - 40% CR			40%		£9,497,628	
60% LAR - 40% CR			45%		£7,743,562	
60% LAR - 40% CR			50%		£5,982,862	
					£1,909,576	
					£2,332,788	
					£804,912	
					£740,543	
					£580,950	
					£395,559	
					£293,584	

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, Whcar Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whcar Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whcar 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		Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		BREEAM Excellent		Biodiversity		Payments		Sustainability		Embodied Carbon	
			£3,588,254		£3,588,254		£3,588,254		£3,588,254		£3,588,254		£3,588,254		£3,588,254	
60% LAR - 40% CR	0%	£2,311,053	£3,588,254		£3,588,254		£3,588,254		£3,588,254		£3,588,254		£3,588,254		£3,588,254	
60% LAR - 40% CR	5%	£2,312,624	£3,589,825		£3,589,825		£3,589,825		£3,589,825		£3,589,825		£3,589,825		£3,589,825	
60% LAR - 40% CR	10%	£1,548,444	£2,825,645		£2,825,645		£2,825,645		£2,825,645		£2,825,645		£2,825,645		£2,825,645	
60% LAR - 40% CR	15%	£1,545,670	£1,901,571		£1,901,571		£1,901,571		£1,901,571		£1,901,571		£1,901,571		£1,901,571	
60% LAR - 40% CR	20%	£1,552,896	£1,908,797		£1,908,797		£1,908,797		£1,908,797		£1,908,797		£1,908,797		£1,908,797	
60% LAR - 40% CR	25%	£1,550,122	£1,906,023		£1,906,023		£1,906,023		£1,906,023		£1,906,023		£1,906,023		£1,906,023	
60% LAR - 40% CR	30%	£1,547,348	£1,903,249		£1,903,249		£1,903,249		£1,903,249		£1,903,249		£1,903,249		£1,903,249	
60% LAR - 40% CR	35%	£1,544,574	£1,900,475		£1,900,475		£1,900,475		£1,900,475		£1,900,475		£1,900,475		£1,900,475	
60% LAR - 40% CR	40%	£1,541,800	£1,897,701		£1,897,701		£1,897,701		£1,897,701		£1,897,701		£1,897,701		£1,897,701	
60% LAR - 40% CR	45%	£1,539,026	£1,894,927		£1,894,927		£1,894,927		£1,894,927		£1,894,927		£1,894,927		£1,894,927	
60% LAR - 40% CR	50%	£1,536,252	£1,892,153		£1,892,153		£1,892,153		£1,892,153		£1,892,153		£1,892,153		£1,892,153	



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	Growth
Build cost inflation	Growth
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 &
60% LAR - 40% CIR	5%	£28,619,516	£20,289,156	£19,156,108	£19,091,629	£18,930,429	£17,993,233	£17,425,992
60% LAR - 40% CIR	10%	£14,348,248	£10,145,579	£17,442,717	£17,378,658	£17,217,580	£16,280,285	£15,713,044
60% LAR - 40% CIR	15%	£22,671,154	£16,828,862	£15,721,657	£15,657,633	£15,497,571	£14,537,203	£14,003,663
60% LAR - 40% CIR	20%	£20,988,205	£15,194,588	£13,988,972	£13,924,914	£13,764,814	£12,804,242	£12,269,289
60% LAR - 40% CIR	25%	£18,684,489	£13,355,258	£12,256,555	£12,192,519	£12,033,853	£11,076,107	£10,548,721
60% LAR - 40% CIR	30%	£16,685,718	£11,608,647	£10,512,720	£10,448,239	£10,288,220	£9,336,236	£8,809,189
60% LAR - 40% CIR	35%	£14,690,731	£9,854,538	£8,767,442	£8,698,959	£8,539,740	£7,589,588	£7,061,723
60% LAR - 40% CIR	40%	£12,677,751	£8,094,171	£7,002,808	£6,935,589	£6,781,539	£5,833,240	£5,306,714
60% LAR - 40% CIR	45%	£10,658,679	£6,306,492	£5,236,487	£5,172,389	£5,012,195	£4,061,031	£3,537,081
60% LAR - 40% CIR	50%	£8,630,954	£4,549,284	£3,444,820	£3,380,632	£3,220,658	£2,269,822	£1,747,580

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% CIR	5%	£7,346,787	£509,527	£1,166,721	£1,181,907	£1,197,249	£1,539,958	£1,844,527
60% LAR - 40% CIR	10%	£1,165,119	£2,455,067	£1,233,612	£1,248,611	£1,263,610	£1,606,241	£1,911,810
60% LAR - 40% CIR	15%	£3,385,302	£2,450,067	£2,001,172	£2,016,165	£2,031,158	£2,373,608	£2,679,177
60% LAR - 40% CIR	20%	£1,413,476	£3,119,141	£2,579,532	£2,594,522	£2,609,512	£2,952,000	£3,257,569
60% LAR - 40% CIR	25%	£1,114,443	£2,517,570	£2,105,438	£2,120,431	£2,135,424	£2,477,912	£2,783,481
60% LAR - 40% CIR	30%	£2,177,111	£1,884,162	£1,780,109	£1,795,102	£1,810,095	£2,152,583	£2,458,152
60% LAR - 40% CIR	35%	£1,467,759	£1,260,649	£1,156,188	£1,171,181	£1,186,174	£1,528,662	£1,834,231
60% LAR - 40% CIR	40%	£1,199,078	£1,110,938	£1,006,475	£1,021,468	£1,036,461	£1,378,949	£1,684,518
60% LAR - 40% CIR	45%	£1,454,544	£1,166,417	£1,061,952	£1,076,945	£1,091,938	£1,434,426	£1,740,000
60% LAR - 40% CIR	50%	£1,638,058	£1,123,343	£1,018,838	£1,033,831	£1,048,824	£1,391,310	£1,696,878

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% CIR	5%	£15,332,328	£8,892,445	£7,869,398	£7,804,918	£7,740,438	£6,802,523	£6,270,131
60% LAR - 40% CIR	10%	£1,467,759	£1,384,444	£1,301,128	£1,286,121	£1,271,114	£1,178,288	£1,163,281
60% LAR - 40% CIR	15%	£11,334,443	£5,454,152	£4,434,947	£4,370,465	£4,305,983	£3,368,068	£3,303,586
60% LAR - 40% CIR	20%	£8,389,594	£3,807,877	£2,788,184	£2,723,702	£2,659,220	£1,721,313	£1,656,831
60% LAR - 40% CIR	25%	£2,462,658	£2,605,649	£1,586,759	£1,571,752	£1,556,745	£1,019,238	£1,004,231
60% LAR - 40% CIR	30%	£5,400,007	£3,017,937	£1,713,965	£1,698,958	£1,683,951	£1,146,478	£1,131,471
60% LAR - 40% CIR	35%	£3,453,472	£2,487,649	£1,405,438	£1,390,431	£1,375,424	£904,912	£889,905
60% LAR - 40% CIR	40%	£1,391,047	£1,182,559	£6,283,968	£4,347,122	£4,332,115	£3,493,471	£3,478,464
60% LAR - 40% CIR	45%	£1,454,544	£1,460,285	£1,465,438	£1,460,431	£1,455,424	£1,233,608	£1,218,601
60% LAR - 40% CIR	50%	£2,633,138	£1,737,428	£1,742,581	£1,737,574	£1,732,567	£1,510,751	£1,495,744

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% CIR	5%	£18,841,984	£12,291,524	£11,178,476	£11,113,997	£10,959,298	£9,989,602	£9,448,470
60% LAR - 40% CIR	10%	£1,617,137	£10,314,678	£9,405,728	£9,340,247	£9,274,766	£8,305,070	£7,764,289
60% LAR - 40% CIR	15%	£14,693,522	£8,849,231	£7,744,508	£7,680,022	£7,515,940	£6,559,971	£6,020,032
60% LAR - 40% CIR	20%	£11,719,579	£7,117,589	£6,012,672	£5,948,186	£5,883,700	£4,923,731	£4,383,792
60% LAR - 40% CIR	25%	£10,718,338	£5,377,627	£4,278,384	£4,213,898	£4,149,412	£3,189,443	£2,649,504
60% LAR - 40% CIR	30%	£8,718,089	£3,631,016	£2,530,089	£2,475,603	£2,421,117	£1,461,148	£1,301,507
60% LAR - 40% CIR	35%	£7,117,491	£1,777,256	£1,413,118	£1,400,407	£1,387,696	£904,912	£889,905
60% LAR - 40% CIR	40%	£4,700,120	£116,540	£974,803	£1,018,915	£1,104,028	£1,144,302	£1,179,577
60% LAR - 40% CIR	45%	£1,691,040	£1,691,040	£1,691,040	£1,691,040	£1,691,040	£1,691,040	£1,691,040
60% LAR - 40% CIR	50%	£6,653,332	£1,653,332	£1,653,332	£1,653,332	£1,653,332	£1,653,332	£1,653,332

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% CIR	5%	£22,543,629	£16,203,169	£15,090,121	£15,025,642	£14,864,442	£13,897,246	£13,358,915
60% LAR - 40% CIR	10%	£20,988,205	£14,488,722	£13,374,704	£13,310,225	£13,149,025	£12,181,829	£11,643,598
60% LAR - 40% CIR	15%	£18,684,489	£12,760,875	£11,650,670	£11,586,191	£11,421,585	£10,454,389	£9,916,158
60% LAR - 40% CIR	20%	£16,685,718	£10,984,588	£9,874,507	£9,810,028	£9,645,422	£8,678,226	£8,139,995
60% LAR - 40% CIR	25%	£14,686,948	£9,268,772	£8,158,579	£8,094,099	£7,929,493	£6,962,297	£6,424,066
60% LAR - 40% CIR	30%	£12,688,178	£7,542,660	£6,432,483	£6,368,004	£6,203,398	£5,236,202	£4,697,971
60% LAR - 40% CIR	35%	£10,689,408	£5,788,841	£4,678,266	£4,613,787	£4,449,181	£3,481,985	£2,943,754
60% LAR - 40% CIR	40%	£8,690,638	£4,035,024	£2,926,022	£2,861,543	£2,696,937	£1,729,741	£1,191,510
60% LAR - 40% CIR	45%	£6,691,868	£2,280,465	£1,170,480	£1,105,999	£1,041,518	£558,322	£493,841
60% LAR - 40% CIR	50%	£4,693,097	£483,298	£483,298	£483,298	£483,298	£483,298	£483,298



LB Camden  
Local Plan Viability Testing 2025

Res12 - 75 Flats			Value Area		Zone C - £1,750 paf	
No Units			Sales value inflation		Growth	
Site Area			Built cost inflation		Growth	
			Tenure		LAR - CR	
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	
Tenure			% AH		Payments	
60% LAR - 40% CR			0%		£27,413,910	
60% LAR - 40% CR			5%		£27,972,480	
60% LAR - 40% CR			10%		£28,528,997	
60% LAR - 40% CR			15%		£29,142,660	
60% LAR - 40% CR			20%		£29,715,422	
60% LAR - 40% CR			25%		£30,268,896	
60% LAR - 40% CR			30%		£30,775,885	
60% LAR - 40% CR			35%		£31,221,531	
60% LAR - 40% CR			40%		£31,611,531	
60% LAR - 40% CR			45%		£31,955,042	
60% LAR - 40% CR			50%		£32,257,627	
60% LAR - 40% CR			55%		£32,511,280	
60% LAR - 40% CR			60%		£32,718,230	
60% LAR - 40% CR			65%		£32,885,130	
60% LAR - 40% CR			70%		£32,999,260	
60% LAR - 40% CR			75%		£33,051,150	
60% LAR - 40% CR			80%		£33,142,237	
60% LAR - 40% CR			85%		£33,263,890	
60% LAR - 40% CR			90%		£33,411,280	
60% LAR - 40% CR			95%		£33,584,815	
60% LAR - 40% CR			100%		£33,781,193	
60% LAR - 40% CR			105%		£33,999,260	
60% LAR - 40% CR			110%		£34,232,150	
60% LAR - 40% CR			115%		£34,478,230	
60% LAR - 40% CR			120%		£34,735,130	
60% LAR - 40% CR			125%		£35,000,000	
60% LAR - 40% CR			130%		£35,271,193	
60% LAR - 40% CR			135%		£35,547,230	
60% LAR - 40% CR			140%		£35,826,260	
60% LAR - 40% CR			145%		£36,108,230	
60% LAR - 40% CR			150%		£36,393,130	
60% LAR - 40% CR			155%		£36,680,260	
60% LAR - 40% CR			160%		£36,969,230	
60% LAR - 40% CR			165%		£37,260,130	
60% LAR - 40% CR			170%		£37,552,260	
60% LAR - 40% CR			175%		£37,845,230	
60% LAR - 40% CR			180%		£38,139,130	
60% LAR - 40% CR			185%		£38,434,260	
60% LAR - 40% CR			190%		£38,730,230	
60% LAR - 40% CR			195%		£39,027,130	
60% LAR - 40% CR			200%		£39,325,260	
60% LAR - 40% CR			205%		£39,624,230	
60% LAR - 40% CR			210%		£39,924,130	
60% LAR - 40% CR			215%		£40,225,260	
60% LAR - 40% CR			220%		£40,527,230	
60% LAR - 40% CR			225%		£40,830,130	
60% LAR - 40% CR			230%		£41,133,260	
60% LAR - 40% CR			235%		£41,437,230	
60% LAR - 40% CR			240%		£41,742,130	
60% LAR - 40% CR			245%		£42,047,260	
60% LAR - 40% CR			250%		£42,352,230	
60% LAR - 40% CR			255%		£42,657,130	
60% LAR - 40% CR			260%		£42,962,260	
60% LAR - 40% CR			265%		£43,267,230	
60% LAR - 40% CR			270%		£43,572,130	
60% LAR - 40% CR			275%		£43,877,260	
60% LAR - 40% CR			280%		£44,182,230	
60% LAR - 40% CR			285%		£44,487,130	
60% LAR - 40% CR			290%		£44,792,260	
60% LAR - 40% CR			295%		£45,097,230	
60% LAR - 40% CR			300%		£45,402,130	
60% LAR - 40% CR			305%		£45,707,260	
60% LAR - 40% CR			310%		£46,012,230	
60% LAR - 40% CR			315%		£46,317,130	
60% LAR - 40% CR			320%		£46,622,260	
60% LAR - 40% CR			325%		£46,927,230	
60% LAR - 40% CR			330%		£47,232,130	
60% LAR - 40% CR			335%		£47,537,260	
60% LAR - 40% CR			340%		£47,842,230	
60% LAR - 40% CR			345%		£48,147,130	
60% LAR - 40% CR			350%		£48,452,260	
60% LAR - 40% CR			355%		£48,757,230	
60% LAR - 40% CR			360%		£49,062,130	
60% LAR - 40% CR			365%		£49,367,260	
60% LAR - 40% CR			370%		£49,672,230	
60% LAR - 40% CR			375%		£49,977,130	
60% LAR - 40% CR			380%		£50,282,260	
60% LAR - 40% CR			385%		£50,587,230	
60% LAR - 40% CR			390%		£50,892,130	
60% LAR - 40% CR			395%		£51,197,260	
60% LAR - 40% CR			400%		£51,502,230	
60% LAR - 40% CR			405%		£51,807,130	
60% LAR - 40% CR			410%		£52,112,260	
60% LAR - 40% CR			415%		£52,417,230	
60% LAR - 40% CR			420%		£52,722,130	
60% LAR - 40% CR			425%		£53,027,260	
60% LAR - 40% CR			430%		£53,332,230	
60% LAR - 40% CR			435%		£53,637,130	
60% LAR - 40% CR			440%		£53,942,260	
60% LAR - 40% CR			445%		£54,247,230	
60% LAR - 40% CR			450%		£54,552,130	
60% LAR - 40% CR			455%		£54,857,260	
60% LAR - 40% CR			460%		£55,162,230	
60% LAR - 40% CR			465%		£55,467,130	
60% LAR - 40% CR			470%		£55,772,260	
60% LAR - 40% CR			475%		£56,077,230	
60% LAR - 40% CR			480%		£56,382,130	
60% LAR - 40% CR			485%		£56,687,260	
60% LAR - 40% CR			490%		£56,992,230	
60% LAR - 40% CR			495%		£57,297,130	
60% LAR - 40% CR			500%		£57,602,260	
60% LAR - 40% CR			505%		£57,907,230	
60% LAR - 40% CR			510%		£58,212,130	
60% LAR - 40% CR			515%		£58,517,260	
60% LAR - 40% CR			520%		£58,822,230	
60% LAR - 40% CR			525%		£59,127,130	
60% LAR - 40% CR			530%		£59,432,260	
60% LAR - 40% CR			535%		£59,737,230	
60% LAR - 40% CR			540%		£60,042,130	
60% LAR - 40% CR			545%		£60,347,260	
60% LAR - 40% CR			550%		£60,652,230	
60% LAR - 40% CR			555%		£60,957,130	
60% LAR - 40% CR			560%		£61,262,260	
60% LAR - 40% CR			565%		£61,567,230	
60% LAR - 40% CR			570%		£61,872,130	
60% LAR - 40% CR			575%		£62,177,260	
60% LAR - 40% CR			580%		£62,482,230	
60% LAR - 40% CR			585%		£62,787,130	
60% LAR - 40% CR			590%		£63,092,260	
60% LAR - 40% CR			595%		£63,397,230	
60% LAR - 40% CR			600%		£63,702,130	
60% LAR - 40% CR			605%		£64,007,260	
60% LAR - 40% CR			610%		£64,312,230	
60% LAR - 40% CR			615%		£64,617,130	
60% LAR - 40% CR			620%		£64,922,260	
60% LAR - 40% CR			625%		£65,227,230	
60% LAR - 40% CR			630%		£65,532,130	
60% LAR - 40% CR			635%		£65,837,260	
60% LAR - 40% CR			640%		£66,142,230	
60% LAR - 40% CR			645%		£66,447,130	
60% LAR - 40% CR			650%		£66,752,260	
60% LAR - 40% CR			655%		£67,057,230	
60% LAR - 40% CR			660%		£67,362,130	
60% LAR - 40% CR			665%		£67,667,260	
60% LAR - 40% CR			670%		£67,972,230	
60% LAR - 40% CR			675%		£68,277,130	
60% LAR - 40% CR			680%		£68,582,260	
60% LAR - 40% CR			685%		£68,887,230	
60% LAR - 40% CR			690%		£69,192,130	
60% LAR - 40% CR			695%		£69,497,260	
60% LAR - 40% CR			700%		£69,802,230	
60% LAR - 40% CR			705%		£70,107,130	
60% LAR - 40% CR			710%		£70,412,260	
60% LAR - 40% CR			715%		£70,717,230	
60% LAR - 40% CR			720%		£71,022,130	
60% LAR - 40% CR			725%		£71,327,260	
60% LAR - 40% CR			730%		£71,632,230	
60% LAR - 40% CR			735%		£71,937,130	
60% LAR - 40% CR			740%		£72,242,260	
60% LAR - 40% CR			745%		£72,547,230	
60% LAR - 40% CR			750%		£72,852,130	
60% LAR - 40% CR			755%		£73,157,260	
60% LAR - 40% CR			760%		£73,462,230	
60% LAR - 40% CR			765%		£73,767,130	
60% LAR - 40% CR			770%		£74,072,260	
60% LAR - 40% CR			775%		£74,377,230	
60% LAR - 40% CR			780%		£74,682,130	
60% LAR - 40% CR			785%		£74,987,260	
60% LAR - 40% CR			790%		£75,292,230	
60% LAR - 40% CR			795%		£75,597,130	
60% LAR - 40% CR			800%		£75,902,260	
60% LAR - 40% CR			805%		£76,207,230	
60% LAR - 40% CR			810%		£76,512,130	
60% LAR - 40% CR			815%		£76,817,260	
60% LAR - 40% CR			820%		£77,122,230	
60% LAR - 40% CR			825%		£77,427,130	
60% LAR - 40% CR			830%		£77,732,260	
60% LAR - 40% CR			835%		£78,037,230	
60% LAR - 40% CR			840%		£78,342,130	
60% LAR - 40% CR			845%		£78,647,260	
60% LAR - 40% CR			850%		£78,952,230	
60% LAR - 40% CR			855%		£79,257,130	
60% LAR - 40% CR			860%		£79,562,260	
60% LAR - 40% CR			865%		£79,867,230	
60% LAR - 40% CR			870%		£80,172,130	
60% LAR - 40% CR			875%		£80,477,260	
60% LAR - 40% CR			880%		£80,782,230	
60% LAR - 40% CR			885%		£81,087,130	
60% LAR - 40% CR			890%		£81,392,260	
60% LAR - 40% CR			895%		£81,697,230	
60% LAR - 40% CR			900%		£82,002,130	
60% LAR - 40% CR			905%		£82,307,260	
60% LAR - 40% CR			910%		£82,612,230	
60% LAR - 40% CR			915%		£82,917,130	
60% LAR - 40% CR			920%		£83,222,260	
60% LAR - 40% CR			925%		£83,527,230	
60% LAR - 40% CR			930%		£83,832,130	
60% LAR - 40% CR			935%		£84,137,260	
60% LAR - 40% CR			940%		£84,442,230	
60% LAR - 40% CR			945%		£84,747,130	
60% LAR - 40% CR			950%		£85,052,260	
60% LAR - 40% CR			955%		£85,357,230	
60% LAR - 40% CR			960%		£85,662,130	
60% LAR - 40% CR			965%		£85,967,260	
60% LAR - 40% CR			970%		£86,272,230	
60% LAR - 40% CR			975%		£86,577,130	
60% LAR - 40% CR			980%		£86,882,260	
60% LAR - 40% CR			985%		£87,187,230	
60% LAR - 40% CR			990%		£87,492,130	
60% LAR - 40% CR			995%		£87,797,260	
60% LAR - 40% CR			1000%		£88,102,230	

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
60% LAR - 40% CR	0%	£15,736,223	£13,244,128	£11,845,246	£11,781,744	£11,618,444
60% LAR - 40% CR	5%	£15,736,223	£13,244,128	£11,845,246	£11,781,744	£11,618,444
60% LAR - 40% CR	10%	£15,736,223	£13,244,128	£11,845,246	£11,781,744	£11,618,444
60% LAR - 40% CR	15%	£15,736,223	£13,244,128	£11,845,246	£11,781,744	£11,618,444
60% LAR - 40% CR	20%	£15,736,223	£13,244,128	£11,845,246	£11,781,744	£11,618,444
60% LAR - 40% CR	25%	£15,736,223	£13,244,128	£11,845,246	£11,781,744	£11,618,444
60% LAR - 40% CR	30%	£15,736,223	£13,244,128	£11,845,246	£11,781,744	£11,618,444
60% LAR - 40% CR	35%	£15,736,223	£13,244,128	£11,845,246	£11,781,744	£11,618,444
60% LAR - 40% CR	40%	£15,736,223	£13,244,128	£11,845,246	£11,781,744	£11,618,444
60% LAR - 40% CR	45%	£15,736,223	£13,244,128	£11,845,246	£11,781,744	£11,618,444
60% LAR - 40% CR	50%	£15,736,223	£13,244,128	£11,845,246	£11,781,744	£11,618,444

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%	£23,722,341	£17,240,247	£15,137,205	£15,073,703	£14,910,303
60% LAR - 40% CR	5%	£23,722,341	£17,240,247	£15,137,205	£15,073,703	£14,910,303
60% LAR - 40% CR	10%	£23,722,341	£17,240,247	£15,137,205	£15,073,703	£14,910,303
60% LAR - 40% CR	15%	£23,722,341	£17,240,247	£15,137,205	£15,073,703	£14,910,303
60% LAR - 40% CR	20%	£23,722,341	£17,240,247	£15,137,205	£15,073,703	£14,910,303
60% LAR - 40% CR	25%	£23,722,341	£17,240,247	£15,137,205	£15,073,703	£14,910,303
60% LAR - 40% CR	30%	£23,722,341	£17,240,247	£15,137,205	£15,073,703	£14,910,303
60% LAR - 40% CR	35%	£23,722,341	£17,240,247	£15,137,205	£15,073,703	£14,910,303
60% LAR - 40% CR	40%	£23,722,341	£17,240,247	£15,137,205	£15,073,703	£14,910,303
60% LAR - 40% CR	45%	£23,722,341	£17,240,247	£15,137,205	£15,073,703	£14,910,303
60% LAR - 40% CR	50%	£23,722,341	£17,240,247	£15,137,205	£15,073,703	£14,910,303

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

			£40,420,000			
Tenure	% AH					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build 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%	£27,031,420	£20,549,326	£18,428,279	£18,364,777	£18,201,275
60% LAR - 40% CR	5%	£27,031,420	£20,549,326	£18,428,279	£18,364,777	£18,201,275
60% LAR - 40% CR	10%	£27,031,420	£20,549,326	£18,428,279	£18,364,777	£18,201,275
60% LAR - 40% CR	15%	£27,031,420	£20,549,326	£18,428,279	£18,364,777	£18,201,275
60% LAR - 40% CR	20%	£27,031,420	£20,549,326	£18,428,279	£18,364,777	£18,201,275
60% LAR - 40% CR	25%	£27,031,420	£20,549,326	£18,428,279	£18,364,777	£18,201,275
60% LAR - 40% CR	30%	£27,031,420	£20,549,326	£18,428,279	£18,364,777	£18,201,275
60% LAR - 40% CR	35%	£27,031,420	£20,549,326	£18,428,279	£18,364,777	£18,201,275
60% LAR - 40% CR	40%	£27,031,420	£20,549,326	£18,428,279	£18,364,777	£18,201,275
60% LAR - 40% CR	45%	£27,031,420	£20,549,326	£18,428,279	£18,364,777	£18,201,275
60% LAR - 40% CR	50%	£27,031,420	£20,549,326	£18,428,279	£18,364,777	£18,201,275

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

			£20,601,000			
Tenure	% AH					
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build 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%	£30,943,065	£24,460,970	£23,347,923	£23,283,443	£23,119,943
60% LAR - 40% CR	5%	£30,943,065	£24,460,970	£23,347,923	£23,283,443	£23,119,943
60% LAR - 40% CR	10%	£30,943,065	£24,460,970	£23,347,923	£23,283,443	£23,119,943
60% LAR - 40% CR	15%	£30,943,065	£24,460,970	£23,347,923	£23,283,443	£23,119,943
60% LAR - 40% CR	20%	£30,943,065	£24,460,970	£23,347,923	£23,283,443	£23,119,943
60% LAR - 40% CR	25%	£30,943,065	£24,460,970	£23,347,923	£23,283,443	£23,119,943
60% LAR - 40% CR	30%	£30,943,065	£24,460,970	£23,347,923	£23,283,443	£23,119,943
60% LAR - 40% CR	35%	£30,943,065	£24,460,970	£23,347,923	£23,283,443	£23,119,943
60% LAR - 40% CR	40%	£30,943,065	£24,460,970	£23,347,923	£23,283,443	£23,119,943
60% LAR - 40% CR	45%	£30,943,065	£24,460,970	£23,347,923	£23,283,443	£23,119,943
60% LAR - 40% CR	50%	£30,943,065	£24,460,970	£23,347,923	£23,283,443	£23,119,943



LB Camden  
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area		Zone C - £1,900 paf	
No Units	75	Sales value inflation		Growth	
Site Area	0.2 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		LAR - CR	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

		</																	



LB Camdon  
Local Plan Viability Testing 2025

Resi 12 - 75 Flats		Value Area	Zone C - £2,000 psf
No Units	75	Sales value inflation	Growth
Site Area	0.2 Ha	Build cost inflation	Growth
Residual land values:		Tenure	LAR - CIR

Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, 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
£330,438			£6,086,174	£8,393,892	£8,393,892	£8,393,892	£8,393,892	£8,393,892	£8,393,892
£30,838,384	60% LAR: 40% CIR	5%	£43,349,972	£38,784,756	£35,671,711	£35,607,231	£35,448,032	£34,478,806	£33,941,505
£35,150,001	60% LAR: 40% CIR	10%	£40,500,113	£34,180,910	£31,068,112	£31,004,980	£30,844,303	£29,869,408	£29,332,107
£23,825,359	60% LAR: 40% CIR	15%	£37,658,434	£31,653,981	£28,498,776	£28,434,752	£28,274,690	£27,304,321	£26,767,783
£2,456,841	60% LAR: 40% CIR	20%	£34,799,236	£29,129,044	£25,973,780	£25,909,654	£25,749,488	£24,779,189	£24,242,419
£20,979,659	60% LAR: 40% CIR	25%	£31,935,097	£26,593,892	£23,425,199	£23,361,073	£23,200,907	£22,230,608	£21,693,355
£18,544,701	60% LAR: 40% CIR	30%	£29,069,863	£23,778,040	£20,268,112	£20,204,006	£20,043,912	£19,073,613	£18,536,360
£16,101,842	60% LAR: 40% CIR	35%	£26,173,889	£21,155,078	£17,061,362	£17,007,246	£16,847,152	£15,876,853	£15,339,600
£13,651,133	60% LAR: 40% CIR	40%	£23,278,160	£18,525,079	£13,933,716	£13,879,600	£13,719,496	£12,749,197	£12,211,944
£11,162,603	60% LAR: 40% CIR	45%	£20,372,117	£15,884,117	£11,288,561	£11,234,445	£11,074,341	£10,104,042	£9,566,789
£8,726,484	60% LAR: 40% CIR	50%	£17,466,639	£13,244,255	£8,156,003	£8,101,887	£7,941,783	£6,971,484	£6,434,231

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, 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
£37,643,000									
£11,365,556	60% LAR: 40% CIR	5%	£24,077,143	£17,511,929	£16,388,862	£16,324,402	£16,173,203	£15,206,007	£14,668,676
£8,952,176	60% LAR: 40% CIR	10%	£21,233,854	£15,116,283	£13,916,283	£13,851,823	£13,699,424	£12,732,227	£12,194,896
£5,502,256	60% LAR: 40% CIR	15%	£18,383,606	£12,722,847	£11,522,847	£11,458,387	£11,303,801	£10,336,604	£9,799,273
£4,133,712	60% LAR: 40% CIR	20%	£15,528,377	£9,729,735	£8,567,951	£8,504,125	£8,349,500	£7,382,303	£6,844,972
£1,719,800	60% LAR: 40% CIR	25%	£12,673,148	£7,127,163	£5,962,370	£5,898,544	£5,743,919	£4,776,722	£4,239,391
£2,228,129	60% LAR: 40% CIR	30%	£9,760,034	£4,263,213	£3,459,263	£3,395,437	£3,240,812	£2,273,615	£1,736,284
£1,167,184	60% LAR: 40% CIR	35%	£6,851,070	£2,862,248	£1,892,248	£1,828,422	£1,764,596	£787,399	£733,563
£1,167,184	60% LAR: 40% CIR	40%	£4,005,311	£2,472,700	£1,499,713	£1,435,887	£1,372,061	£366,864	£313,031
£1,167,184	60% LAR: 40% CIR	45%	£1,102,486	£45,403	£45,403	£45,403	£45,403	£45,403	£45,403
£1,167,184	60% LAR: 40% CIR	50%	£1,102,486	£45,403	£45,403	£45,403	£45,403	£45,403	£45,403

Residual Land values compared to benchmark land values  
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, 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
£37,643,000									
£13,351,373	60% LAR: 40% CIR	5%	£12,063,262	£7,488,041	£5,385,351	£5,320,321	£5,255,291	£4,288,094	£3,750,763
£10,442,424	60% LAR: 40% CIR	10%	£9,168,041	£5,093,182	£3,988,182	£3,923,152	£3,858,122	£2,890,925	£2,353,594
£14,538,646	60% LAR: 40% CIR	15%	£7,269,724	£2,517,700	£1,412,700	£1,347,670	£1,282,640	£787,443	£733,610
£12,118,631	60% LAR: 40% CIR	20%	£5,312,466	£1,715,853	£1,114,070	£1,049,040	£984,010	£498,813	£444,780
£3,969,811	60% LAR: 40% CIR	25%	£2,948,387	£862,387	£534,464	£500,541	£466,618	£181,711	£147,788
£2,257,951	60% LAR: 40% CIR	30%	£1,778,153	£419,329	£111,361	£111,361	£111,361	£111,361	£111,361
£4,815,132	60% LAR: 40% CIR	35%	£1,487,188	£386,367	£8,774,881	£8,774,881	£8,774,881	£8,774,881	£8,774,881
£2,384,422	60% LAR: 40% CIR	40%	£1,091,450	£238,368	£5,147,005	£5,147,005	£5,147,005	£5,147,005	£5,147,005
£2,384,422	60% LAR: 40% CIR	45%	£3,063,007	£4,601,405	£3,011,261	£3,011,261	£3,011,261	£3,011,261	£3,011,261
£2,384,422	60% LAR: 40% CIR	50%	£8,179,928	£1,957,554	£869,493	£869,493	£869,493	£869,493	£869,493

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, 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
£40,423,000									
£22,890,752	60% LAR: 40% CIR	5%	£18,372,341	£12,887,127	£7,894,886	£7,829,596	£7,764,306	£6,797,109	£6,259,818
£20,258,320	60% LAR: 40% CIR	10%	£15,738,911	£10,242,349	£5,251,440	£5,186,150	£5,120,860	£4,153,663	£3,616,372
£17,847,727	60% LAR: 40% CIR	15%	£12,678,803	£7,621,144	£3,221,144	£3,156,854	£3,092,564	£2,125,367	£1,588,076
£14,538,646	60% LAR: 40% CIR	20%	£9,621,975	£4,712,430	£1,812,430	£1,748,140	£1,683,850	£848,653	£794,362
£13,051,987	60% LAR: 40% CIR	25%	£7,267,466	£3,117,568	£1,117,568	£1,053,278	£988,988	£493,791	£439,500
£10,167,070	60% LAR: 40% CIR	30%	£4,083,232	£1,839,408	£1,104,400	£1,040,400	£976,400	£481,203	£427,203
£8,164,210	60% LAR: 40% CIR	35%	£1,106,467	£1,117,744	£1,053,744	£1,053,744	£1,053,744	£1,053,744	£1,053,744
£5,571,501	60% LAR: 40% CIR	40%	£15,900,520	£13,347,447	£9,456,084	£9,392,895	£9,328,706	£8,263,510	£7,726,315
£3,713,601	60% LAR: 40% CIR	45%	£12,388,006	£7,912,495	£6,850,800	£6,786,611	£6,722,422	£5,657,226	£5,120,031
£748,853	60% LAR: 40% CIR	50%	£9,489,037	£4,178,572	£4,115,444	£4,115,444	£4,115,444	£4,115,444	£4,115,444

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, 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
£20,643,000									
£26,572,387	60% LAR: 40% CIR	5%	£26,283,985	£20,718,771	£13,605,724	£13,541,244	£13,476,764	£12,509,567	£11,972,314
£24,103,014	60% LAR: 40% CIR	10%	£24,440,728	£20,440,728	£13,605,724	£13,541,244	£13,476,764	£12,509,567	£11,972,314
£21,759,372	60% LAR: 40% CIR	15%	£23,960,448	£20,270,448	£13,605,724	£13,541,244	£13,476,764	£12,509,567	£11,972,314
£19,369,604	60% LAR: 40% CIR	20%	£23,732,419	£20,042,419	£13,605,724	£13,541,244	£13,476,764	£12,509,567	£11,972,314
£16,913,642	60% LAR: 40% CIR	25%	£23,504,390	£19,814,390	£13,605,724	£13,541,244	£13,476,764	£12,509,567	£11,972,314
£14,478,715	60% LAR: 40% CIR	30%	£23,276,361	£19,586,361	£13,605,724	£13,541,244	£13,476,764	£12,509,567	£11,972,314
£12,033,845	60% LAR: 40% CIR	35%	£23,048,332	£19,358,332	£13,605,724	£13,541,244	£13,476,764	£12,509,567	£11,972,314
£9,588,146	60% LAR: 40% CIR	40%	£22,820,303	£19,130,303	£13,605,724	£13,541,244	£13,476,764	£12,509,567	£11,972,314
£7,138,866	60% LAR: 40% CIR	45%	£22,592,274	£18,902,274	£13,605,724	£13,541,244	£13,476,764	£12,509,567	£11,972,314
£4,689,497	60% LAR: 40% CIR	50%	£22,364,245	£18,674,245	£13,605,724	£13,541,244	£13,476,764	£12,509,567	£11,972,314



LB Camden  
Local Plan Viability Testing 2025

Res 12 - 75 Flats		Value Area		Zone C - RP Periphery £2,250 psf	
No Units	75	Sales value inflation		Growth	
Site Area	0.2 Ha	Build cost inflation		Growth	
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 & Sustainability
60% LAR - 40% CR	5%	£34,965,060	£48,032,014	£48,531,852	£48,769,739
60% LAR - 40% CR	10%	£41,690,893	£48,030,581	£43,859,033	£44,126,880
60% LAR - 40% CR	15%	£48,438,637	£40,517,188	£40,512,292	£40,489,444
60% LAR - 40% CR	20%	£44,119,363	£38,992,540	£37,887,335	£37,823,310
60% LAR - 40% CR	25%	£41,824,139	£38,995,554	£38,995,552	£38,995,552
60% LAR - 40% CR	30%	£38,520,035	£32,913,210	£31,760,871	£31,706,871
60% LAR - 40% CR	35%	£35,215,119	£29,862,735	£28,766,807	£28,744,607
60% LAR - 40% CR	40%	£31,980,461	£26,805,182	£25,711,683	£25,690,323
60% LAR - 40% CR	45%	£28,570,129	£23,740,032	£22,645,189	£22,479,601
60% LAR - 40% CR	50%	£25,224,238	£20,668,990	£19,579,394	£19,516,279
60% LAR - 40% CR	55%	£21,883,477	£17,590,477	£16,502,414	£16,439,387
Residual Land values compared to benchmark land values		£37,449,000			
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, 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
60% LAR - 40% CR	0%	£39,802,281	£28,759,768	£27,659,195	£27,426,339
60% LAR - 40% CR	5%	£45,249,025	£28,759,768	£27,659,195	£27,426,339
60% LAR - 40% CR	10%	£22,139,604	£22,744,359	£21,576,221	£21,512,415
60% LAR - 40% CR	15%	£25,846,534	£19,119,711	£18,061,508	£18,000,421
60% LAR - 40% CR	20%	£22,550,310	£16,063,073	£15,081,889	£15,018,063
60% LAR - 40% CR	25%	£19,247,258	£13,040,361	£12,048,684	£12,018,342
60% LAR - 40% CR	30%	£15,937,290	£10,069,008	£9,493,978	£9,450,493
60% LAR - 40% CR	35%	£12,627,323	£7,032,838	£6,458,838	£6,417,484
60% LAR - 40% CR	40%	£9,397,300	£4,067,703	£3,576,340	£3,513,131
60% LAR - 40% CR	45%	£6,081,420	£1,060,121	£936,306	£943,430
60% LAR - 40% CR	50%	£2,810,648	£2,710,415	£2,453,142	£2,461,911
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, 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
60% LAR - 40% CR	0%	£43,879,349	£38,745,901	£38,645,221	£38,422,068
60% LAR - 40% CR	5%	£47,742,862	£38,745,901	£38,645,221	£38,422,068
60% LAR - 40% CR	10%	£39,720,477	£29,729,477	£28,780,477	£28,514,437
60% LAR - 40% CR	15%	£27,709,830	£27,709,830	£26,805,025	£26,536,000
60% LAR - 40% CR	20%	£30,539,429	£24,669,371	£23,568,008	£23,504,182
60% LAR - 40% CR	25%	£27,233,324	£21,629,499	£20,562,890	£20,504,190
60% LAR - 40% CR	30%	£23,927,408	£18,576,026	£17,482,007	£17,416,811
60% LAR - 40% CR	35%	£20,626,750	£15,518,441	£14,424,956	£14,361,612
60% LAR - 40% CR	40%	£17,293,419	£12,453,822	£11,362,459	£11,299,239
60% LAR - 40% CR	45%	£13,941,507	£9,392,239	£8,292,684	£8,223,868
60% LAR - 40% CR	50%	£10,586,766	£6,303,796	£5,215,704	£5,152,677
Residual Land values compared to benchmark land values		£37,186,000			
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, 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
60% LAR - 40% CR	0%	£43,879,349	£38,745,901	£38,645,221	£38,422,068
60% LAR - 40% CR	5%	£47,742,862	£38,745,901	£38,645,221	£38,422,068
60% LAR - 40% CR	10%	£40,439,556	£32,919,416	£32,544,061	£32,469,812
60% LAR - 40% CR	15%	£37,141,731	£31,014,009	£29,909,704	£29,845,679
60% LAR - 40% CR	20%	£33,845,907	£27,974,420	£25,981,281	£25,815,261
60% LAR - 40% CR	25%	£30,549,403	£24,935,078	£22,948,885	£22,773,298
60% LAR - 40% CR	30%	£27,242,487	£21,895,104	£20,789,176	£20,720,090
60% LAR - 40% CR	35%	£23,937,526	£18,857,590	£17,742,035	£17,670,691
60% LAR - 40% CR	40%	£20,592,495	£15,762,061	£14,671,539	£14,608,318
60% LAR - 40% CR	45%	£17,256,059	£12,691,318	£11,601,793	£11,538,847
60% LAR - 40% CR	50%	£13,905,845	£9,624,782	£8,524,782	£8,461,756
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, 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
60% LAR - 40% CR	0%	£48,988,428	£40,964,582	£39,864,390	£39,799,046
60% LAR - 40% CR	5%	£51,733,695	£40,964,582	£39,864,390	£39,799,046
60% LAR - 40% CR	10%	£40,439,556	£32,919,416	£32,544,061	£32,469,812
60% LAR - 40% CR	15%	£37,141,731	£31,014,009	£29,909,704	£29,845,679
60% LAR - 40% CR	20%	£33,845,907	£27,974,420	£25,981,281	£25,815,261
60% LAR - 40% CR	25%	£30,549,403	£24,935,078	£22,948,885	£22,773,298
60% LAR - 40% CR	30%	£27,242,487	£21,895,104	£20,789,176	£20,720,090
60% LAR - 40% CR	35%	£23,937,526	£18,857,590	£17,742,035	£17,670,691
60% LAR - 40% CR	40%	£20,592,495	£15,762,061	£14,671,539	£14,608,318
60% LAR - 40% CR	45%	£17,256,059	£12,691,318	£11,601,793	£11,538,847
60% LAR - 40% CR	50%	£13,905,845	£9,624,782	£8,524,782	£8,461,756
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, 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
60% LAR - 40% CR	0%	£50,800,079	£43,961,621	£42,865,445	£42,642,772
60% LAR - 40% CR	5%	£53,739,695	£43,961,621	£42,865,445	£42,642,772
60% LAR - 40% CR	10%	£44,384,866	£34,866,396	£33,762,063	£33,691,427
60% LAR - 40% CR	15%	£41,053,759	£31,393,116	£29,879,616	£29,814,246
60% LAR - 40% CR	20%	£37,737,152	£28,847,223	£27,748,530	£27,684,884
60% LAR - 40% CR	25%	£34,454,048	£26,786,740	£24,700,020	£24,637,330
60% LAR - 40% CR	30%	£31,144,132	£24,700,020	£23,584,889	£23,521,621
60% LAR - 40% CR	35%	£27,857,474	£22,739,166	£21,644,686	£21,582,336
60% LAR - 40% CR	40%	£24,504,742	£19,674,045	£18,583,182	£18,519,963
60% LAR - 40% CR	45%	£21,159,251	£16,602,863	£15,513,420	£15,450,202
60% LAR - 40% CR	50%	£17,817,880	£13,524,490	£12,436,427	£12,373,490
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, 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
60% LAR - 40% CR	0%	£48,988,428	£40,964,582	£39,864,390	£39,799,046
60% LAR - 40% CR	5%	£51,733,695	£40,964,582	£39,864,390	£39,799,046
60% LAR - 40% CR	10%	£40,439,556	£32,919,416	£32,544,061	£32,469,812
60% LAR - 40% CR	15%	£37,141,731	£31,014,009	£29,909,704	£29,845,679
60% LAR - 40% CR	20%	£33,845,907	£27,974,420	£25,981,281	£25,815,261
60% LAR - 40% CR	25%	£30,549,403	£24,935,078	£22,948,885	£22,773,298
60% LAR - 40% CR	30%	£27,242,487	£21,895,104	£20,789,176	£20,720,090
60% LAR - 40% CR	35%	£23,937,526	£18,857,590	£17,742,035	£17,670,691
60% LAR - 40% CR	40%	£20,592,495	£15,762,061	£14,671,539	£14,608,318
60% LAR - 40% CR	45%	£17,256,059	£12,691,318	£11,601,793	£11,538,847
60% LAR - 40% CR	50%	£13,905,845	£9,624,782	£8,524,782	£8,461,756
Residual Land values compared to benchmark land values		£20,601,000			
Secondary Industrial/Storage/Distribution					



LB Camden  
Local Plan Viability Testing 2025

Res 12 - 75 Flats		Value Area		Zone C - RP Periphery £2,490 psf	
No Units	75	Sales value inflation		Growth	
Site Area	0.2 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		LAR - CR	
Tenure	% AH	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) & 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
60% LAR - 40% CR	5%	£39,363,629	£31,944,620	£30,434,790	£30,276,012
60% LAR - 40% CR	10%	£40,735,177	£40,137,443	£40,782,077	£40,933,984
60% LAR - 40% CR	15%	£31,089,706	£44,873,382	£43,721,725	£43,544,069
60% LAR - 40% CR	20%	£47,442,296	£41,901,981	£40,782,077	£40,933,984
60% LAR - 40% CR	25%	£43,787,884	£38,723,979	£37,025,871	£36,807,209
60% LAR - 40% CR	30%	£46,128,872	£34,750,492	£33,671,079	£33,412,304
60% LAR - 40% CR	35%	£36,460,017	£31,925,212	£30,168,362	£30,010,023
60% LAR - 40% CR	40%	£32,784,495	£27,812,885	£26,758,313	£26,600,263
60% LAR - 40% CR	45%	£26,103,357	£24,694,816	£23,340,345	£23,183,159
60% LAR - 40% CR	50%	£25,415,685	£21,067,445	£19,916,356	£19,758,788

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, 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 & Renewable Offset Payments	
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
			Biodiversity		Payments	
60% LAR - 40% CIR	5%	£39,060,800	£32,521,781	£31,223,471	£31,161,361	£31,003,183
60% LAR - 40% CIR	10%	£40,735,177	£40,137,443	£40,745,303	£40,782,077	£40,933,984
60% LAR - 40% CIR	15%	£31,089,706	£44,873,382	£43,784,787	£43,721,725	£43,544,069
60% LAR - 40% CIR	20%	£47,442,296	£41,901,981	£40,745,303	£40,782,077	£40,933,984
60% LAR - 40% CIR	25%	£43,787,884	£38,723,979	£37,025,871	£36,869,324	£36,807,209
60% LAR - 40% CIR	30%	£46,128,872	£34,750,492	£33,634,964	£33,671,079	£33,412,304
60% LAR - 40% CIR	35%	£41,785,108	£32,092,383	£30,231,727	£30,168,362	£30,010,023
60% LAR - 40% CIR	40%	£37,131,161	£28,040,987	£27,348,704	£27,485,484	£27,347,244
60% LAR - 40% CIR	45%	£30,880,220	£24,220,187	£23,124,371	£23,068,115	£23,012,360
60% LAR - 40% CIR	50%	£24,142,860	£17,994,617	£17,004,500	£16,943,327	£16,882,154

Residual Land values compared to benchmark land values

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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt 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, Access Prt M4(2), Building Safety Levy, S106, CIL, 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	Biodiversity	Biodiversity & Renewable Offset	Payments	Biodiversity, Renewable Offset Payments & Sustainability			
60% LAR - 40% CR	5%	£47,276,913	£40,307,969	£39,211,580	£39,148,079	£39,084,702	£39,084,702	£39,084,702	£39,084,702	£37,507,395	£37,507,395	
60% LAR - 40% CR	10%	£48,732,545	£40,204,114	£39,107,722	£39,144,446	£39,181,169	£39,181,169	£39,181,169	£39,181,169	£37,507,395	£37,507,395	
60% LAR - 40% CR	15%	£39,862,966	£43,588,071	£42,488,077	£42,436,014	£42,377,368	£42,377,368	£42,377,368	£42,377,368	£37,507,395	£37,507,395	
60% LAR - 40% CR	20%	£36,155,576	£30,215,190	£28,726,965	£28,607,699	£28,500,708	£28,500,708	£28,500,708	£28,500,708	£37,507,395	£37,507,395	
60% LAR - 40% CR	25%	£39,861,924	£28,696,266	£26,874,260	£26,879,813	£26,825,469	£26,825,469	£26,825,469	£26,825,469	£37,507,395	£37,507,395	
60% LAR - 40% CR	30%	£36,840,161	£23,443,782	£22,347,854	£22,284,368	£22,125,654	£22,125,654	£22,125,654	£22,125,654	£37,507,395	£37,507,395	
60% LAR - 40% CR	35%	£26,172,307	£20,038,062	£18,945,076	£18,881,672	£18,723,313	£18,723,313	£18,723,313	£18,723,313	£37,507,395	£37,507,395	
60% LAR - 40% CR	40%	£24,497,779	£16,626,185	£15,534,822	£15,471,092	£15,313,552	£15,313,552	£15,313,552	£15,313,552	£37,507,395	£37,507,395	
60% LAR - 40% CR	45%	£21,716,046	£13,205,905	£12,117,269	£12,054,426	£11,896,488	£11,896,488	£11,896,488	£11,896,488	£37,507,395	£37,507,395	
60% LAR - 40% CR	50%	£14,128,879	£9,780,735	£8,692,873	£8,629,645	£8,470,077	£8,470,077	£8,470,077	£8,470,077	£37,507,395	£37,507,395	

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 & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access 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, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		£48,420,000	£48,420,000	£48,420,000	£48,420,000	£48,420,000	£48,420,000	£48,420,000	£48,420,000	
60% LAR - 40% CR	5%	£50,393,997	£43,616,989	£42,520,669	£42,457,198	£42,393,381	£42,329,564	£42,265,747	£40,816,495	
60% LAR - 40% CR	10%	£46,732,545	£40,204,114	£39,107,722	£39,144,446	£39,181,169	£39,217,892	£39,254,615	£40,816,495	
60% LAR - 40% CR	15%	£43,112,075	£36,899,750	£35,807,156	£35,843,880	£35,880,603	£35,917,326	£35,954,049	£40,816,495	
60% LAR - 40% CR	20%	£39,494,865	£33,284,269	£32,249,044	£32,376,175	£32,403,306	£32,430,437	£32,457,568	£40,816,495	
60% LAR - 40% CR	25%	£35,875,303	£29,145,444	£28,052,339	£28,180,470	£28,208,601	£28,236,732	£28,264,863	£40,816,495	
60% LAR - 40% CR	30%	£32,149,245	£25,782,861	£24,696,266	£24,824,397	£24,852,528	£24,880,659	£24,908,790	£40,816,495	
60% LAR - 40% CR	35%	£28,481,366	£22,305,981	£21,169,433	£21,304,068	£21,332,703	£21,361,338	£21,389,973	£40,816,495	
60% LAR - 40% CR	40%	£24,805,858	£18,843,901	£17,680,381	£17,822,631	£17,850,881	£17,879,131	£17,907,381	£40,816,495	
60% LAR - 40% CR	45%	£21,129,125	£15,915,964	£14,626,420	£14,768,314	£14,800,567	£14,832,820	£14,865,073	£40,816,495	
60% LAR - 40% CR	50%	£17,458,067	£12,989,814	£11,589,752	£11,731,696	£11,763,640	£11,795,584	£11,827,528	£40,816,495	

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 & 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	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, 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	5%	£57,024,008	£50,278,245	£48,777,944	£48,773,005	£48,584,381	£48,397,007	
60% LAR - 40% CR	10%	£54,297,642	£47,228,633	£46,432,313	£46,368,803	£46,180,928	£44,728,110	
60% LAR - 40% CR	15%	£50,694,190	£44,171,659	£43,078,387	£43,016,000	£42,827,687	£44,728,110	
60% LAR - 40% CR	20%	£47,023,719	£40,807,389	£39,718,801	£39,655,291	£39,466,978	£44,728,110	
60% LAR - 40% CR	25%	£43,378,249	£37,435,914	£36,350,689	£36,287,822	£36,128,491	£43,639,218	
60% LAR - 40% CR	30%	£39,721,967	£34,057,288	£33,165,884	£33,102,957	£32,943,722	£41,256,319	
60% LAR - 40% CR	35%	£36,066,685	£30,634,505	£29,568,377	£29,505,062	£29,346,738	£42,865,046	
60% LAR - 40% CR	40%	£32,411,031	£27,259,229	£26,196,669	£26,133,354	£25,974,030	£40,479,771	
60% LAR - 40% CR	45%	£28,755,503	£23,844,509	£22,755,546	£22,692,230	£22,532,906	£38,094,496	
60% LAR - 40% CR	50%	£25,099,975	£20,429,609	£19,338,073	£19,274,759	£19,115,772	£35,710,452	
60% LAR - 40% CR	55%	£21,349,762	£17,014,469	£15,913,387	£15,850,369	£15,691,382	£33,326,408	



LB Camden  
Local Plan Viability Testing 2025

Resi 13 - 135 Plots		Value Area		Zone C - £1,090 psf			
No Units Site Area		Sales value inflation Build cost inflation		Growth LAM - CIR			
135 1.04 Hls							
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%	£19,952,400	£8,205,753	£8,081,819	£5,958,643	£5,650,702	£3,803,055
60% LAR - 40% CIR	5%	£17,841,326	£8,522,903	£4,497,174	£4,284,473	£3,977,722	£2,137,215
60% LAR - 40% CIR	10%	£15,711,447	£4,825,590	£2,717,420	£2,595,138	£2,289,504	£440,737
60% LAR - 40% CIR	15%	£13,555,141	£3,113,950	£1,028,587	£884,868	£575,569	£1,299,757
60% LAR - 40% CIR	20%	£11,385,158	£1,386,120	£746,181	£714,412	£1,184,488	£3,052,852
60% LAR - 40% CIR	25%	£9,201,629	£737,927	£2,531,469	£2,656,362	£2,968,591	£4,841,969
60% LAR - 40% CIR	30%	£7,054,687	£2,183,396	£2,183,396	£4,456,707	£4,456,707	£5,538,656
60% LAR - 40% CIR	35%	£4,794,483	£4,000,079	£5,146,854	£8,271,178	£6,581,890	£8,448,859
60% LAR - 40% CIR	40%	£2,571,090	£5,836,806	£7,976,654	£8,100,750	£8,410,969	£10,272,422
60% LAR - 40% CIR	45%	£333,488	£7,684,468	£9,520,696	£10,254,607	£10,254,607	£12,113,193
60% LAR - 40% CIR	50%	£1,977,571	£9,545,910	£11,879,739	£11,803,484	£12,112,846	£13,969,018
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, Sustainability & Embodied Carbon
Tenure	% AH						
60% LAR - 40% CIR	0%	£31,361,482	£34,188,977	£36,967,812	£39,746,647	£42,525,482	£45,304,317
60% LAR - 40% CIR	5%	£28,033,283	£30,753,141	£33,527,311	£36,297,372	£38,868,263	£41,439,154
60% LAR - 40% CIR	10%	£24,704,084	£27,324,340	£30,097,961	£32,668,144	£35,239,034	£37,809,925
60% LAR - 40% CIR	15%	£21,374,885	£23,894,539	£26,468,150	£29,038,935	£31,609,825	£34,180,816
60% LAR - 40% CIR	20%	£18,045,686	£20,464,738	£22,838,340	£25,208,726	£27,779,616	£30,351,607
60% LAR - 40% CIR	25%	£14,716,487	£17,034,937	£19,208,530	£21,378,517	£23,949,507	£26,522,398
60% LAR - 40% CIR	30%	£11,387,288	£13,605,136	£15,578,720	£17,548,308	£19,718,099	£22,693,189
60% LAR - 40% CIR	35%	£8,058,089	£10,175,335	£12,148,910	£13,718,100	£15,887,891	£18,057,980
60% LAR - 40% CIR	40%	£4,728,890	£6,745,534	£8,316,090	£9,487,890	£10,658,890	£12,828,880
60% LAR - 40% CIR	45%	£1,399,691	£3,316,333	£4,486,890	£5,657,890	£6,828,890	£8,999,890
60% LAR - 40% CIR	50%	£1,013,213	£1,013,213	£1,013,213	£1,013,213	£1,013,213	£1,013,213
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£29,433,962	£31,179,798	£32,925,634	£34,671,470	£36,417,306	£38,163,142
60% LAR - 40% CIR	5%	£26,104,763	£27,850,599	£29,596,435	£31,342,270	£33,088,106	£34,834,071
60% LAR - 40% CIR	10%	£22,775,564	£24,521,399	£26,267,235	£28,013,030	£29,758,866	£31,504,701
60% LAR - 40% CIR	15%	£19,446,365	£21,192,199	£22,937,830	£24,683,625	£26,429,461	£28,175,296
60% LAR - 40% CIR	20%	£16,117,166	£17,862,999	£19,608,465	£21,354,270	£23,100,106	£24,846,941
60% LAR - 40% CIR	25%	£12,787,967	£14,533,799	£16,279,265	£18,024,865	£19,770,701	£21,512,546
60% LAR - 40% CIR	30%	£9,458,768	£11,204,599	£12,945,060	£14,695,465	£16,441,301	£18,183,146
60% LAR - 40% CIR	35%	£6,129,569	£7,875,399	£9,620,865	£11,366,065	£13,112,901	£14,863,746
60% LAR - 40% CIR	40%	£2,800,370	£4,546,199	£6,291,665	£8,042,265	£9,787,901	£11,538,746
60% LAR - 40% CIR	45%	£1,471,171	£2,216,999	£3,962,330	£5,712,930	£7,458,566	£9,204,401
60% LAR - 40% CIR	50%	£1,084,972	£1,084,972	£1,084,972	£1,084,972	£1,084,972	£1,084,972
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£24,133,297	£25,451,712	£26,770,127	£28,088,542	£29,406,957	£30,725,372
60% LAR - 40% CIR	5%	£21,804,098	£23,122,513	£24,440,928	£25,759,343	£27,077,758	£28,396,173
60% LAR - 40% CIR	10%	£19,474,899	£20,793,314	£22,111,729	£23,430,144	£24,748,559	£26,066,974
60% LAR - 40% CIR	15%	£17,145,700	£18,464,115	£19,782,530	£21,099,559	£22,417,974	£23,736,389
60% LAR - 40% CIR	20%	£14,816,501	£16,134,916	£17,453,331	£18,768,746	£20,087,161	£21,405,576
60% LAR - 40% CIR	25%	£12,487,302	£13,805,717	£15,124,132	£16,442,547	£17,760,962	£19,079,377
60% LAR - 40% CIR	30%	£10,158,103	£11,476,518	£12,794,933	£14,112,952	£15,431,367	£16,749,782
60% LAR - 40% CIR	35%	£7,828,904	£9,147,323	£10,465,738	£11,784,153	£13,102,568	£14,420,983
60% LAR - 40% CIR	40%	£5,500,000	£6,818,722	£8,137,137	£9,455,552	£10,773,967	£12,092,382
60% LAR - 40% CIR	45%	£3,171,196	£4,489,918	£5,808,333	£7,126,748	£8,445,163	£9,763,578
60% LAR - 40% CIR	50%	£1,842,392	£3,161,114	£4,479,529	£5,797,944	£7,116,359	£8,434,774
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£11,480,446	£13,187,283	£14,894,120	£16,600,957	£18,307,794	£20,014,631
60% LAR - 40% CIR	5%	£10,200,010	£11,906,847	£13,613,684	£15,317,521	£17,023,358	£18,729,195
60% LAR - 40% CIR	10%	£8,919,574	£10,626,411	£12,338,248	£14,033,085	£15,738,922	£17,444,759
60% LAR - 40% CIR	15%	£7,639,138	£9,345,975	£11,057,812	£12,748,612	£14,454,457	£16,160,294
60% LAR - 40% CIR	20%	£6,358,702	£8,065,539	£9,778,376	£11,464,249	£13,170,090	£14,875,931
60% LAR - 40% CIR	25%	£5,078,266	£6,785,103	£8,497,943	£10,204,041	£11,919,682	£13,631,573
60% LAR - 40% CIR	30%	£3,797,830	£5,504,667	£7,217,507	£8,919,605	£10,635,246	£12,347,117
60% LAR - 40% CIR	35%	£2,517,394	£4,224,231	£5,937,071	£7,639,179	£9,350,780	£11,062,660
60% LAR - 40% CIR	40%	£1,236,958	£2,943,795	£4,656,635	£6,358,743	£8,070,284	£9,785,828
60% LAR - 40% CIR	45%	£1,013,213	£1,013,213	£1,013,213	£1,013,213	£1,013,213	£1,013,213
60% LAR - 40% CIR	50%	£1,013,213	£1,013,213	£1,013,213	£1,013,213	£1,013,213	£1,013,213



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 - £1,100 psf
------------	---------------------

Sales value inflation		Growth
Build cost inflation		LAR - CBR
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, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(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%	£26,353,943	£14,575,189	£12,451,255	£12,328,078	£12,020,137	£10,172,481	£9,146,020
0% LAR - 40% CR	5%	£23,802,284	£12,513,887	£10,456,138	£10,336,437	£10,028,886	£8,188,179	£7,165,616
0% LAR - 40% CR	10%	£1,477,015	£10,558,083	£8,449,613	£8,327,650	£8,021,999	£6,186,699	£5,164,221
0% LAR - 40% CR	15%	£19,019,435	£8,627,871	£6,426,722	£6,304,862	£6,000,211	£4,172,310	£3,149,859
0% LAR - 40% CR	20%	£16,547,484	£6,463,669	£4,388,708	£4,267,212	£3,963,475	£2,141,051	£1,118,473
0% LAR - 40% CR	25%	£14,056,334	£4,425,313	£2,336,014	£2,214,848	£1,911,933	£79,892	£-360,689
0% LAR - 40% CR	30%	£11,535,745	£2,353,040	£24,344	£15,527	£17,880	£2,042,729	£1,065,978
0% LAR - 40% CR	35%	£9,091,874	£258,771	£1,881,064	£2,005,388	£2,316,200	£4,181,069	£5,217,107
0% LAR - 40% CR	40%	£6,544,863	£-1,869,156	£4,039,022	£4,161,086	£4,473,338	£6,334,710	£7,368,899
0% LAR - 40% CR	45%	£3,854,814	£4,374,564	£8,211,485	£8,333,388	£8,645,142	£8,503,878	£9,336,188
0% LAR - 40% CR	50%	£1,321,887	£6,264,533	£9,368,362	£8,522,107	£8,831,469	£10,687,641	£11,718,848

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%	£19,869,189	£36,239,242	£18,933,876	£18,939,854	£18,939,854	£37,214,281	£36,239,242
0% LAR - 40% CR	5%	£17,261,134	£16,630,663	£16,046,061	£16,046,061	£16,046,061	£34,214,281	£33,239,242
0% LAR - 40% CR	10%	£13,550,815	£10,486,448	£12,054,816	£12,057,280	£12,057,280	£29,210,862	£28,235,823
0% LAR - 40% CR	15%	£12,461,596	£8,449,613	£10,470,760	£10,471,004	£10,471,004	£26,404,469	£25,429,430
0% LAR - 40% CR	20%	£11,811,247	£5,821,352	£7,010,923	£7,012,118	£7,012,118	£19,203,980	£18,228,941
0% LAR - 40% CR	25%	£10,848,863	£2,847,867	£4,695,415	£4,696,415	£4,696,415	£13,213,438	£12,238,399
0% LAR - 40% CR	30%	£9,889,388	£1,001,691	£1,148,407	£1,149,204	£1,149,204	£10,178,810	£9,193,771
0% LAR - 40% CR	35%	£8,929,913	£-1,146,294	£1,146,294	£1,146,294	£1,146,294	£10,178,810	£9,193,771
0% LAR - 40% CR	40%	£7,969,438	£1,301,361	£1,415,735	£1,415,735	£1,415,735	£10,178,810	£9,193,771
0% LAR - 40% CR	45%	£6,999,963	£1,019,476	£1,618,215	£1,618,215	£1,618,215	£10,178,810	£9,193,771
0% LAR - 40% CR	50%	£6,029,488	£1,019,476	£1,618,215	£1,618,215	£1,618,215	£10,178,810	£9,193,771

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% CR	0%	£13,351,315	£44,810,222	£49,859,207	£47,027,385	£47,965,364	£49,212,971	£50,229,441
0% LAR - 40% CR	5%	£10,869,897	£44,810,222	£49,859,207	£47,027,385	£47,965,364	£49,212,971	£50,229,441
0% LAR - 40% CR	10%	£8,387,546	£44,810,222	£49,859,207	£47,027,385	£47,965,364	£49,212,971	£50,229,441
0% LAR - 40% CR	15%	£5,905,195	£44,810,222	£49,859,207	£47,027,385	£47,965,364	£49,212,971	£50,229,441
0% LAR - 40% CR	20%	£3,422,844	£44,810,222	£49,859,207	£47,027,385	£47,965,364	£49,212,971	£50,229,441
0% LAR - 40% CR	25%	£93,323,127	£54,860,149	£57,049,449	£57,178,813	£57,473,528	£59,369,669	£59,448,131
0% LAR - 40% CR	30%	£47,849,117	£37,033,422	£39,127,217	£39,369,841	£39,609,465	£41,458,190	£41,697,814
0% LAR - 40% CR	35%	£25,383,387	£19,126,850	£20,206,525	£20,390,556	£20,574,587	£21,701,861	£21,885,892
0% LAR - 40% CR	40%	£12,920,059	£1,284,413	£1,284,413	£1,284,413	£1,284,413	£1,284,413	£1,284,413
0% LAR - 40% CR	45%	£6,460,044	£1,019,476	£1,019,476	£1,019,476	£1,019,476	£1,019,476	£1,019,476
0% LAR - 40% CR	50%	£3,983,524	£69,499,494	£69,499,494	£69,499,494	£69,499,494	£69,499,494	£69,499,494

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% CR	0%	£18,251,851	£29,450,748	£27,510,477	£27,510,477	£27,510,477	£27,510,477	£27,510,477
0% LAR - 40% CR	5%	£15,769,392	£27,510,477	£27,510,477	£27,510,477	£27,510,477	£27,510,477	£27,510,477
0% LAR - 40% CR	10%	£13,286,933	£25,513,313	£23,513,313	£23,513,313	£23,513,313	£23,513,313	£23,513,313
0% LAR - 40% CR	15%	£10,804,474	£23,513,313	£21,513,313	£21,513,313	£21,513,313	£21,513,313	£21,513,313
0% LAR - 40% CR	20%	£8,320,015	£21,513,313	£19,513,313	£19,513,313	£19,513,313	£19,513,313	£19,513,313
0% LAR - 40% CR	25%	£5,835,556	£19,513,313	£17,513,313	£17,513,313	£17,513,313	£17,513,313	£17,513,313
0% LAR - 40% CR	30%	£3,351,097	£17,513,313	£15,513,313	£15,513,313	£15,513,313	£15,513,313	£15,513,313
0% LAR - 40% CR	35%	£83,912,141	£24,173,344	£24,173,344	£24,173,344	£24,173,344	£24,173,344	£24,173,344
0% LAR - 40% CR	40%	£43,518,762	£43,873,771	£44,018,818	£44,163,865	£44,308,912	£44,453,959	£44,599,006
0% LAR - 40% CR	45%	£23,024,028	£24,173,344	£24,173,344	£24,173,344	£24,173,344	£24,173,344	£24,173,344
0% LAR - 40% CR	50%	£2,552,728	£44,236,148	£44,236,148	£44,236,148	£44,236,148	£44,236,148	£44,236,148

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% CR	0%	£4,960,597	£8,818,187	£8,842,061	£8,865,935	£8,889,809	£8,913,683	£8,937,557
0% LAR - 40% CR	5%	£2,504,448	£8,818,187	£8,842,061	£8,865,935	£8,889,809	£8,913,683	£8,937,557
0% LAR - 40% CR	10%	£134,560	£10,833,283	£12,843,439	£12,868,495	£12,893,551	£12,918,607	£12,943,663
0% LAR - 40% CR	15%	£1,881,881	£10,833,283	£12,843,439	£12,868,495	£12,893,551	£12,918,607	£12,943,663
0% LAR - 40% CR	20%	£1,881,881	£10,833,283	£12,843,439	£12,868,495	£12,893,551	£12,918,607	£12,943,663
0% LAR - 40% CR	25%	£1,881,881	£10,833,283	£12,843,439	£12,868,495	£12,893,551	£12,918,607	£12,943,663
0% LAR - 40% CR	30%	£1,881,881	£10,833,283	£12,843,439	£12,868,495	£12,893,551	£12,918,607	£12,943,663
0% LAR - 40% CR	35%	£1,881,881	£10,833,283	£12,843,439	£12,868,495	£12,893,551	£12,918,607	£12,943,663
0% LAR - 40% CR	40%	£1,881,881	£10,833,283	£12,843,439	£12,868,495	£12,893,551	£12,918,607	£12,943,663
0% LAR - 40% CR	45%	£1,881,881	£10,833,283	£12,843,439	£12,868,495	£12,893,551	£12,918,607	£12,943,663
0% LAR - 40% CR	50%	£1,881,881	£10,833,283	£12,843,439	£12,868,495	£12,893,551	£12,918,607	£12,943,663



LB Camden  
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone C - £1,350 psf											
No Units Site Area		Sales value inflation Build cost inflation		Growth Growth											
135 1.04 Ha				LAR - GCR											
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			
Tenure		%AH													
00% LAR - 40% CR		0%		£39,187,028		£27,245,864		£25,153,851		£25,032,536		£24,729,212		£22,959,334	
00% LAR - 40% CR		5%		£36,065,726		£24,629,157		£22,545,424		£22,424,369		£22,122,207		£20,280,108	
00% LAR - 40% CR		10%		£33,000,862		£21,988,204		£19,914,497		£19,793,435		£19,490,981		£17,653,034	
00% LAR - 40% CR		15%		£29,902,058		£19,353,139		£17,254,763		£17,132,903		£16,829,253		£15,000,351	
00% LAR - 40% CR		20%		£26,789,862		£16,674,786		£14,675,805		£14,553,311		£14,249,373		£12,332,149	
00% LAR - 40% CR		25%		£23,664,505		£13,979,487		£11,890,168		£11,769,001		£11,468,087		£9,548,595	
00% LAR - 40% CR		30%		£20,554,648		£11,279,250		£9,093,593		£8,969,100		£8,668,840		£6,742,563	
00% LAR - 40% CR		35%		£17,374,104		£8,547,254		£6,467,424		£6,340,808		£6,045,299		£4,236,032	
00% LAR - 40% CR		40%		£14,229,411		£5,810,613		£3,734,602		£3,614,238		£3,313,225		£1,507,522	
00% LAR - 40% CR		45%		£11,015,047		£3,080,465		£987,071		£967,471		£937,465		£-1,384,648	
00% LAR - 40% CR		50%		£7,794,827		£293,739		£-1,835,609		£-1,959,353		£-2,268,714		£-4,124,887	
Residual Land values compared to benchmark land values															
Higher Value Secondary Offices															



LB Camden  
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone C - £1,500 psf		
No Units	135	Sales value inflation		Growth		
Site Area	1.04 Ha	Build cost inflation		Growth		
Residual land values:		Tenure		LAR - CR		
Tenure	% AH	Base Build Costs, Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access 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
60% LAR, 40% CR	0%	£48,759,342	£36,694,636	£34,692,622	£34,481,296	£34,177,983
60% LAR, 40% CR	5%	£45,207,924	£33,655,490	£31,531,587	£31,400,701	£31,098,555
60% LAR, 40% CR	10%	£41,642,775	£30,622,088	£28,455,611	£28,305,187	£28,004,125
60% LAR, 40% CR	15%	£38,084,024	£27,584,584	£25,314,525	£25,164,897	£24,864,524
60% LAR, 40% CR	20%	£34,471,884	£24,553,114	£22,188,638	£22,038,970	£21,737,797
60% LAR, 40% CR	25%	£30,865,241	£21,527,792	£19,049,883	£18,930,548	£18,631,702
60% LAR, 40% CR	30%	£27,247,495	£18,500,792	£15,915,901	£15,795,857	£15,495,845
60% LAR, 40% CR	35%	£23,615,809	£15,475,454	£12,787,634	£12,657,008	£12,355,469
60% LAR, 40% CR	40%	£19,970,799	£12,445,105	£9,647,095	£9,546,701	£9,245,717
60% LAR, 40% CR	45%	£16,313,187	£9,415,259	£6,522,456	£6,422,250	£6,121,734
60% LAR, 40% CR	50%	£12,642,841	£6,384,023	£3,400,851	£3,288,797	£2,983,864

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

Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											
Biodiversity and Renewable Offset											







LB Camden  
Local Plan Viability Testing 2025

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



LB Camden  
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone C - £2,000 psf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth LAR - CIR	
135 1.04 Ha					
Residual land values:					
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 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			



LB Camden  
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone C - RP Periphery £2,250 psf				
No Units	135	Sales value inflation		Growth				
Site Area	1.04 Ha	Build cost inflation		Growth				
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	£96,421,919	£83,764,682	£81,704,109	£81,584,607	£81,285,893	£79,493,324	
60% LAR - 40% CIR	0%	£96,421,919	£83,764,682	£81,704,109	£81,584,607	£81,285,893	£79,493,324	
60% LAR - 40% CIR	5%	£90,503,034	£78,339,831	£78,287,216	£76,186,176	£75,870,578	£74,084,376	
60% LAR - 40% CIR	10%	£84,570,665	£72,900,590	£70,855,071	£70,727,056	£70,440,520	£68,661,302	
60% LAR - 40% CIR	15%	£78,624,819	£67,448,168	£65,409,003	£65,291,378	£64,995,817	£63,222,446	
60% LAR - 40% CIR	20%	£72,665,144	£61,981,620	£59,945,156	£59,831,286	£59,536,609	£57,768,551	
60% LAR - 40% CIR	25%	£66,693,529	£56,501,438	£54,474,466	£54,358,915	£54,063,037	£52,274,901	
60% LAR - 40% CIR	30%	£60,738,300	£51,007,753	£49,044,621	£48,929,472	£48,633,883	£46,841,383	
60% LAR - 40% CIR	35%	£54,770,185	£45,484,665	£43,436,093	£43,317,290	£43,020,282	£41,238,238	
60% LAR - 40% CIR	40%	£48,809,312	£39,936,430	£37,881,619	£37,753,035	£37,456,275	£35,667,613	
60% LAR - 40% CIR	45%	£42,875,810	£34,374,890	£32,333,248	£32,214,848	£31,918,859	£30,142,856	
60% LAR - 40% CIR	50%	£36,839,805	£28,800,181	£26,761,120	£26,642,872	£26,347,249	£24,573,514	
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	£111,872,272	£108,954,370	£108,954,370	£108,954,370	£108,954,370	£108,954,370	£108,954,370
60% LAR - 40% CIR	0%	£111,872,272	£108,954,370	£108,954,370	£108,954,370	£108,954,370	£108,954,370	£108,954,370
60% LAR - 40% CIR	5%	£105,901,697	£102,983,795	£102,983,795	£102,983,795	£102,983,795	£102,983,795	£102,983,795
60% LAR - 40% CIR	10%	£100,000,000	£97,082,212	£97,082,212	£97,082,212	£97,082,212	£97,082,212	£97,082,212
60% LAR - 40% CIR	15%	£94,098,415	£91,180,627	£91,180,627	£91,180,627	£91,180,627	£91,180,627	£91,180,627
60% LAR - 40% CIR	20%	£88,196,830	£85,279,042	£85,279,042	£85,279,042	£85,279,042	£85,279,042	£85,279,042
60% LAR - 40% CIR	25%	£82,295,245	£79,377,457	£79,377,457	£79,377,457	£79,377,457	£79,377,457	£79,377,457
60% LAR - 40% CIR	30%	£76,393,660	£73,475,872	£73,475,872	£73,475,872	£73,475,872	£73,475,872	£73,475,872
60% LAR - 40% CIR	35%	£70,492,075	£67,574,287	£67,574,287	£67,574,287	£67,574,287	£67,574,287	£67,574,287
60% LAR - 40% CIR	40%	£64,590,490	£61,672,702	£61,672,702	£61,672,702	£61,672,702	£61,672,702	£61,672,702
60% LAR - 40% CIR	45%	£58,688,905	£55,771,117	£55,771,117	£55,771,117	£55,771,117	£55,771,117	£55,771,117
60% LAR - 40% CIR	50%	£52,787,320	£49,869,532	£49,869,532	£49,869,532	£49,869,532	£49,869,532	£49,869,532
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, Sustainability & Embodied Carbon
Tenure	%AH	£97,186,000	£97,186,000	£97,186,000	£97,186,000	£97,186,000	£97,186,000	£97,186,000
60% LAR - 40% CIR	0%	£97,186,000	£97,186,000	£97,186,000	£97,186,000	£97,186,000	£97,186,000	£97,186,000
60% LAR - 40% CIR	5%	£92,231,520	£92,231,520	£92,231,520	£92,231,520	£92,231,520	£92,231,520	£92,231,520
60% LAR - 40% CIR	10%	£87,277,040	£87,277,040	£87,277,040	£87,277,040	£87,277,040	£87,277,040	£87,277,040
60% LAR - 40% CIR	15%	£82,322,560	£82,322,560	£82,322,560	£82,322,560	£82,322,560	£82,322,560	£82,322,560
60% LAR - 40% CIR	20%	£77,368,080	£77,368,080	£77,368,080	£77,368,080	£77,368,080	£77,368,080	£77,368,080
60% LAR - 40% CIR	25%	£72,413,600	£72,413,600	£72,413,600	£72,413,600	£72,413,600	£72,413,600	£72,413,600
60% LAR - 40% CIR	30%	£67,459,120	£67,459,120	£67,459,120	£67,459,120	£67,459,120	£67,459,120	£67,459,120
60% LAR - 40% CIR	35%	£62,504,640	£62,504,640	£62,504,640	£62,504,640	£62,504,640	£62,504,640	£62,504,640
60% LAR - 40% CIR	40%	£57,550,160	£57,550,160	£57,550,160	£57,550,160	£57,550,160	£57,550,160	£57,550,160
60% LAR - 40% CIR	45%	£52,595,680	£52,595,680	£52,595,680	£52,595,680	£52,595,680	£52,595,680	£52,595,680
60% LAR - 40% CIR	50%	£47,641,200	£47,641,200	£47,641,200	£47,641,200	£47,641,200	£47,641,200	£47,641,200
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£48,429,000						
		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, Sustainability & Embodied Carbon
Tenure	%AH	£48,429,000	£48,429,000	£48,429,000	£48,429,000	£48,429,000	£48,429,000	£48,429,000
60% LAR - 40% CIR	0%	£48,429,000	£48,429,000	£48,429,000	£48,429,000	£48,429,000	£48,429,000	£48,429,000
60% LAR - 40% CIR	5%	£46,418,520	£46,418,520	£46,418,520	£46,418,520	£46,418,520	£46,418,520	£46,418,520
60% LAR - 40% CIR	10%	£44,408,040	£44,408,040	£44,408,040	£44,408,040	£44,408,040	£44,408,040	£44,408,040
60% LAR - 40% CIR	15%	£42,397,560	£42,397,560	£42,397,560	£42,397,560	£42,397,560	£42,397,560	£42,397,560
60% LAR - 40% CIR	20%	£40,387,080	£40,387,080	£40,387,080	£40,387,080	£40,387,080	£40,387,080	£40,387,080
60% LAR - 40% CIR	25%	£38,376,600	£38,376,600	£38,376,600	£38,376,600	£38,376,600	£38,376,600	£38,376,600
60% LAR - 40% CIR	30%	£36,366,120	£36,366,120	£36,366,120	£36,366,120	£36,366,120	£36,366,120	£36,366,120
60% LAR - 40% CIR	35%	£34,355,640	£34,355,640	£34,355,640	£34,355,640	£34,355,640	£34,355,640	£34,355,640
60% LAR - 40% CIR	40%	£32,345,160	£32,345,160	£32,345,160	£32,345,160	£32,345,160	£32,345,160	£32,345,160
60% LAR - 40% CIR	45%	£30,334,680	£30,334,680	£30,334,680	£30,334,680	£30,334,680	£30,334,680	£30,334,680
60% LAR - 40% CIR	50%	£28,324,200	£28,324,200	£28,324,200	£28,324,200	£28,324,200	£28,324,200	£28,324,200
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	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000
60% LAR - 40% CIR	0%	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000
60% LAR - 40% CIR	5%	£25,376,520	£25,376,520	£25,376,520	£25,376,520	£25,376,520	£25,376,520	£25,376,520
60% LAR - 40% CIR	10%	£24,152,040	£24,152,040	£24,152,040	£24,152,040	£24,152,040	£24,152,040	£24,152,040
60% LAR - 40% CIR	15%	£22,927,560	£22,927,560	£22,927,560	£22,927,560	£22,927,560	£22,927,560	£22,927,560
60% LAR - 40% CIR	20%	£21,703,080	£21,703,080	£21,703,080	£21,703,080	£21,703,080	£21,703,080	£21,703,080
60% LAR - 40% CIR	25%	£20,478,600	£20,478,600	£20,478,600	£20,478,600	£20,478,600	£20,478,600	£20,478,600
60% LAR - 40% CIR	30%	£19,254,120	£19,254,120	£19,254,120	£19,254,120	£19,254,120	£19,254,120	£19,254,120
60% LAR - 40% CIR	35%	£18,029,640	£18,029,640	£18,029,640	£18,029,640	£18,029,640	£18,029,640	£18,029,640
60% LAR - 40% CIR	40%	£16,805,160	£16,805,160	£16,805,160	£16,805,160	£16,805,160	£16,805,160	£16,805,160
60% LAR - 40% CIR	45%	£15,580,680	£15,580,680	£15,580,680	£15,580,680	£15,580,680	£15,580,680	£15,580,680
60% LAR - 40% CIR	50%	£14,356,200	£14,356,200	£14,356,200	£14,356,200	£14,356,200	£14,356,200	£14,356,200



LB Camden  
Local Plan Viability Testing 2025

Resi 13 - 135 Flats		Value Area		Zone C - RP Periphery E2.450 psp	
No Units		135		Sales value inflation	
Site Area		1.04 Ha		Build cost inflation	
				Tenure	
				Growth	
				LAR - CIR	
Residual land values:					
				Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
				Base Build Costs, Access Pr	



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		Growth LAM - CIR			
160 0.27 Ha							
Residual land values:							
			Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases and BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases and BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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 and BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, 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%	£23,352,930	£11,261,938	£9,762,436	£9,621,366	£9,289,892	£7,152,845
60% LAR 40% CIR	5%	£21,055,822	£9,372,307	£7,889,416	£7,741,860	£7,398,534	£5,268,458
60% LAR 40% CIR	10%	£18,643,566	£7,474,969	£5,989,244	£5,858,194	£5,508,970	£3,407,323
60% LAR 40% CIR	15%	£16,266,298	£5,566,072	£4,092,080	£3,962,456	£3,603,448	£1,502,395
60% LAR 40% CIR	20%	£13,874,157	£3,639,757	£2,170,019	£2,039,815	£1,682,817	£411,350
60% LAR 40% CIR	25%	£11,487,284	£1,688,169	£232,256	£99,420	£257,541	£2,395,784
60% LAR 40% CIR	30%	£9,037,673	£264,493	£731,188	£1,903,862	£2,269,897	£4,402,503
60% LAR 40% CIR	35%	£6,576,470	£2,286,494	£3,789,933	£3,932,418	£4,289,629	£6,425,892
60% LAR 40% CIR	40%	£4,100,731	£4,332,590	£5,834,418	£5,976,654	£6,332,245	£8,465,769
60% LAR 40% CIR	45%	£1,610,597	£6,384,835	£7,894,486	£8,036,519	£8,381,592	£10,522,038
60% LAR 40% CIR	50%	£907,429	£8,472,083	£9,969,994	£10,111,857	£10,466,517	£12,594,471
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 and BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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 and BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, 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%	£23,352,930	£11,261,938	£9,762,436	£9,621,366	£9,289,892	£7,152,845
60% LAR 40% CIR	5%	£21,055,822	£9,372,307	£7,889,416	£7,741,860	£7,398,534	£5,268,458
60% LAR 40% CIR	10%	£18,643,566	£7,474,969	£5,989,244	£5,858,194	£5,508,970	£3,407,323
60% LAR 40% CIR	15%	£16,266,298	£5,566,072	£4,092,080	£3,962,456	£3,603,448	£1,502,395
60% LAR 40% CIR	20%	£13,874,157	£3,639,757	£2,170,019	£2,039,815	£1,682,817	£411,350
60% LAR 40% CIR	25%	£11,487,284	£1,688,169	£232,256	£99,420	£257,541	£2,395,784
60% LAR 40% CIR	30%	£9,037,673	£264,493	£731,188	£1,903,862	£2,269,897	£4,402,503
60% LAR 40% CIR	35%	£6,576,470	£2,286,494	£3,789,933	£3,932,418	£4,289,629	£6,425,892
60% LAR 40% CIR	40%	£4,100,731	£4,332,590	£5,834,418	£5,976,654	£6,332,245	£8,465,769
60% LAR 40% CIR	45%	£1,610,597	£6,384,835	£7,894,486	£8,036,519	£8,381,592	£10,522,038
60% LAR 40% CIR	50%	£907,429	£8,472,083	£9,969,994	£10,111,857	£10,466,517	£12,594,471
Residual Land values compared to benchmark land values		£97,649,000					
Medium 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 and BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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 and BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, 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%	£23,352,930	£11,261,938	£9,762,436	£9,621,366	£9,289,892	£7,152,845
60% LAR 40% CIR	5%	£21,055,822	£9,372,307	£7,889,416	£7,741,860	£7,398,534	£5,268,458
60% LAR 40% CIR	10%	£18,643,566	£7,474,969	£5,989,244	£5,858,194	£5,508,970	£3,407,323
60% LAR 40% CIR	15%	£16,266,298	£5,566,072	£4,092,080	£3,962,456	£3,603,448	£1,502,395
60% LAR 40% CIR	20%	£13,874,157	£3,639,757	£2,170,019	£2,039,815	£1,682,817	£411,350
60% LAR 40% CIR	25%	£11,487,284	£1,688,169	£232,256	£99,420	£257,541	£2,395,784
60% LAR 40% CIR	30%	£9,037,673	£264,493	£731,188	£1,903,862	£2,269,897	£4,402,503
60% LAR 40% CIR	35%	£6,576,470	£2,286,494	£3,789,933	£3,932,418	£4,289,629	£6,425,892
60% LAR 40% CIR	40%	£4,100,731	£4,332,590	£5,834,418	£5,976,654	£6,332,245	£8,465,769
60% LAR 40% CIR	45%	£1,610,597	£6,384,835	£7,894,486	£8,036,519	£8,381,592	£10,522,038
60% LAR 40% CIR	50%	£907,429	£8,472,083	£9,969,994	£10,111,857	£10,466,517	£12,594,471
Residual Land values compared to benchmark land values		£97,649,000					
Lower Value Secondary Offices / Community Space		£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 and BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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 and BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, 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%	£23,352,930	£11,261,938	£9,762,436	£9,621,366	£9,289,892	£7,152,845
60% LAR 40% CIR	5%	£21,055,822	£9,372,307	£7,889,416	£7,741,860	£7,398,534	£5,268,458
60% LAR 40% CIR	10%	£18,643,566	£7,474,969	£5,989,244	£5,858,194	£5,508,970	£3,407,323
60% LAR 40% CIR	15%	£16,266,298	£5,566,072	£4,092,080	£3,962,456	£3,603,448	£1,502,395
60% LAR 40% CIR	20%	£13,874,157	£3,639,757	£2,170,019	£2,039,815	£1,682,817	£411,350
60% LAR 40% CIR	25%	£11,487,284	£1,688,169	£232,256	£99,420	£257,541	£2,395,784
60% LAR 40% CIR	30%	£9,037,673	£264,493	£731,188	£1,903,862	£2,269,897	£4,402,503
60% LAR 40% CIR	35%	£6,576,470	£2,286,494	£3,789,933	£3,932,418	£4,289,629	£6,425,892
60% LAR 40% CIR	40%	£4,100,731	£4,332,590	£5,834,418	£5,976,654	£6,332,245	£8,465,769
60% LAR 40% CIR	45%	£1,610,597	£6,384,835	£7,894,486	£8,036,519	£8,381,592	£10,522,038
60% LAR 40% CIR	50%	£907,429	£8,472,083	£9,969,994	£10,111,857	£10,466,517	£12,594,471
Residual Land values compared to benchmark land values		£97,649,000					
Secondary Industrial/Storage/Distribution		£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 and BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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 and BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, 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%	£23,352,930	£11,261,938	£9,762,436	£9,621,366	£9,289,892	£7,152,845
60% LAR 40% CIR	5%	£21,055,822	£9,372,307	£7,889,416	£7,741,860	£7,398,534	£5,268,458
60% LAR 40% CIR	10%	£18,643,566	£7,474,969	£5,989,244	£5,858,194	£5,508,970	£3,407,323
60% LAR 40% CIR	15%	£16,266,298	£5,566,072	£4,092,080	£3,962,456	£3,603,448	£1,502,395
60% LAR 40% CIR	20%	£13,874,157	£3,639,757	£2,170,019	£2,039,815	£1,682,817	£411,350
60% LAR 40% CIR	25%	£11,487,284	£1,688,169	£232,256	£99,420	£257,541	£2,395,784
60% LAR 40% CIR	30%	£9,037,673	£264,493	£731,188	£1,903,862	£2,269,897	£4,402,503
60% LAR 40% CIR	35%	£6,576,470	£2,286,494	£3,789,933	£3,932,418	£4,289,629	£6,425,892
60% LAR 40% CIR	40%	£4,100,731	£4,332,590	£5,834,418	£5,976,654	£6,332,245	£8,465,769
60% LAR 40% CIR	45%	£1,610,597	£6,384,835	£7,894,486	£8,036,519	£8,381,592	£10,522,038
60% LAR 40% CIR	50%	£907,429	£8,472,083	£9,969,994	£10,111,857	£10,466,517	£12,594,471
Residual Land values compared to benchmark land values		£97,649,000					
Secondary Industrial/Storage/Distribution		£97,649,000					



LB Camden  
Local Plan Viability Testing 2025

Res 14 - 150 Flats		Value Area	Zone C - £1,150 psf					
No Units	190	Sales value inflation						
Site Area	0.27 Ha	Build cost inflation						
Residual land values:		Tenure	LAI: 0.9					
Tenure	%AH	Base Build Costs and Access Prt 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
0% LAR - 40% CR	0%	£30,456,502	£16,283,626	£16,816,811	£16,877,561	£16,330,187	£14,229,901	£14,464,617
0% LAR - 40% CR	5%	£27,254,216	£16,071,222	£14,609,833	£14,470,323	£14,118,877	£12,610,901	£12,265,131
0% LAR - 40% CR	10%	£25,030,781	£13,843,146	£12,366,074	£12,226,854	£11,876,700	£9,715,963	£10,009,370
0% LAR - 40% CR	15%	£22,804,334	£11,580,889	£10,106,877	£9,967,274	£9,618,265	£7,524,213	£7,756,886
0% LAR - 40% CR	20%	£19,567,015	£9,300,792	£7,831,019	£7,691,820	£7,343,823	£5,255,636	£5,449,835
0% LAR - 40% CR	25%	£16,794,962	£7,005,361	£5,539,448	£5,400,812	£5,053,521	£2,970,977	£3,202,371
0% LAR - 40% CR	30%	£14,013,315	£4,694,832	£3,211,311	£3,073,760	£2,727,010	£892,791	£1,003,649
0% LAR - 40% CR	35%	£11,227,212	£2,369,316	£909,757	£771,524	£425,839	£1,684,288	£1,446,825
0% LAR - 40% CR	40%	£8,450,716	£26,959	£1,457,362	£1,598,799	£1,805,389	£4,566,834	£3,851,873
0% LAR - 40% CR	45%	£5,665,782	£2,192,718	£3,682,371	£3,624,400	£4,379,475	£8,509,817	£8,273,202
0% LAR - 40% CR	50%	£2,701,831	£4,824,703	£9,322,613	£8,454,477	£6,819,136	£8,947,091	£8,710,851
Residual Land values compared to benchmark land values								
Higher Value Secondary Offices								
£97,649,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(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%	£1,122,679	£8,367,319	£10,060,234	£10,061,910	£10,181,233	£14,392,644	£14,392,644
0% LAR - 40% CR	5%	£1,122,679	£8,367,319	£10,060,234	£10,061,910	£10,181,233	£14,392,644	£14,392,644
0% LAR - 40% CR	10%	£1,122,679	£8,367,319	£10,060,234	£10,061,910	£10,181,233	£14,392,644	£14,392,644
0% LAR - 40% CR	15%	£1,122,679	£8,367,319	£10,060,234	£10,061,910	£10,181,233	£14,392,644	£14,392,644
0% LAR - 40% CR	20%	£1,122,679	£8,367,319	£10,060,234	£10,061,910	£10,181,233	£14,392,644	£14,392,644
0% LAR - 40% CR	25%	£1,122,679	£8,367,319	£10,060,234	£10,061,910	£10,181,233	£14,392,644	£14,392,644
0% LAR - 40% CR	30%	£1,122,679	£8,367,319	£10,060,234	£10,061,910	£10,181,233	£14,392,644	£14,392,644
0% LAR - 40% CR	35%	£1,122,679	£8,367,319	£10,060,234	£10,061,910	£10,181,233	£14,392,644	£14,392,644
0% LAR - 40% CR	40%	£1,122,679	£8,367,319	£10,060,234	£10,061,910	£10,181,233	£14,392,644	£14,392,644
0% LAR - 40% CR	45%	£1,122,679	£8,367,319	£10,060,234	£10,061,910	£10,181,233	£14,392,644	£14,392,644
0% LAR - 40% CR	50%	£1,122,679	£8,367,319	£10,060,234	£10,061,910	£10,181,233	£14,392,644	£14,392,644
Residual Land values compared to benchmark land values								
Medium Value Secondary Offices								
£57,186,000								
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(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%	£14,860,320	£2,687,446	£1,220,329	£1,081,376	£734,005	£1,967,261	£1,122,169
0% LAR - 40% CR	5%	£12,559,634	£2,675,636	£1,220,329	£1,081,376	£734,005	£1,967,261	£1,122,169
0% LAR - 40% CR	10%	£10,446,599	£1,752,834	£1,220,329	£1,081,376	£734,005	£1,967,261	£1,122,169
0% LAR - 40% CR	15%	£8,706,152	£4,015,263	£5,488,305	£5,628,608	£5,877,917	£3,071,989	£2,639,216
0% LAR - 40% CR	20%	£6,760,353	£8,226,419	£7,765,163	£7,864,362	£8,202,369	£1,034,046	£1,034,046
0% LAR - 40% CR	25%	£1,139,731	£9,560,821	£10,059,239	£10,185,373	£10,542,861	£12,626,305	£12,293,819
0% LAR - 40% CR	30%	£2,901,375	£1,901,203	£12,363,871	£12,565,368	£12,848,672	£14,055,139	£14,055,139
0% LAR - 40% CR	35%	£4,384,373	£11,228,865	£14,688,425	£14,833,638	£15,170,243	£17,280,480	£17,280,480
0% LAR - 40% CR	40%	£1,963,364	£19,540,223	£19,763,748	£19,763,748	£19,763,748	£19,763,748	£19,763,748
0% LAR - 40% CR	45%	£10,030,500	£17,079,160	£18,672,561	£18,672,561	£18,672,561	£18,672,561	£18,672,561
0% LAR - 40% CR	50%	£12,889,389	£30,420,889	£32,819,899	£32,819,899	£32,819,899	£32,819,899	£32,819,899
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
0% LAR - 40% CR	0%	£19,432,869	£7,209,901	£5,792,874	£5,853,129	£5,305,265	£3,205,265	£3,440,381
0% LAR - 40% CR	5%	£18,730,580	£5,047,586	£3,585,999	£3,446,687	£3,095,341	£991,294	£1,221,495
0% LAR - 40% CR	10%	£14,013,315	£2,819,710	£1,343,238	£1,203,188	£851,044	£1,347,585	£1,347,585
0% LAR - 40% CR	15%	£11,280,698	£507,253	£916,758	£1,096,362	£1,406,311	£3,489,422	£3,489,422
0% LAR - 40% CR	20%	£8,523,379	£1,722,874	£5,192,617	£5,331,876	£5,678,812	£5,767,860	£5,678,812
0% LAR - 40% CR	25%	£6,760,353	£4,016,072	£5,488,305	£5,628,608	£5,877,917	£3,071,989	£2,639,216
0% LAR - 40% CR	30%	£2,901,375	£9,560,821	£10,059,239	£10,185,373	£10,542,861	£12,626,305	£12,293,819
0% LAR - 40% CR	35%	£2,901,375	£9,560,821	£10,059,239	£10,185,373	£10,542,861	£12,626,305	£12,293,819
0% LAR - 40% CR	40%	£2,901,375	£9,560,821	£10,059,239	£10,185,373	£10,542,861	£12,626,305	£12,293,819
0% LAR - 40% CR	45%	£2,901,375	£9,560,821	£10,059,239	£10,185,373	£10,542,861	£12,626,305	£12,293,819
0% LAR - 40% CR	50%	£2,901,375	£9,560,821	£10,059,239	£10,185,373	£10,542,861	£12,626,305	£12,293,819
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
0% LAR - 40% CR	0%	£24,838,047	£12,665,173	£11,196,056	£11,056,107	£10,711,733	£8,610,447	£8,845,562
0% LAR - 40% CR	5%	£24,135,761	£10,452,767	£8,991,180	£8,851,866	£8,507,323	£6,526,877	£6,526,877
0% LAR - 40% CR	10%	£19,418,326	£8,224,862	£6,748,420	£6,608,370	£6,263,246	£4,157,499	£4,390,915
0% LAR - 40% CR	15%	£16,685,880	£5,962,334	£4,488,422	£4,348,810	£3,999,811	£1,955,750	£2,139,631
0% LAR - 40% CR	20%	£13,958,561	£3,692,308	£2,212,565	£2,073,305	£1,725,368	£499,876	£4,100,000
0% LAR - 40% CR	25%	£11,170,596	£1,589,307	£949,829	£949,829	£949,829	£949,829	£949,829
0% LAR - 40% CR	30%	£8,367,319	£493,829	£2,385,144	£2,385,144	£2,385,144	£2,385,144	£2,385,144
0% LAR - 40% CR	35%	£5,668,737	£3,249,139	£4,708,698	£4,848,931	£5,194,215	£7,362,752	£7,086,279
0% LAR - 40% CR	40%	£2,707,023	£2,707,023	£2,707,023	£2,707,023	£2,707,023	£2,707,023	£2,707,023
0% LAR - 40% CR	45%	£2,707,023	£2,707,023	£2,707,023	£2,707,023	£2,707,023	£2,707,023	£2,707,023
0% LAR - 40% CR	50%	£2,707,023	£2,707,023	£2,707,023	£2,707,023	£2,707,023	£2,707,023	£2,707,023



LB Camden  
Local Plan Viability Testing 2025

Res 14 - 150 Flats		Value Area		Zone C - £1,350 psf				
No Units	190	Sales value inflation		Growth				
Site Area	0.27 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, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£44,555,050	£32,263,598	£30,796,480	£30,857,530	£30,310,156	£29,252,912	£29,457,295
80% LAR, 40% CIR	0%	£41,154,444	£29,352,193	£27,880,806	£27,732,180	£27,408,114	£26,349,720	£26,554,430
80% LAR, 40% CIR	10%	£37,759,115	£26,425,319	£24,984,817	£24,830,872	£24,480,009	£23,419,835	£23,646,744
80% LAR, 40% CIR	15%	£34,338,901	£23,483,118	£22,031,259	£21,883,754	£21,549,960	£20,487,410	£20,716,586
80% LAR, 40% CIR	20%	£30,904,038	£20,525,733	£19,076,079	£18,943,972	£18,588,204	£17,541,598	£17,773,110
80% LAR, 40% CIR	25%	£27,450,321	£17,553,394	£16,109,422	£15,972,671	£15,630,798	£14,579,552	£14,807,468
80% LAR, 40% CIR	30%	£23,993,317	£14,586,973	£13,143,431	£12,998,969	£12,647,317	£11,579,550	£11,807,468
80% LAR, 40% CIR	35%	£20,461,858	£11,563,880	£10,108,890	£9,970,659	£9,625,072	£8,551,567	£8,781,957
80% LAR, 40% CIR	40%	£16,946,077	£8,520,466	£7,063,441	£6,925,448	£6,580,464	£5,506,568	£5,736,558
80% LAR, 40% CIR	45%	£13,416,120	£5,457,786	£4,002,869	£3,865,077	£3,520,590	£2,446,108	£2,676,362
80% LAR, 40% CIR	50%	£9,872,123	£2,380,550	£927,325	£899,893	£845,614	£1,652,331	£1,415,892
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
		£17,323,505	£3,532,242	£4,184,235	£4,955,252	£4,078,811	£1,925,894	£1,925,894
80% LAR, 40% CIR	0%	£14,532,986	£2,709,247	£1,799,000	£1,770,865	£1,774,963	£1,361,506	£1,361,506
80% LAR, 40% CIR	10%	£11,727,570	£2,082,812	£1,862,728	£1,869,854	£2,148,538	£1,214,711	£1,214,711
80% LAR, 40% CIR	15%	£9,907,866	£1,146,407	£1,400,468	£1,477,706	£1,744,136	£1,044,136	£1,044,136
80% LAR, 40% CIR	20%	£8,272,492	£819,813	£7,553,487	£7,499,173	£8,553,342	£1,039,342	£1,039,342
80% LAR, 40% CIR	25%	£6,637,118	£493,716	£4,937,945	£4,900,345	£5,953,252	£1,000,345	£1,000,345
80% LAR, 40% CIR	30%	£4,992,229	£17,589,573	£1,109,112	£1,123,124	£1,183,028	£1,004,396	£1,004,396
80% LAR, 40% CIR	35%	£3,347,359	£1,509,265	£1,309,265	£1,309,265	£1,309,265	£1,004,396	£1,004,396
80% LAR, 40% CIR	40%	£1,692,458	£18,111,080	£15,988,105	£15,988,105	£15,988,105	£1,004,396	£1,004,396
80% LAR, 40% CIR	45%	£1,313,425	£21,173,780	£22,639,670	£22,639,670	£22,639,670	£1,004,396	£1,004,396
80% LAR, 40% CIR	50%	£18,326,422	£24,059,065	£26,706,221	£26,706,221	£26,706,221	£1,004,396	£1,004,396
Residual Land values compared to benchmark land values								
Medium Value Secondary Offices						£57,186,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£28,958,869	£16,867,416	£15,200,298	£15,061,349	£14,713,975	£12,629,730	£12,861,313
80% LAR, 40% CIR	0%	£25,989,362	£13,786,204,424	£12,204,424	£12,156,698	£11,809,822	£9,753,538	£9,984,944
80% LAR, 40% CIR	10%	£22,162,933	£10,826,137	£9,372,635	£9,234,690	£8,889,828	£8,889,828	£7,050,562
80% LAR, 40% CIR	15%	£18,742,719	£7,886,586	£6,435,077	£6,297,573	£5,953,809	£1,891,228	£1,891,228
80% LAR, 40% CIR	20%	£15,307,866	£4,929,861	£3,481,897	£3,344,796	£3,002,022	£265,416	£265,416
80% LAR, 40% CIR	25%	£11,854,139	£1,957,122	£1,133,240	£1,018,490	£1,614,616	£2,016,830	£1,708,714
80% LAR, 40% CIR	30%	£9,307,135	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000
80% LAR, 40% CIR	35%	£6,855,614	£4,032,302	£3,487,292	£3,625,528	£3,971,139	£3,944,815	£3,944,815
80% LAR, 40% CIR	40%	£4,303,698	£1,070,716	£1,070,716	£1,070,716	£1,070,716	£1,070,716	£1,070,716
80% LAR, 40% CIR	45%	£1,180,595	£1,003,313	£1,003,313	£1,003,313	£1,003,313	£1,003,313	£1,003,313
80% LAR, 40% CIR	50%	£8,724,658	£1,219,439	£1,899,897	£1,899,897	£1,899,897	£1,899,897	£1,899,897
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
		£33,931,414	£21,238,001	£19,772,844	£19,833,894	£19,286,520	£17,027,276	£17,433,959
80% LAR, 40% CIR	0%	£30,140,907	£18,328,556	£16,866,970	£16,728,543	£16,382,477	£14,336,794	£14,536,794
80% LAR, 40% CIR	10%	£26,725,479	£15,401,882	£13,945,181	£13,802,235	£13,462,373	£11,393,189	£11,623,107
80% LAR, 40% CIR	15%	£23,315,265	£12,459,482	£11,007,823	£10,878,118	£10,526,354	£8,463,774	£8,692,840
80% LAR, 40% CIR	20%	£19,880,201	£9,502,086	£8,054,442	£7,917,396	£7,574,567	£5,517,961	£5,746,474
80% LAR, 40% CIR	25%	£16,426,685	£6,529,607	£5,085,785	£4,948,051	£4,605,151	£2,556,816	£2,785,831
80% LAR, 40% CIR	30%	£12,939,680	£3,542,336	£2,101,795	£1,965,383	£1,624,281	£244,087	£244,087
80% LAR, 40% CIR	35%	£9,493,219	£461,244	£461,244	£461,244	£461,244	£461,244	£461,244
80% LAR, 40% CIR	40%	£6,922,441	£2,863,174	£3,960,198	£4,098,198	£4,443,172	£8,513,088	£8,513,088
80% LAR, 40% CIR	45%	£2,362,658	£5,985,805	£7,003,971	£7,003,971	£7,003,971	£7,003,971	£7,003,971
80% LAR, 40% CIR	50%	£1,151,513	£8,843,384	£10,696,312	£10,696,312	£10,696,312	£10,696,312	£10,696,312
Residual Land values compared to benchmark land values								
Secondary Industrial/Storage/Distribution						£20,601,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£38,596,596	£20,645,143	£25,176,026	£25,039,076	£24,691,702	£22,607,458	£22,839,040
80% LAR, 40% CIR	0%	£35,546,089	£12,733,736	£22,272,151	£22,133,226	£21,787,669	£19,711,296	£19,941,876
80% LAR, 40% CIR	10%	£32,140,660	£10,809,864	£19,350,363	£19,212,417	£18,867,585	£16,789,380	£17,028,289
80% LAR, 40% CIR	15%	£28,720,447	£7,884,864	£17,412,805	£17,275,300	£16,931,516	£14,853,131	£15,092,131
80% LAR, 40% CIR	20%	£25,285,243	£4,967,278	£15,456,624	£15,320,318	£14,979,749	£10,823,143	£11,061,655
80% LAR, 40% CIR	25%	£21,841,867	£1,134,449	£13,499,849	£13,363,543	£13,012,343	£7,661,967	£7,900,479
80% LAR, 40% CIR	30%	£18,344,862	£8,647,518	£7,506,977	£7,370,547	£7,029,453	£4,558,095	£4,796,607
80% LAR, 40% CIR	35%	£14,843,401	£5,045,246	£4,490,436	£4,354,201	£4,008,618	£1,533,112	£1,771,624
80% LAR, 40% CIR	40%	£11,327,823	£2,802,011	£1,444,968	£1,308,992	£1,062,011	£1,007,468	£1,007,468
80% LAR, 40% CIR	45%	£7,787,665	£1,615,885	£1,615,885	£1,615,885	£2,097,884	£4,164,747	£4,164,747
80% LAR, 40% CIR	50%	£4,293,699	£3,429,694	£4,491,150	£4,491,150	£4,491,150	£4,491,150	£4,491,150



LB Camden  
Local Plan Viability Testing 2025

Res 14 - 150 Flats		Value Area		Zone C - £1,500 psf	
No Units	160	Sales value inflation		Growth	
Site Area	0.27 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		LAR - CR	
Tenure	%AH	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build 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% CR	5%	£55,112,832	£42,721,325	£41,139,396	£45,795,134
60% LAR, 40% CR	5%	£51,184,437	£39,850,842	£37,712,906	£37,366,862
60% LAR, 40% CR	10%	£47,201,119	£36,861,799	£34,655,296	£35,696,448
60% LAR, 40% CR	15%	£43,113,015	£32,365,349	£30,805,885	£30,462,222
60% LAR, 40% CR	20%	£39,350,263	£28,913,115	£27,234,953	£26,986,186
60% LAR, 40% CR	25%	£35,372,968	£25,417,036	£23,836,454	£23,454,530
60% LAR, 40% CR	30%	£31,381,358	£21,850,656	£20,464,913	£19,967,401
60% LAR, 40% CR	35%	£27,375,479	£18,379,115	£16,865,336	£16,454,949
60% LAR, 40% CR	40%	£23,359,262	£14,838,157	£13,267,109	£12,927,311
60% LAR, 40% CR	45%	£19,376,567	£11,282,120	£9,702,985	£9,368,586
60% LAR, 40% CR	50%	£15,199,803	£7,687,742	£6,096,886	£5,752,806

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, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 &
60% LAR, 40% CR	0%	£38,481,287	£16,089,780	£16,507,851	£17,078,349
60% LAR, 40% CR	5%	£34,562,466	£12,612,907	£11,081,369	£11,669,852
60% LAR, 40% CR	10%	£30,620,573	£9,230,253	£7,731,731	£8,221,708
60% LAR, 40% CR	15%	£26,661,474	£5,843,884	£4,114,844	£4,599,270
60% LAR, 40% CR	20%	£22,718,718	£2,282,170	£197,408	£1,701,965
60% LAR, 40% CR	25%	£18,781,000	£-1,264,669	£-3,466,981	£-2,986,366
60% LAR, 40% CR	30%	£14,789,313	£-4,729,369	£-6,310,062	£-5,780,537
60% LAR, 40% CR	35%	£10,783,654	£-8,193,416	£-9,144,141	£-8,581,248
60% LAR, 40% CR	40%	£6,789,263	£-11,703,389	£-11,984,419	£-12,508,462
60% LAR, 40% CR	45%	£2,794,878	£-15,248,836	£-16,834,557	£-17,330,587
60% LAR, 40% CR	50%	£-1,211,763	£-18,845,805	£-20,687,626	£-21,110,722

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, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 &
60% LAR, 40% CR	0%	£39,516,851	£27,125,143	£26,549,216	£23,114,707
60% LAR, 40% CR	5%	£35,588,255	£23,765,363	£22,175,726	£19,844,286
60% LAR, 40% CR	10%	£31,664,837	£20,265,017	£18,671,170	£16,257,132
60% LAR, 40% CR	15%	£27,716,533	£16,799,168	£15,209,803	£12,803,458
60% LAR, 40% CR	20%	£23,754,081	£13,317,533	£11,736,772	£9,351,004
60% LAR, 40% CR	25%	£19,776,816	£9,826,854	£8,240,222	£5,847,103
60% LAR, 40% CR	30%	£15,786,177	£6,309,275	£4,732,301	£2,344,727
60% LAR, 40% CR	35%	£11,779,267	£2,792,033	£1,200,105	£-1,173,575
60% LAR, 40% CR	40%	£7,743,110	£-7,743,110	£-8,802,107	£-9,816,864
60% LAR, 40% CR	45%	£3,700,966	£-11,686,262	£-13,571,213	£-14,586,006
60% LAR, 40% CR	50%	£-2,308,379	£-15,568,440	£-17,499,268	£-18,507,549

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

				£40,420,000	
Tenure	%AH	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM 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 &
60% LAR, 40% CR	0%	£44,186,196	£31,897,889	£30,252,562	£27,987,255
60% LAR, 40% CR	5%	£40,170,801	£28,281,909	£26,897,698	£24,597,522
60% LAR, 40% CR	10%	£36,237,482	£24,683,162	£23,243,715	£20,929,677
60% LAR, 40% CR	15%	£32,288,379	£21,071,713	£19,619,853	£17,376,004
60% LAR, 40% CR	20%	£28,326,827	£17,460,078	£16,042,425	£13,865,544
60% LAR, 40% CR	25%	£24,369,362	£13,853,600	£12,476,768	£10,416,649
60% LAR, 40% CR	30%	£20,375,722	£10,241,620	£8,904,817	£6,917,272
60% LAR, 40% CR	35%	£16,351,843	£7,565,479	£5,917,655	£3,369,967
60% LAR, 40% CR	40%	£12,315,656	£3,814,520	£2,243,472	£-1,163,675
60% LAR, 40% CR	45%	£8,282,831	£-250,982	£-1,468,146	£-2,924,969
60% LAR, 40% CR	50%	£4,176,166	£-633,684	£-3,626,751	£-5,336,504

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, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, 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%	£49,494,378	£37,102,071	£35,527,804	£35,176,679
60% LAR, 40% CR	5%	£45,575,962	£33,687,688	£32,094,493	£31,748,368
60% LAR, 40% CR	10%	£41,642,664	£30,243,344	£28,766,842	£28,304,035
60% LAR, 40% CR	15%	£37,694,561	£26,776,805	£25,320,705	£24,863,791
60% LAR, 40% CR	20%	£33,731,809	£23,295,269	£21,870,489	£21,367,731
60% LAR, 40% CR	25%	£29,766,449	£19,798,449	£18,421,256	£17,884,073
60% LAR, 40% CR	30%	£25,762,904	£16,287,002	£14,848,482	£14,365,947
60% LAR, 40% CR	35%	£21,757,024	£12,760,061	£11,323,037	£10,846,491
60% LAR, 40% CR	40%	£17,720,837	£9,219,102	£7,784,514	£7,308,857
60% LAR, 40% CR	45%	£13,658,113	£5,664,265	£4,222,326	£3,740,052
60% LAR, 40% CR	50%	£9,581,348	£2,069,288	£2,618,062	£2,134,352



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		Growth LAR - CBR	
190 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 & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 &			



LB Camden  
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area		Zone C - £1,900 psf				
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth Tenure LAR - CIR				
160 0.27 Ha								
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%	183,211,892	£70,425,222	£68,980,154	£68,843,293	£68,001,139	£66,448,219	£66,876,321
60% LAR - 40% CIR	5%	£77,955,016	£65,624,243	£64,194,823	£64,048,477	£63,207,414	£61,652,223	£61,889,466
60% LAR - 40% CIR	10%	£72,563,462	£60,808,029	£59,374,416	£59,231,444	£58,390,785	£56,835,189	£57,066,241
60% LAR - 40% CIR	15%	£67,243,987	£55,976,717	£54,546,677	£54,411,239	£53,570,842	£52,014,060	£52,246,791
60% LAR - 40% CIR	20%	£61,873,530	£51,150,448	£49,704,952	£49,569,556	£48,729,189	£47,172,190	£47,403,266
60% LAR - 40% CIR	25%	£56,488,562	£46,269,363	£44,847,180	£44,712,486	£43,871,784	£42,314,332	£42,545,823
60% LAR - 40% CIR	30%	£51,092,218	£41,330,599	£39,400,709	£39,266,320	£38,425,370	£36,867,834	£37,098,655
60% LAR - 40% CIR	35%	£45,675,634	£36,503,296	£35,067,279	£34,933,169	£34,091,894	£32,534,564	£32,765,491
60% LAR - 40% CIR	40%	£40,247,548	£31,588,585	£29,718,862	£29,584,072	£28,742,274	£27,184,486	£27,415,018
60% LAR - 40% CIR	45%	£34,806,268	£26,670,987	£25,227,637	£25,093,815	£24,252,611	£22,693,186	£22,923,665
60% LAR - 40% CIR	50%	£29,350,818	£21,692,918	£20,261,533	£20,128,970	£19,287,062	£17,728,616	£17,975,554
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£50,588,606	£43,783,676	£42,366,869	£42,217,742	£41,369,269	£39,810,673	£40,044,771
60% LAR - 40% CIR	5%	£45,273,471	£38,992,698	£37,565,077	£37,416,767	£36,567,879	£35,008,778	£35,242,961
60% LAR - 40% CIR	10%	£40,041,857	£34,176,483	£32,741,871	£32,593,098	£31,744,319	£30,184,442	£30,418,605
60% LAR - 40% CIR	15%	£34,842,441	£29,345,172	£27,910,460	£27,761,969	£26,912,664	£25,352,314	£25,586,451
60% LAR - 40% CIR	20%	£29,641,985	£24,498,963	£23,072,006	£22,923,380	£22,074,343	£20,514,445	£20,748,724
60% LAR - 40% CIR	25%	£24,440,589	£19,651,818	£18,224,631	£18,075,817	£17,226,361	£15,666,218	£15,900,478
60% LAR - 40% CIR	30%	£19,240,193	£14,762,053	£13,341,163	£13,192,786	£12,343,095	£10,782,388	£11,016,555
60% LAR - 40% CIR	35%	£14,040,286	£9,871,751	£8,450,733	£8,302,199	£7,452,368	£5,891,516	£6,125,683
60% LAR - 40% CIR	40%	£13,816,063	£4,967,468	£3,547,446	£3,411,527	£2,561,729	£1,000,431	£1,234,597
60% LAR - 40% CIR	45%	£8,174,753	£0,141,121	£1,403,509	£1,268,011	£479,834	£1,814,760	£1,648,507
60% LAR - 40% CIR	50%	£2,719,272	£4,468,464	£6,074,012	£6,200,716	£4,464,641	£8,677,606	£8,511,554
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							
60% LAR - 40% CIR	0%	£87,815,790	£54,829,040	£53,383,972	£53,247,111	£52,394,958	£50,832,037	£51,060,139
60% LAR - 40% CIR	5%	£82,500,825	£49,998,067	£48,553,000	£48,416,261	£47,564,441	£46,001,520	£46,229,265
60% LAR - 40% CIR	10%	£76,987,221	£45,171,847	£43,727,234	£43,591,362	£42,739,083	£41,176,009	£41,403,655
60% LAR - 40% CIR	15%	£71,547,805	£40,345,628	£38,900,495	£38,764,527	£37,912,027	£36,348,478	£36,576,009
60% LAR - 40% CIR	20%	£66,177,848	£35,519,409	£34,075,370	£33,939,320	£33,086,707	£31,522,008	£31,749,587
60% LAR - 40% CIR	25%	£60,862,380	£30,673,181	£29,250,598	£29,114,304	£28,259,587	£26,694,151	£26,921,644
60% LAR - 40% CIR	30%	£55,493,036	£25,797,417	£24,374,526	£24,244,144	£23,388,166	£21,822,452	£22,049,433
60% LAR - 40% CIR	35%	£50,079,453	£20,907,144	£19,481,097	£19,350,987	£18,495,713	£16,929,382	£17,156,303
60% LAR - 40% CIR	40%	£44,651,737	£16,002,413	£14,582,410	£14,448,891	£13,592,092	£12,025,304	£12,252,044
60% LAR - 40% CIR	45%	£39,240,116	£11,094,269	£9,674,456	£9,540,733	£8,683,295	£7,115,949	£7,342,607
60% LAR - 40% CIR	50%	£13,754,636	£6,096,798	£4,685,351	£4,550,789	£3,693,881	£2,127,434	£2,353,372
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space		£48,425,000				
		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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£77,593,478	£54,806,767	£53,361,699	£53,224,838	£52,372,685	£50,809,764	£51,037,866
60% LAR - 40% CIR	5%	£72,286,862	£49,978,789	£48,533,721	£48,396,860	£47,544,707	£45,981,786	£46,209,888
60% LAR - 40% CIR	10%	£66,964,948	£45,150,810	£43,705,742	£43,568,881	£42,716,728	£41,153,807	£41,381,909
60% LAR - 40% CIR	15%	£61,645,034	£40,322,831	£38,880,863	£38,744,002	£37,891,849	£36,328,928	£36,557,030
60% LAR - 40% CIR	20%	£56,325,120	£35,494,852	£34,051,894	£33,915,033	£33,062,880	£31,500,059	£31,728,161
60% LAR - 40% CIR	25%	£51,005,206	£30,666,873	£29,222,926	£29,086,065	£28,233,912	£26,671,091	£26,899,193
60% LAR - 40% CIR	30%	£45,685,292	£25,838,894	£24,394,947	£24,258,086	£23,405,933	£21,843,112	£22,071,214
60% LAR - 40% CIR	35%	£40,365,378	£21,010,915	£19,567,068	£19,430,207	£18,578,054	£17,015,233	£17,243,335
60% LAR - 40% CIR	40%	£35,045,464	£16,182,936	£14,738,120	£14,600,259	£13,748,106	£12,185,285	£12,413,387
60% LAR - 40% CIR	45%	£29,725,550	£11,354,957	£9,909,100	£9,771,239	£8,919,086	£7,356,265	£7,584,367
60% LAR - 40% CIR	50%	£18,405,636	£6,526,978	£5,079,121	£4,941,260	£4,089,107	£2,526,286	£2,754,388
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							
60% LAR - 40% CIR	0%	£77,593,478	£54,806,767	£53,361,699	£53,224,838	£52,372,685	£50,809,764	£51,037,866
60% LAR - 40% CIR	5%	£72,286,862	£49,978,789	£48,533,721	£48,396,860	£47,544,707	£45,981,786	£46,209,888
60% LAR - 40% CIR	10%	£66,964,948	£45,150,810	£43,705,742	£43,568,881	£42,716,728	£41,153,807	£41,381,909
60% LAR - 40% CIR	15%	£61,645,034	£40,322,831	£38,880,863	£38,744,002	£37,891,849	£36,328,928	£36,557,030
60% LAR - 40% CIR	20%	£56,325,120	£35,494,852	£34,051,894	£33,915,033	£33,062,880	£31,500,059	£31,728,161
60% LAR - 40% CIR	25%	£51,005,206	£30,666,873	£29,222,926	£29,086,065	£28,233,912	£26,671,091	£26,899,193
60% LAR - 40% CIR	30%	£45,685,292	£25,838,894	£24,394,947	£24,258,086	£23,405,933	£21,843,112	£22,071,214
60% LAR - 40% CIR	35%	£40,365,378	£21,010,915	£19,567,068	£19,430,207	£18,578,054	£17,015,233	£17,243,335
60% LAR - 40% CIR	40%	£35,045,464	£16,182,936	£14,738,120	£14,600,259	£13,748,106	£12,185,285	£12,413,387
60% LAR - 40% CIR	45%	£29,725,550	£11,354,957	£9,909,100	£9,771,239	£8,919,086	£7,356,265	£7,584,367
60% LAR - 40% CIR	50%	£18,405,636	£6,526,978	£5,079,121	£4,941,260	£4,089,107	£2,526,286	£2,754,388



LB Camden  
Local Plan Viability Testing 2025

Resi 14 - 150 Flats		Value Area		Zone C - £2,000 psf	
No Units	160	Sales value inflation		Growth	
Site Area	0.27 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		LAR - CIR	
				</	



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 - RP Periphery E2.250 psf
------------	----------------------------------

Sales value inflation		Growth
Build cost inflation		LAR - CBR
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, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£197,697,056	£94,637,715	£93,214,366	£93,079,561	£92,742,049	£90,689,126	£90,917,230
60% LAR, 40% CBR	5%	£191,186,893	£89,644,332	£87,213,486	£87,077,140	£86,739,276	£84,691,087	£84,918,331
60% LAR, 40% CBR	10%	£84,620,093	£82,624,847	£81,190,241	£81,056,362	£80,718,483	£78,670,068	£78,893,018
60% LAR, 40% CBR	15%	£88,059,589	£76,581,490	£75,151,451	£75,016,012	£74,677,414	£72,645,632	£72,871,564
60% LAR, 40% CBR	20%	£81,484,726	£70,523,176	£69,091,273	£68,956,232	£68,616,816	£66,586,918	£66,823,985
60% LAR, 40% CBR	25%	£74,895,570	£64,450,044	£63,027,863	£62,893,188	£62,556,432	£60,530,014	£60,769,505
60% LAR, 40% CBR	30%	£68,292,254	£58,362,235	£56,934,344	£56,800,862	£56,457,270	£54,431,241	£54,670,241
60% LAR, 40% CBR	35%	£61,674,914	£52,259,887	£50,843,869	£50,709,760	£50,374,485	£48,346,837	£48,586,354
60% LAR, 40% CBR	40%	£55,028,843	£46,143,140	£44,729,380	£44,595,704	£44,261,013	£42,232,865	£42,475,983
60% LAR, 40% CBR	45%	£48,355,451	£40,012,134	£38,600,022	£38,466,839	£38,132,734	£36,102,586	£36,345,393
60% LAR, 40% CBR	50%	£41,688,230	£33,887,008	£32,457,135	£32,323,609	£31,989,795	£29,960,089	£30,203,451

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£37,645,005						
60% LAR, 40% CBR	5%	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005
60% LAR, 40% CBR	10%	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005
60% LAR, 40% CBR	15%	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005
60% LAR, 40% CBR	20%	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005
60% LAR, 40% CBR	25%	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005
60% LAR, 40% CBR	30%	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005
60% LAR, 40% CBR	35%	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005
60% LAR, 40% CBR	40%	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005
60% LAR, 40% CBR	45%	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005
60% LAR, 40% CBR	50%	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005	£37,645,005

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£57,186,000						
60% LAR, 40% CBR	5%	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000
60% LAR, 40% CBR	10%	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000
60% LAR, 40% CBR	15%	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000
60% LAR, 40% CBR	20%	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000
60% LAR, 40% CBR	25%	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000
60% LAR, 40% CBR	30%	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000
60% LAR, 40% CBR	35%	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000
60% LAR, 40% CBR	40%	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000
60% LAR, 40% CBR	45%	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000
60% LAR, 40% CBR	50%	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000	£57,186,000

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£48,425,000						
60% LAR, 40% CBR	5%	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000
60% LAR, 40% CBR	10%	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000
60% LAR, 40% CBR	15%	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000
60% LAR, 40% CBR	20%	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000
60% LAR, 40% CBR	25%	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000
60% LAR, 40% CBR	30%	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000
60% LAR, 40% CBR	35%	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000
60% LAR, 40% CBR	40%	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000
60% LAR, 40% CBR	45%	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000
60% LAR, 40% CBR	50%	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000	£48,425,000

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£26,601,000						
60% LAR, 40% CBR	5%	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000
60% LAR, 40% CBR	10%	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000
60% LAR, 40% CBR	15%	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000
60% LAR, 40% CBR	20%	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000
60% LAR, 40% CBR	25%	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000
60% LAR, 40% CBR	30%	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000
60% LAR, 40% CBR	35%	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000
60% LAR, 40% CBR	40%	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000
60% LAR, 40% CBR	45%	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000
60% LAR, 40% CBR	50%	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000	£26,601,000



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 C - RP Periphery E2.450 psf
------------	----------------------------------

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR - GCR

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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% GCR	0%	£191,688,272	£108,405,494	£106,982,144	£106,447,339	£106,410,328	£104,488,261	£104,712,934
00% LAR - 40% CIR	5%	£114,457,823	£101,723,711	£100,905,726	£100,171,436	£99,835,888	£97,841,236	£98,045,854
00% LAR - 40% CIR	10%	£107,412,878	£95,026,921	£94,013,971	£93,480,046	£93,145,465	£91,138,418	£91,381,067
00% LAR - 40% CIR	15%	£99,852,369	£88,315,261	£86,905,714	£86,773,311	£86,439,802	£84,419,989	£84,645,719
00% LAR - 40% CIR	20%	£92,677,831	£81,588,869	£80,175,837	£79,708,174	£79,380,477	£77,360,477	£77,605,554
00% LAR - 40% CIR	25%	£85,389,199	£74,839,005	£73,416,824	£72,882,129	£72,545,393	£70,524,975	£70,771,456
00% LAR - 40% CIR	30%	£78,098,338	£68,058,159	£66,635,708	£66,099,370	£65,762,034	£63,741,334	£63,987,055
00% LAR - 40% CIR	35%	£70,789,381	£61,263,854	£59,847,636	£59,713,526	£59,378,251	£57,357,603	£57,603,126
00% LAR - 40% CIR	40%	£63,436,585	£54,454,359	£53,040,750	£52,906,673	£52,572,181	£50,551,055	£50,797,162
00% LAR - 40% CIR	45%	£56,084,022	£47,639,705	£46,215,163	£46,080,511	£45,745,308	£43,723,880	£43,969,880
00% LAR - 40% CIR	50%	£48,706,751	£40,792,981	£39,363,109	£39,249,584	£38,915,769	£36,894,882	£37,135,425

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%	£35,157,526	£81,733,949	£80,989,989	£80,215,794	£79,878,743	£77,688,735	£78,089,888
00% LAR - 40% CIR	5%	£87,456,478	£75,092,195	£73,674,181	£73,639,866	£73,264,142	£71,199,891	£71,431,519
00% LAR - 40% CIR	10%	£80,240,832	£68,395,375	£66,982,424	£66,848,494	£66,513,520	£64,508,472	£64,729,592
00% LAR - 40% CIR	15%	£73,403,863	£61,681,716	£60,268,863	£60,141,736	£59,806,771	£57,798,443	£58,019,174
00% LAR - 40% CIR	20%	£66,048,385	£54,957,324	£53,547,292	£53,412,245	£53,074,629	£51,048,932	£51,274,009
00% LAR - 40% CIR	25%	£58,746,126	£48,237,480	£46,827,449	£46,692,412	£46,353,847	£44,329,429	£44,554,423
00% LAR - 40% CIR	30%	£51,454,782	£41,427,053	£40,020,163	£39,873,786	£39,537,825	£37,522,088	£37,746,059
00% LAR - 40% CIR	35%	£44,137,448	£34,616,138	£33,216,060	£33,069,138	£32,740,166	£30,723,058	£30,946,423
00% LAR - 40% CIR	40%	£36,807,040	£27,822,764	£26,420,254	£26,273,328	£25,932,498	£23,915,616	£24,135,616
00% LAR - 40% CIR	45%	£29,492,477	£20,999,160	£19,597,647	£19,450,966	£19,110,781	£17,114,532	£17,337,335
00% LAR - 40% CIR	50%	£22,075,206	£14,161,436	£12,751,953	£12,603,838	£12,264,223	£10,261,337	£10,483,886

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%	£106,092,590	£32,809,312	£31,385,953	£31,251,157	£30,914,146	£28,892,079	£29,116,753
00% LAR - 40% CIR	5%	£88,861,842	£26,127,539	£24,702,669	£24,567,864	£24,228,658	£22,205,685	£22,429,888
00% LAR - 40% CIR	10%	£81,616,156	£19,430,739	£18,017,688	£17,883,858	£17,549,283	£15,541,836	£15,764,886
00% LAR - 40% CIR	15%	£74,358,187	£12,719,079	£11,310,532	£11,177,129	£10,843,620	£8,823,807	£9,048,538
00% LAR - 40% CIR	20%	£67,081,549	£5,992,688	£4,586,055	£4,442,696	£4,108,862	£2,084,295	£2,309,373
00% LAR - 40% CIR	25%	£59,793,017	£59,242,824	£57,830,642	£57,685,947	£57,349,211	£35,329,793	£35,553,284
00% LAR - 40% CIR	30%	£52,466,126	£52,462,417	£51,043,528	£50,898,144	£50,573,188	£28,557,452	£28,782,423
00% LAR - 40% CIR	35%	£55,173,210	£45,867,472	£44,251,454	£44,117,344	£43,782,069	£21,770,422	£21,995,938
00% LAR - 40% CIR	40%	£47,842,463	£38,858,126	£37,244,568	£37,109,891	£36,775,063	£18,762,853	£18,987,863
00% LAR - 40% CIR	45%	£40,497,841	£31,824,523	£30,212,011	£30,066,329	£29,731,124	£15,749,895	£15,974,089
00% LAR - 40% CIR	50%	£33,115,569	£25,186,800	£23,576,927	£23,431,587	£23,116,700	£12,539,243	£12,764,243

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%	£110,664,135	£97,381,857	£95,958,509	£95,823,703	£95,486,892	£93,458,824	£93,689,209
00% LAR - 40% CIR	5%	£103,434,187	£90,700,075	£89,282,090	£89,147,794	£88,812,051	£86,787,600	£87,021,438
00% LAR - 40% CIR	10%	£96,188,742	£84,020,285	£82,606,244	£82,470,463	£82,134,829	£80,111,381	£80,345,431
00% LAR - 40% CIR	15%	£88,958,732	£77,291,625	£75,883,078	£75,748,874	£75,414,166	£73,390,352	£73,622,083
00% LAR - 40% CIR	20%	£81,654,265	£70,565,233	£69,155,201	£69,020,154	£68,685,238	£66,661,841	£66,895,918
00% LAR - 40% CIR	25%	£74,365,863	£63,815,369	£62,405,187	£62,269,466	£61,934,191	£59,910,338	£60,144,825
00% LAR - 40% CIR	30%	£67,062,672	£57,034,962	£55,616,072	£55,481,890	£55,145,734	£53,121,998	£53,353,968
00% LAR - 40% CIR	35%	£59,745,755	£50,240,018	£48,823,995	£48,689,890	£48,354,615	£46,330,967	£46,556,454
00% LAR - 40% CIR	40%	£52,414,949	£43,430,873	£42,017,113	£41,883,237	£41,548,545	£39,524,398	£39,750,525
00% LAR - 40% CIR	45%	£45,070,386	£36,607,089	£35,193,566	£35,059,175	£34,724,670	£32,700,441	£32,926,244
00% LAR - 40% CIR	50%	£37,683,115	£29,769,345	£28,355,947	£28,225,947	£27,892,132	£25,869,246	£26,111,789

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%	£116,070,117	£102,787,039	£101,383,690	£101,248,885	£100,981,874	£98,869,806	£99,094,486
00% LAR - 40% CIR	5%	£108,839,466	£95,105,236	£94,081,272	£94,045,915	£93,772,933	£91,660,792	£91,885,013
00% LAR - 40% CIR	10%	£101,593,923	£88,408,468	£87,385,415	£87,350,111	£87,077,011	£84,965,163	£85,189,613
00% LAR - 40% CIR	15%	£94,333,814	£81,696,807	£80,673,260	£80,637,947	£80,364,847	£78,253,334	£78,477,265
00% LAR - 40% CIR	20%	£87,059,678	£75,070,415	£74,050,383	£74,015,336	£73,742,236	£71,630,723	£71,854,123
00% LAR - 40% CIR	25%	£79,770,545	£68,445,965	£67,425,933	£67,390,886	£67,117,786	£65,006,273	£65,230,123
00% LAR - 40% CIR	30%	£72,487,853	£61,820,144	£60,800,113	£60,765,066	£60,491,966	£58,380,453	£58,604,353
00% LAR - 40% CIR	35%	£65,195,037	£55,195,199	£54,255,167	£54,220,121	£53,947,021	£51,835,508	£52,059,408
00% LAR - 40% CIR	40%	£57,801,131	£48,533,855	£47,593,823	£47,558,776	£47,284,680	£45,173,167	£45,397,067
00% LAR - 40% CIR	45%	£50,475,568	£42,012,250	£41,072,218	£41,037,171	£40,762,075	£38,650,562	£38,874,462
00% LAR - 40% CIR	50%	£43,089,287	£36,174,627	£35,234,594	£35,199,547	£34,924,451	£32,812,938	£33,036,838



LB Camden  
Local Plan Viability Testing 2025

Resi 15 - 200 Plots		Value Area	Zone C - £1,090 psf					
No Units	200	Sales value inflation	Growth					
Site Area	0.29 Ha	Build cost inflation	Growth					
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, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£25,246,745	£10,194,143	£8,133,043	£7,834,785	£7,439,069	£4,464,887	£2,812,578
60% LAR - 40% CIR	5%	£24,199,875	£7,759,365	£7,759,365	£5,879,784	£4,988,301	£2,024,801	£279,412
60% LAR - 40% CIR	10%	£25,120,807	£9,212,963	£3,203,831	£3,006,916	£2,114,828	£445,800	£1,117,789
60% LAR - 40% CIR	15%	£17,004,067	£2,771,860	£705,360	£509,057	£18,250	£2,977,253	£4,632,243
60% LAR - 40% CIR	20%	£13,866,314	£1,863,314	£245,478	£2,841,849	£2,538,793	£3,525,527	£7,257,691
60% LAR - 40% CIR	25%	£19,707,831	£2,337,521	£4,424,730	£4,623,025	£5,120,855	£8,140,677	£9,818,356
60% LAR - 40% CIR	30%	£7,539,802	£1,948,091	£2,053,214	£7,769,338	£13,779,717	£12,453,617	£15,453,617
60% LAR - 40% CIR	35%	£4,318,937	£7,821,970	£9,792,580	£9,933,101	£10,434,406	£13,442,233	£15,113,248
60% LAR - 40% CIR	40%	£1,058,115	£10,316,806	£12,424,126	£12,424,335	£15,124,861	£16,126,015	£17,946,433
60% LAR - 40% CIR	45%	£2,266,528	£13,033,007	£15,137,649	£15,837,487	£18,839,850	£20,553,156	£22,553,156
60% LAR - 40% CIR	50%	£5,633,890	£16,770,375	£17,872,949	£18,072,709	£18,572,112	£21,566,526	£23,233,200
Residual Land values compared to benchmark land values Higher Value Secondary Offices								
£97,649,000								
Tenure	% 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, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£1,609,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214
60% LAR - 40% CIR	5%	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214
60% LAR - 40% CIR	10%	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214
60% LAR - 40% CIR	15%	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214
60% LAR - 40% CIR	20%	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214
60% LAR - 40% CIR	25%	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214
60% LAR - 40% CIR	30%	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214
60% LAR - 40% CIR	35%	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214
60% LAR - 40% CIR	40%	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214
60% LAR - 40% CIR	45%	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214
60% LAR - 40% CIR	50%	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214	£1,709,214
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, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883
60% LAR - 40% CIR	5%	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883
60% LAR - 40% CIR	10%	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883
60% LAR - 40% CIR	15%	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883
60% LAR - 40% CIR	20%	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883
60% LAR - 40% CIR	25%	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883
60% LAR - 40% CIR	30%	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883
60% LAR - 40% CIR	35%	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883
60% LAR - 40% CIR	40%	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883
60% LAR - 40% CIR	45%	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883
60% LAR - 40% CIR	50%	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883	£9,907,883
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, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150
60% LAR - 40% CIR	5%	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150
60% LAR - 40% CIR	10%	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150
60% LAR - 40% CIR	15%	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150
60% LAR - 40% CIR	20%	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150
60% LAR - 40% CIR	25%	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150
60% LAR - 40% CIR	30%	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150
60% LAR - 40% CIR	35%	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150
60% LAR - 40% CIR	40%	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150
60% LAR - 40% CIR	45%	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150
60% LAR - 40% CIR	50%	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150	£14,088,150
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution								
£20,601,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£20,360,745	£4,308,143	£2,247,043	£2,048,785	£1,653,069	£1,241,383	£3,073,428
60% LAR - 40% CIR	5%	£17,313,025	£1,871,365	£2,247,043	£2,048,785	£1,653,069	£1,241,383	£3,073,428
60% LAR - 40% CIR	10%	£14,234,907	£989,437	£2,247,043	£2,048,785	£1,653,069	£1,241,383	£3,073,428
60% LAR - 40% CIR	15%	£11,118,067	£4,314,140	£1,780,200	£1,581,943	£1,187,726	£881,251	£1,789,738
60% LAR - 40% CIR	20%	£7,880,314	£3,640,521	£779,072	£737,849	£48,740	£1,411,527	£1,983,881
60% LAR - 40% CIR	25%	£4,241,531	£3,640,521	£1,044,224	£1,044,224	£1,044,224	£1,044,224	£1,044,224
60% LAR - 40% CIR	30%	£1,044,224	£1,044,224	£1,044,224	£1,044,224	£1,044,224	£1,044,224	£1,044,224
60% LAR - 40% CIR	35%	£1,044,224	£1,044,224	£1,044,224	£1,044,224	£1,044,224	£1,044,224	£1,044,224
60% LAR - 40% CIR	40%	£1,044,224	£1,044,224	£1,044,224	£1,044,224	£1,044,224	£1,044,224	£1,044,224
60% LAR - 40% CIR	45%	£1,044,224	£1,044,224	£1,044,224	£1,044,224	£1,044,224	£1,044,224	£1,044,224
60% LAR - 40% CIR	50%	£1,044,224	£1,044,224	£1,044,224	£1,044,224	£1,044,224	£1,044,224	£1,044,224











LB Camden  
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone C - £1,000 paf			
No Units	200	Sales value inflation		Growth			
Site Area	0.29 Ha	Build cost inflation		Growth			
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) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 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
60% LAR, 40% CR	0%	£87,505,335	£51,282,443	£49,257,581	£49,065,218	£45,584,310	£45,008,863
60% LAR, 40% CR	5%	£92,515,332	£46,524,442	£44,808,670	£44,614,997	£44,135,814	£43,563,447
60% LAR, 40% CR	10%	£97,404,485	£42,444,639	£40,333,742	£40,142,700	£39,663,096	£39,087,475
60% LAR, 40% CR	15%	£92,273,169	£37,843,819	£35,838,986	£35,648,520	£35,172,354	£34,595,136
60% LAR, 40% CR	20%	£47,121,564	£33,321,987	£31,302,585	£31,104,649	£30,631,773	£30,053,620
60% LAR, 40% CR	25%	£41,949,847	£28,779,287	£26,784,757	£26,585,269	£26,112,548	£25,532,143
60% LAR, 40% CR	30%	£36,748,213	£24,251,604	£22,231,987	£22,033,007	£21,560,050	£21,070,794
60% LAR, 40% CR	35%	£31,488,052	£19,615,112	£17,588,238	£17,406,623	£16,927,582	£16,435,340
60% LAR, 40% CR	40%	£26,230,016	£14,967,623	£12,952,286	£12,761,978	£12,283,682	£11,793,565
60% LAR, 40% CR	45%	£20,942,286	£10,298,521	£9,267,351	£9,086,275	£8,615,584	£8,119,007
60% LAR, 40% CR	50%	£15,632,135	£5,609,790	£3,575,705	£3,381,903	£2,897,399	£2,645,429

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
60% LAR, 40% CR	0%	£98,735,921	£43,729,729	£41,787,889	£41,785,504	£38,984,586	£38,785,129
60% LAR, 40% CR	5%	£104,615,618	£39,524,638	£37,587,890	£37,585,105	£34,785,057	£34,585,590
60% LAR, 40% CR	10%	£109,504,720	£35,324,025	£33,434,007	£33,431,088	£30,630,384	£30,430,917
60% LAR, 40% CR	15%	£104,393,822	£31,119,405	£29,283,712	£29,280,793	£26,480,089	£26,280,622
60% LAR, 40% CR	20%	£119,221,849	£26,923,253	£25,132,851	£25,130,031	£22,329,327	£22,129,860
60% LAR, 40% CR	25%	£124,050,967	£22,717,077	£20,923,129	£20,920,309	£18,119,605	£17,919,138
60% LAR, 40% CR	30%	£138,880,438	£18,511,901	£16,717,728	£16,714,908	£13,914,193	£13,714,726
60% LAR, 40% CR	35%	£153,710,909	£14,306,725	£12,512,328	£12,509,508	£9,705,788	£9,506,321
60% LAR, 40% CR	40%	£168,541,380	£10,101,549	£8,306,928	£8,304,108	£5,491,388	£5,291,921
60% LAR, 40% CR	45%	£183,371,851	£5,896,373	£4,102,348	£4,100,528	£1,285,948	£1,086,481
60% LAR, 40% CR	50%	£198,202,322	£1,691,197	£-1,103,192	£-1,101,372	£-3,298,168	£-3,498,701

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
60% LAR, 40% CR	0%	£51,286,878	£34,943,886	£32,918,724	£32,726,361	£29,245,453	£28,980,006
60% LAR, 40% CR	5%	£46,178,475	£30,835,385	£28,807,613	£28,615,150	£25,134,242	£24,868,795
60% LAR, 40% CR	10%	£41,065,072	£26,005,782	£23,984,885	£23,803,843	£20,322,942	£20,057,495
60% LAR, 40% CR	15%	£35,954,720	£21,504,362	£19,500,129	£19,308,683	£15,827,782	£15,562,335
60% LAR, 40% CR	20%	£30,844,368	£16,983,110	£14,983,786	£14,792,340	£11,301,440	£11,035,993
60% LAR, 40% CR	25%	£25,734,016	£12,461,858	£10,463,932	£10,272,486	£6,680,588	£6,415,141
60% LAR, 40% CR	30%	£20,623,664	£7,940,606	£5,945,180	£5,753,734	£2,169,688	£1,904,241
60% LAR, 40% CR	35%	£15,513,312	£3,419,354	£1,424,428	£1,232,982	£-3,381,168	£-3,675,721
60% LAR, 40% CR	40%	£10,402,960	£-1,103,192	£-3,298,168	£-3,498,701	£-6,999,816	£-7,299,369
60% LAR, 40% CR	45%	£5,292,608	£-3,498,701	£-6,999,816	£-7,299,369	£-10,800,416	£-11,100,969
60% LAR, 40% CR	50%	£1,182,256	£-6,999,816	£-10,800,416	£-11,100,969	£-14,901,568	£-15,202,121

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
60% LAR, 40% CR	0%	£37,733,872	£17,350,010	£17,350,010	£17,350,010	£15,035,729	£14,785,292
60% LAR, 40% CR	5%	£32,623,469	£12,239,607	£12,239,607	£12,239,607	£9,925,328	£9,674,891
60% LAR, 40% CR	10%	£27,513,066	£7,129,204	£7,129,204	£7,129,204	£4,814,927	£4,564,490
60% LAR, 40% CR	15%	£22,402,663	£2,018,801	£2,018,801	£2,018,801	£-3,495,474	£-3,745,917
60% LAR, 40% CR	20%	£17,292,260	£-1,103,192	£-1,103,192	£-1,103,192	£-7,996,971	£-8,247,414
60% LAR, 40% CR	25%	£12,181,857	£-3,298,168	£-3,298,168	£-3,298,168	£-12,498,468	£-12,748,911
60% LAR, 40% CR	30%	£7,071,454	£-6,999,816	£-6,999,816	£-6,999,816	£-16,999,965	£-17,250,408
60% LAR, 40% CR	35%	£1,961,051	£-10,800,416	£-10,800,416	£-10,800,416	£-21,501,512	£-21,751,955
60% LAR, 40% CR	40%	£-3,298,168	£-14,901,568	£-14,901,568	£-14,901,568	£-26,003,059	£-26,253,502
60% LAR, 40% CR	45%	£-8,400,670	£-19,004,069	£-19,004,069	£-19,004,069	£-30,505,601	£-30,756,044
60% LAR, 40% CR	50%	£-12,503,171	£-23,106,570	£-23,106,570	£-23,106,570	£-35,008,143	£-35,258,586

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
60% LAR, 40% CR	0%	£17,719,535	£45,386,443	£43,371,581	£43,179,218	£42,088,310	£38,812,863
60% LAR, 40% CR	5%	£16,629,132	£40,338,442	£38,323,579	£38,131,216	£37,040,308	£33,764,861
60% LAR, 40% CR	10%	£15,538,729	£35,288,441	£33,273,616	£33,081,253	£31,990,345	£28,715,414
60% LAR, 40% CR	15%	£14,448,326	£30,238,440	£28,223,765	£28,031,402	£26,940,494	£23,665,047
60% LAR, 40% CR	20%	£13,357,923	£25,188,439	£23,173,584	£22,981,221	£21,890,313	£18,610,596
60% LAR, 40% CR	25%	£12,267,520	£20,138,438	£18,123,579	£17,931,216	£16,840,308	£13,560,149
60% LAR, 40% CR	30%	£11,177,117	£15,088,437	£13,073,568	£12,881,205	£11,790,297	£8,539,702
60% LAR, 40% CR	35%	£10,086,714	£10,038,436	£8,023,559	£7,831,196	£6,740,288	£3,490,255
60% LAR, 40% CR	40%	£8,996,311	£4,988,435	£2,973,558	£2,781,195	£1,690,287	£-1,559,202
60% LAR, 40% CR	45%	£7,905,908	£-1,103,192	£-3,298,168	£-3,498,701	£-6,999,816	£-7,299,369
60% LAR, 40% CR	50%	£6,815,505	£-3,298,168	£-6,999,816	£-7,299,369	£-11,501,416	£-11,801,969



LB Camden  
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone C - £1,760 psf	
No Units		200		Growth	
Site Area		0.29 Ha		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 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & 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	
		Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	
		Base			



LB Camden  
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone C - £1,900 psf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth Growth LAR - CIR	
200 0.29 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			



LB Camden  
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone C - £2,000 psf	
No Units	200	Sales value inflation		Growth	
Site Area	0.29 Ha	Build cost inflation		Growth	
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
Tenure	% AH	£113,154,161	£96,341,047	£94,340,616	£94,157,144
60% LAR - 40% CIR	0%	£106,616,455	£89,657,133	£87,669,862	£87,481,096
60% LAR - 40% CIR	5%	£98,447,415	£82,462,137	£80,474,961	£80,312,867
60% LAR - 40% CIR	10%	£91,063,714	£76,230,245	£74,251,542	£74,093,938
60% LAR - 40% CIR	15%	£83,680,030	£69,479,635	£67,510,312	£67,353,218
60% LAR - 40% CIR	20%	£76,238,537	£62,712,491	£60,747,958	£60,591,316
60% LAR - 40% CIR	25%	£68,788,174	£55,924,095	£53,959,626	£53,793,423
60% LAR - 40% CIR	30%	£61,288,916	£49,117,330	£47,160,625	£46,974,725
60% LAR - 40% CIR	35%	£53,770,061	£42,269,676	£40,308,708	£40,126,284
60% LAR - 40% CIR	40%	£46,251,848	£35,385,969	£33,414,964	£33,226,760
60% LAR - 40% CIR	45%	£38,674,394	£28,479,721	£26,500,725	£26,312,704
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build 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	£113,154,161	£96,341,047	£94,340,616	£94,157,144
60% LAR - 40% CIR	0%	£106,616,455	£89,657,133	£87,669,862	£87,481,096
60% LAR - 40% CIR	5%	£98,447,415	£82,462,137	£80,474,961	£80,312,867
60% LAR - 40% CIR	10%	£91,063,714	£76,230,245	£74,251,542	£74,093,938
60% LAR - 40% CIR	15%	£83,680,030	£69,479,635	£67,510,312	£67,353,218
60% LAR - 40% CIR	20%	£76,238,537	£62,712,491	£60,747,958	£60,591,316
60% LAR - 40% CIR	25%	£68,788,174	£55,924,095	£53,959,626	£53,793,423
60% LAR - 40% CIR	30%	£61,288,916	£49,117,330	£47,160,625	£46,974,725
60% LAR - 40% CIR	35%	£53,770,061	£42,269,676	£40,308,708	£40,126,284
60% LAR - 40% CIR	40%	£46,251,848	£35,385,969	£33,414,964	£33,226,760
60% LAR - 40% CIR	45%	£38,674,394	£28,479,721	£26,500,725	£26,312,704
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	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build 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	£113,154,161	£96,341,047	£94,340,616	£94,157,144
60% LAR - 40% CIR	0%	£106,616,455	£89,657,133	£87,669,862	£87,481,096
60% LAR - 40% CIR	5%	£98,447,415	£82,462,137	£80,474,961	£80,312,867
60% LAR - 40% CIR	10%	£91,063,714	£76,230,245	£74,251,542	£74,093,938
60% LAR - 40% CIR	15%	£83,680,030	£69,479,635	£67,510,312	£67,353,218
60% LAR - 40% CIR	20%	£76,238,537	£62,712,491	£60,747,958	£60,591,316
60% LAR - 40% CIR	25%	£68,788,174	£55,924,095	£53,959,626	£53,793,423
60% LAR - 40% CIR	30%	£61,288,916	£49,117,330	£47,160,625	£46,974,725
60% LAR - 40% CIR	35%	£53,770,061	£42,269,676	£40,308,708	£40,126,284
60% LAR - 40% CIR	40%	£46,251,848	£35,385,969	£33,414,964	£33,226,760
60% LAR - 40% CIR	45%	£38,674,394	£28,479,721	£26,500,725	£26,312,704
Residual Land values compared to benchmark land values					
Lower Value Secondary Offices / Community Space				£90,420,000	
			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	£113,154,161	£96,341,047	£94,340,616	£94,157,144
60% LAR - 40% CIR	0%	£106,616,455	£89,657,133	£87,669,862	£87,481,096
60% LAR - 40% CIR	5%	£98,447,415	£82,462,137	£80,474,961	£80,312,867
60% LAR - 40% CIR	10%	£91,063,714	£76,230,245	£74,251,542	£74,093,938
60% LAR - 40% CIR	15%	£83,680,030	£69,479,635	£67,510,312	£67,353,218
60% LAR - 40% CIR	20%	£76,238,537	£62,712,491	£60,747,958	£60,591,316
60% LAR - 40% CIR	25%	£68,788,174	£55,924,095	£53,959,626	£53,793,423
60% LAR - 40% CIR	30%	£61,288,916	£49,117,330	£47,160,625	£46,974,725
60% LAR - 40% CIR	35%	£53,770,061	£42,269,676	£40,308,708	£40,126,284
60% LAR - 40% CIR	40%	£46,251,848	£35,385,969	£33,414,964	£33,226,760
60% LAR - 40% CIR	45%	£38,674,394	£28,479,721	£26,500,725	£26,312,704
60% LAR - 40% CIR	50%	£30,674,394	£20,479,721	£18,500,725	£18,312,704
Residual Land values compared to benchmark land values					
Secondary Industrial/Storage/Distribution				£90,601,000	
			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 & Biodiversity	Base Build 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	£113,154,161	£96,341,047	£94,340,616	£94,157,144
60% LAR - 40% CIR	0%	£106,616,455	£89,657,133	£87,669,862	£87,481,096
60% LAR - 40% CIR	5%	£98,447,415	£82,462,137	£80,474,961	£80,312,867
60% LAR - 40% CIR	10%	£91,063,714	£76,230,245	£74,251,542	£74,093,938
60% LAR - 40% CIR	15%	£83,680,030	£69,479,635	£67,510,312	£67,353,218
60% LAR - 40% CIR	20%	£76,238,537	£62,712,491	£60,747,958	£60,591,316
60% LAR - 40% CIR	25%	£68,788,174	£55,924,095	£53,959,626	£53,793,423
60% LAR - 40% CIR	30%	£61,288,916	£49,117,330	£47,160,625	£46,974,725
60% LAR - 40% CIR	35%	£53,770,061	£42,269,676	£40,308,708	£40,126,284
60% LAR - 40% CIR	40%	£46,251,848	£35,385,969	£33,414,964	£33,226,760
60% LAR - 40% CIR	45%	£38,674,394	£28,479,721	£26,500,725	£26,312,704
60% LAR - 40% CIR	50%	£30,674,394	£20,479,721	£18,500,725	£18,312,704
Residual Land values compared to benchmark land values					
Secondary Industrial/Storage/Distribution				£90,601,000	



LB Camden  
Local Plan Viability Testing 2025

Resi 15 - 200 Flats		Value Area		Zone C - RP Periphery E2,250 psf	
No Units	200	Sales value inflation		Growth	
Site Area	0.29 Ha	Build cost inflation		Growth	
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, Wchair Prt M4(3) & BREEAM Excellent	
Tenure	% AH				
60% LAR - 40% CIR	5%	£159,875,780	£118,722,768	£118,728,311	£118,105,126
60% LAR - 40% CIR	5%	£147,298,495	£110,486,575	£108,980,190	£108,338,448
60% LAR - 40% CIR	10%	£118,896,871	£103,149,618	£101,189,709	£101,033,369
60% LAR - 40% CIR	15%	£110,777,590	£95,332,078	£93,387,053	£93,189,752
60% LAR - 40% CIR	20%	£101,837,325	£87,449,813	£85,250,480	£85,333,386
60% LAR - 40% CIR	25%	£93,277,750	£79,587,033	£77,832,499	£77,445,858
60% LAR - 40% CIR	30%	£84,668,543	£71,883,801	£69,733,571	£69,331,238
60% LAR - 40% CIR	35%	£76,089,877	£63,750,600	£61,793,895	£61,607,594
60% LAR - 40% CIR	40%	£67,461,861	£55,787,369	£53,844,854	£53,656,043
60% LAR - 40% CIR	45%	£58,815,052	£47,824,212	£45,871,038	£45,687,693
60% LAR - 40% CIR	50%	£50,113,672	£39,831,491	£37,860,825	£37,672,805
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, Building Regs 2022 & 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				
60% LAR - 40% CIR	0%	£107,378,585	£80,623,053	£80,623,053	£80,623,053
60% LAR - 40% CIR	5%	£99,496,719	£73,046,861	£73,046,476	£73,043,522
60% LAR - 40% CIR	10%	£90,997,157	£75,249,504	£72,288,969	£72,286,295
60% LAR - 40% CIR	15%	£82,417,376	£67,432,364	£65,487,339	£65,481,023
60% LAR - 40% CIR	20%	£73,937,610	£59,590,090	£57,620,776	£57,433,680
60% LAR - 40% CIR	25%	£65,457,344	£51,747,677	£49,269,214	£49,146,144
60% LAR - 40% CIR	30%	£56,977,078	£43,905,264	£41,823,857	£41,637,014
60% LAR - 40% CIR	35%	£48,496,812	£36,062,851	£33,864,180	£33,738,286
60% LAR - 40% CIR	40%	£39,996,546	£28,220,438	£26,943,940	£26,789,328
60% LAR - 40% CIR	45%	£31,496,280	£20,378,025	£17,973,538	£17,824,698
60% LAR - 40% CIR	50%	£22,996,014	£12,535,612	£9,773,961	£9,503,303
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, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
Tenure	% AH				
60% LAR - 40% CIR	0%	£119,536,822	£102,383,811	£102,383,811	£102,383,811
60% LAR - 40% CIR	5%	£111,057,536	£94,897,718	£92,650,332	£91,999,481
60% LAR - 40% CIR	10%	£102,558,014	£87,401,761	£84,858,852	£84,211,156
60% LAR - 40% CIR	15%	£94,058,233	£79,905,221	£77,048,198	£76,391,896
60% LAR - 40% CIR	20%	£85,558,452	£72,409,680	£69,118,633	£68,994,537
60% LAR - 40% CIR	25%	£77,058,671	£64,914,139	£61,382,862	£61,107,001
60% LAR - 40% CIR	30%	£68,558,890	£57,418,598	£53,744,044	£53,732,863
60% LAR - 40% CIR	35%	£60,059,109	£49,923,057	£45,465,027	£45,289,327
60% LAR - 40% CIR	40%	£51,559,328	£42,427,516	£37,504,797	£37,419,186
60% LAR - 40% CIR	45%	£43,059,547	£34,931,975	£29,524,182	£29,485,365
60% LAR - 40% CIR	50%	£34,559,766	£27,436,434	£20,924,698	£20,861,248
Residual Land values compared to benchmark land values					
Lower Value Secondary Offices / Community Space				£48,425,000	
		Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
Tenure	% AH				
60% LAR - 40% CIR	0%	£194,227,728	£107,174,198	£105,290,740	£104,558,554
60% LAR - 40% CIR	5%	£171,847,522	£99,398,004	£97,440,619	£96,789,748
60% LAR - 40% CIR	10%	£163,348,300	£91,897,047	£89,650,138	£88,901,442
60% LAR - 40% CIR	15%	£154,848,019	£84,396,090	£81,838,681	£81,398,116
60% LAR - 40% CIR	20%	£146,347,737	£76,895,133	£73,971,918	£73,784,823
60% LAR - 40% CIR	25%	£137,847,455	£69,394,176	£66,083,927	£65,844,682
60% LAR - 40% CIR	30%	£129,347,173	£61,893,219	£58,175,000	£57,923,149
60% LAR - 40% CIR	35%	£120,846,891	£54,392,262	£50,245,323	£50,094,875
60% LAR - 40% CIR	40%	£112,346,609	£46,891,305	£42,265,683	£42,149,471
60% LAR - 40% CIR	45%	£103,846,327	£39,390,348	£34,334,467	£34,139,091
60% LAR - 40% CIR	50%	£95,346,045	£31,889,391	£26,312,254	£26,144,233
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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
Tenure	% AH				
60% LAR - 40% CIR	0%	£129,989,780	£112,638,768	£110,872,311	£110,685,687
60% LAR - 40% CIR	5%	£121,510,493	£108,060,575	£105,110,130	£104,857,248
60% LAR - 40% CIR	10%	£113,031,207	£93,482,382	£91,323,709	£91,065,387
60% LAR - 40% CIR	15%	£104,551,921	£84,902,189	£82,444,072	£82,186,104
60% LAR - 40% CIR	20%	£96,072,635	£76,321,996	£73,600,821	£73,342,953
60% LAR - 40% CIR	25%	£87,593,349	£67,741,803	£64,717,033	£64,459,255
60% LAR - 40% CIR	30%	£79,114,063	£59,161,610	£56,183,711	£55,925,933
60% LAR - 40% CIR	35%	£70,634,777	£50,581,417	£47,249,499	£47,001,721
60% LAR - 40% CIR	40%	£62,155,491	£42,001,224	£38,315,276	£38,167,498
60% LAR - 40% CIR	45%	£53,676,205	£33,421,031	£29,381,053	£29,243,275
60% LAR - 40% CIR	50%	£45,196,919	£24,840,838	£20,446,830	£20,319,052
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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
Tenure	% AH				
60% LAR - 40% CIR	0%	£129,989,780	£112,638,768	£110,872,311	£110,685,687
60% LAR - 40% CIR	5%	£121,510,493	£108,060,575	£105,110,130	£104,857,248
60% LAR - 40% CIR	10%	£113,031,207	£93,482,382	£91,323,709	£91,065,387
60% LAR - 40% CIR	15%	£104,551,921	£84,902,189	£82,444,072	£82,186,104
60% LAR - 40% CIR	20%	£96,072,635	£76,321,996	£73,600,821	£73,342,953
60% LAR - 40% CIR	25%	£87,593,349	£67,741,803	£64,717,033	£64,459,255
60% LAR - 40% CIR	30%	£79,114,063	£59,161,610	£56,183,711	£55,925,933
60% LAR - 40% CIR	35%	£70,634,777	£50,581,417	£47,249,499	£47,001,721
60% LAR - 40% CIR	40%	£62,155,491	£42,001,224	£38,315,276	£38,167,498
60% LAR - 40% CIR	45%	£53,676,205	£33,421,031	£29,381,053	£29,243,275
60% LAR - 40% CIR	50%	£45,196,919	£24,840,838	£20,446,830	£20,319,052
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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
Tenure	% AH				
60% LAR - 40% CIR	0%	£129,989,780	£112,638,768	£110,872,311	£110,685,687
60% LAR - 40% CIR	5%	£121,510,493	£108,060,575	£105,110,130	£104,857,248
60% LAR - 40% CIR	10%	£113,031,207	£93,482,382	£91,323,709	£91,065,387
60% LAR - 40% CIR	15%	£104,551,921	£84,902,189	£82,444,072	£82,186,104
60% LAR - 40% CIR	20%	£96,072,635	£76,321,996	£73,600,821	£73,342,953
60% LAR - 40% CIR	25%	£87,593,349	£67,741,803	£64,717,033	£64,459,255
60% LAR - 40% CIR	30%	£79,114,063	£59,161,610	£56,183,711	£55,925,933
60% LAR - 40% CIR	35%	£70,634,777	£50,581,417	£47,249,499	£47,001,721
60% LAR - 40% CIR	40%	£62,155,491	£42,001,224	£38,315,276	£38,167,498
60% LAR - 40% CIR	45%	£53,676,205	£33,421,031	£29,381,053	£29,243,275
60% LAR - 40% CIR	50%	£45,196,919	£24,840,838	£20,446,830	£20,319,052
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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
Tenure	% AH				
60% LAR - 40% CIR	0%	£129,989,780	£112,638,768	£110,872,311	£110,685,687
60% LAR - 40% CIR	5%	£121,510,493	£108,060,575	£105,110,130	£104,857,248
60% LAR - 40% CIR	10%	£113,031,207	£93,482,382	£91,323,709	£91,065,387
60% LAR - 40% CIR	15%	£104,551,921	£84,902,189	£82,444,072	£82,186,104
60% LAR - 40% CIR	20%	£96,072,635	£76,321,996	£73,600,821	£73,342,953
60% LAR - 40% CIR	25%	£87,593,349	£67,741,803	£64,717,033	£64,459,255
60% LAR - 40% CIR	30%	£79,114,063	£59,161,610	£56,183,711	£55,925,933
60% LAR - 40% CIR	35%	£70,634,777	£50,581,417	£47,249,499	£47,001,721
60% LAR - 40% CIR	40%	£62,155,491	£42,001,224	£38,315,276	£38,167,498
60% LAR - 40% CIR	45%	£53,676,205	£33,421,031	£29,381,053	£29,243,275
60% LAR - 40% CIR	50%	£45,196,919	£24,840,838	£20,446,830	£20,319,052
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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
Tenure	% AH				
60% LAR - 40% CIR	0%	£129,989,780	£112,638,768	£110,872,311	£110,685,687
60% LAR - 40% CIR	5%	£121,510,493	£108,060,575	£105,110,130	£104,857,248
60% LAR - 40% CIR	10%	£113,031,207	£93,482,382	£91,323,709	£91,065,387
60% LAR - 40% CIR	15%	£104,551,921	£84,902,189	£82,444,072	£82,186,104
60% LAR - 40% CIR	20%	£96,072,635	£76,321,996	£73,600,821	£73,342,953
60% LAR - 40% CIR	25%	£87,593,349	£67,741,803	£64,717,033	£64,459,255
60% LAR - 40% CIR	30%	£79,114,063	£59,161,610	£56,183,711	£55,925,933
60% LAR - 40% CIR	35%	£70,634,777	£50,581,417	£47,249,499	£47,001,721
60% LAR - 40% CIR	40%	£62,155,491	£42,001,224	£38,315,276	£38,167,498
60% LAR - 40% CIR	45%	£53,676,205	£33,421,031	£29,381,053	£29,243,275
60% LAR - 40% CIR	50%	£45,196,919	£24,840,838	£20,446,830	£20,319,052
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		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	
Ten					







LB Camden  
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone C - £1,550 pso	
No Units	575	Sales value inflation		Growth	
Site Area	2.88 Ha	Build cost inflation		Growth	
Residual land values:		Tenure		LAR, CIR	



LB Camden  
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone C - £1,100 psf				
No Units	575	Sales value inflation		Growth				
Site Area	2.88 Ha	Build cost inflation		Growth				
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 & 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%	£117,287,550	£74,357,573	£59,569,888	£69,117,799	£87,888,078	£81,259,751	
60% LAR - 40% CR	5%	£107,426,629	£66,183,548	£51,414,624	£60,964,558	£79,839,294	£73,307,862	
60% LAR - 40% CR	10%	£97,565,674	£57,807,357	£43,205,507	£52,747,467	£69,636,400	£63,104,916	
60% LAR - 40% CR	15%	£87,704,676	£49,479,507	£34,944,150	£44,497,232	£63,379,936	£56,834,116	
60% LAR - 40% CR	20%	£77,853,522	£41,150,598	£26,676,386	£36,165,784	£55,039,252	£49,300,059	
60% LAR - 40% CR	25%	£67,555,262	£32,844,934	£18,343,747	£27,734,457	£46,611,039	£41,870,884	
60% LAR - 40% CR	30%	£57,386,655	£24,448,208	£10,029,973	£19,250,788	£38,180,343	£33,375,452	
60% LAR - 40% CR	35%	£47,244,292	£15,901,293	£1,143,324	£10,690,661	£29,559,005	£22,769,068	
60% LAR - 40% CR	40%	£36,962,069	£7,253,628	£2,406,431	£2,074,651	£18,685,204	£10,015,770	
60% LAR - 40% CR	45%	£26,633,807	£-8,395,841	£-49,395,841	£-49,395,841	£-49,395,841	£-49,395,841	
60% LAR - 40% CR	50%	£16,234,530	£-10,515,079	£-15,435,304	£-15,904,897	£-17,078,879	£-24,122,765	
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) & 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%	£174,314,246	£69,229,202	£41,110,187	£41,110,187	£42,919,289	£41,110,187	£41,110,187
60% LAR - 40% CR	5%	£164,159,517	£61,187,307	£33,065,241	£33,065,241	£34,874,343	£33,065,241	£33,065,241
60% LAR - 40% CR	10%	£154,006,788	£53,142,412	£25,020,336	£25,020,336	£26,829,438	£25,020,336	£25,020,336
60% LAR - 40% CR	15%	£143,854,059	£45,097,517	£16,975,431	£16,975,431	£18,784,540	£16,975,431	£16,975,431
60% LAR - 40% CR	20%	£133,701,330	£37,052,622	£8,930,526	£8,930,526	£10,739,645	£8,930,526	£8,930,526
60% LAR - 40% CR	25%	£123,548,601	£29,007,727	£0,885,621	£0,885,621	£2,694,750	£0,885,621	£0,885,621
60% LAR - 40% CR	30%	£113,395,872	£20,962,832	£-1,160,284	£-1,160,284	£6,649,855	£-1,160,284	£-1,160,284
60% LAR - 40% CR	35%	£103,243,143	£12,917,937	£-3,105,379	£-3,105,379	£10,604,960	£-3,105,379	£-3,105,379
60% LAR - 40% CR	40%	£93,090,414	£4,873,042	£-5,050,474	£-5,050,474	£14,560,065	£-5,050,474	£-5,050,474
60% LAR - 40% CR	45%	£82,937,685	£-3,181,943	£-7,005,569	£-7,005,569	£18,515,170	£-3,181,943	£-3,181,943
60% LAR - 40% CR	50%	£72,784,956	£-11,137,048	£-8,960,664	£-8,960,664	£22,470,275	£-11,137,048	£-11,137,048
Residual Land values compared to benchmark land values		Medium Value Secondary Offices					£57,186,000	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 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%	£156,881,121	£30,852,177	£24,460,062	£24,460,062	£26,269,164	£24,460,062	£24,460,062
60% LAR - 40% CR	5%	£146,728,372	£22,807,282	£16,415,157	£16,415,157	£18,224,266	£16,415,157	£16,415,157
60% LAR - 40% CR	10%	£136,575,623	£14,762,387	£8,370,252	£8,370,252	£10,179,371	£8,370,252	£8,370,252
60% LAR - 40% CR	15%	£126,422,874	£6,717,492	£3,325,347	£3,325,347	£4,134,476	£6,717,492	£3,325,347
60% LAR - 40% CR	20%	£116,269,125	£-1,327,503	£-2,280,442	£-2,280,442	£2,089,581	£-1,327,503	£-2,280,442
60% LAR - 40% CR	25%	£106,116,376	£-7,272,608	£-4,235,547	£-4,235,547	£6,044,686	£-7,272,608	£-4,235,547
60% LAR - 40% CR	30%	£95,963,627	£-12,362,713	£-6,180,652	£-6,180,652	£10,000,791	£-9,562,857	£-6,180,652
60% LAR - 40% CR	35%	£85,810,878	£-17,452,818	£-8,125,757	£-8,125,757	£13,955,896	£-11,718,062	£-8,125,757
60% LAR - 40% CR	40%	£75,658,129	£-22,542,923	£-10,070,862	£-10,070,862	£17,910,901	£-15,873,167	£-10,070,862
60% LAR - 40% CR	45%	£65,505,380	£-27,633,028	£-12,015,967	£-12,015,967	£21,866,006	£-20,728,272	£-12,015,967
60% LAR - 40% CR	50%	£55,352,631	£-32,723,133	£-13,961,072	£-13,961,072	£25,821,111	£-24,678,377	£-13,961,072
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% CR	0%	£1,090,000	£1,090,000	£1,090,000	£1,090,000	£1,090,000	£1,090,000	£1,090,000
60% LAR - 40% CR	5%	£98,790,817	£50,523,852	£34,792,676	£34,792,676	£36,592,800	£34,792,676	£34,792,676
60% LAR - 40% CR	10%	£88,581,634	£42,478,957	£26,747,781	£26,747,781	£28,547,924	£42,478,957	£26,747,781
60% LAR - 40% CR	15%	£78,372,451	£34,434,052	£18,702,886	£18,702,886	£20,503,048	£34,434,052	£18,702,886
60% LAR - 40% CR	20%	£68,163,268	£26,389,147	£10,657,991	£10,657,991	£12,458,172	£26,389,147	£10,657,991
60% LAR - 40% CR	25%	£57,954,085	£18,344,242	£2,613,096	£2,613,096	£4,413,296	£18,344,242	£2,613,096
60% LAR - 40% CR	30%	£47,744,902	£10,299,337	£-5,431,809	£-5,431,809	£2,368,420	£10,299,337	£-5,431,809
60% LAR - 40% CR	35%	£37,535,719	£2,254,432	£-13,386,914	£-13,386,914	£4,323,544	£2,254,432	£-13,386,914
60% LAR - 40% CR	40%	£27,326,536	£-5,700,473	£-21,342,019	£-21,342,019	£6,278,668	£-5,700,473	£-21,342,019
60% LAR - 40% CR	45%	£17,117,353	£-13,655,578	£-29,297,124	£-29,297,124	£8,233,792	£-13,655,578	£-29,297,124
60% LAR - 40% CR	50%	£6,908,170	£-21,610,683	£-37,252,229	£-37,252,229	£10,188,916	£-21,610,683	£-37,252,229
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% CR	0%	£58,039,675	£15,129,698	£10,341,813	£10,341,813	£8,886,524	£10,341,813	£10,341,813
60% LAR - 40% CR	5%	£48,186,754	£7,084,773	£2,186,749	£2,186,749	£6,740,600	£7,084,773	£2,186,749
60% LAR - 40% CR	10%	£38,333,833	£-9,060,153	£-5,931,833	£-5,931,833	£4,594,676	£-9,060,153	£-5,931,833
60% LAR - 40% CR	15%	£28,480,912	£-17,105,258	£-13,886,938	£-13,886,938	£2,448,752	£-17,105,258	£-13,886,938
60% LAR - 40% CR	20%	£18,627,991	£-25,150,363	£-21,842,043	£-21,842,043	£3,303,827	£-25,150,363	£-21,842,043
60% LAR - 40% CR	25%	£8,775,070	£-33,195,468	£-29,797,148	£-29,797,148	£5,158,902	£-33,195,468	£-29,797,148
60% LAR - 40% CR	30%	£-1,077,951	£-41,240,573	£-37,748,253	£-37,748,253	£7,013,977	£-41,240,573	£-37,748,253
60% LAR - 40% CR	35%	£-11,222,656	£-49,285,678	£-45,703,358	£-45,703,358	£8,869,052	£-49,285,678	£-45,703,358
60% LAR - 40% CR	40%	£-21,467,761	£-57,330,783	£-53,658,463	£-53,658,463	£10,724,127	£-57,330,783	£-53,658,463
60% LAR - 40% CR	45%	£-31,712,866	£-65,375,888	£-61,613,568	£-61,613,568	£12,579,202	£-65,375,888	£-61,613,568
60% LAR - 40% CR	50%	£-41,957,971	£-73,420,993	£-69,568,673	£-69,568,673	£14,434,277	£-73,420,993	£-69,568,673



LB Camden  
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone C - £1,350 psf				
No Units	575	Sales value inflation		Growth				
Site Area	2.88 Ha	Build cost inflation		Growth				
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%	£167,369,356	£124,132,324	£119,304,642	£118,947,492	£117,829,616	£111,122,363	£107,366,110
60% LAR - 40% CIR	5%	£155,656,190	£113,514,892	£108,736,962	£108,305,596	£107,237,147	£100,556,509	£96,845,044
60% LAR - 40% CIR	10%	£142,694,519	£102,645,622	£98,144,222	£97,700,484	£96,961,143	£89,933,089	£86,237,242
60% LAR - 40% CIR	15%	£130,270,354	£92,125,644	£87,439,638	£86,997,706	£86,802,126	£79,258,643	£75,573,377
60% LAR - 40% CIR	20%	£117,770,178	£81,354,802	£76,683,028	£76,242,789	£75,140,618	£68,505,723	£64,792,856
60% LAR - 40% CIR	25%	£105,221,336	£70,533,951	£66,874,250	£66,429,972	£64,319,277	£57,655,104	£53,952,787
60% LAR - 40% CIR	30%	£92,624,318	£59,644,386	£54,908,938	£54,556,752	£53,307,862	£46,750,320	£43,057,152
60% LAR - 40% CIR	35%	£79,979,607	£48,657,798	£43,972,559	£43,530,384	£42,424,983	£36,792,518	£33,086,699
60% LAR - 40% CIR	40%	£67,287,669	£37,621,686	£32,945,427	£32,504,421	£31,401,167	£24,769,523	£21,067,071
60% LAR - 40% CIR	45%	£54,499,154	£26,517,835	£21,796,129	£21,350,538	£20,246,862	£13,562,192	£9,821,904
60% LAR - 40% CIR	50%	£41,646,682	£15,290,812	£10,575,546	£10,130,571	£9,007,009	£2,250,967	£-1,525,313
Residual Land values compared to benchmark land values Higher Value Secondary Offices								
£97,649,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£113,271,519	£109,225,981	£117,844,813	£116,366,381	£115,912,429	£109,843,514	£103,946,166
60% LAR - 40% CIR	5%	£100,494,306	£97,225,061	£105,869,613	£104,391,181	£103,937,229	£97,868,314	£91,970,866
60% LAR - 40% CIR	10%	£87,716,350	£84,225,061	£94,484,613	£93,006,181	£92,552,229	£86,483,314	£80,585,866
60% LAR - 40% CIR	15%	£74,938,394	£71,225,061	£83,100,613	£81,622,181	£81,168,229	£75,100,314	£69,202,866
60% LAR - 40% CIR	20%	£62,160,438	£58,225,061	£71,716,613	£70,238,181	£69,784,229	£63,720,314	£57,822,866
60% LAR - 40% CIR	25%	£49,382,482	£45,225,061	£60,332,613	£58,854,181	£58,400,229	£52,356,314	£46,458,866
60% LAR - 40% CIR	30%	£36,604,526	£32,225,061	£48,948,613	£47,470,181	£47,016,229	£41,012,314	£35,114,866
60% LAR - 40% CIR	35%	£23,826,570	£19,225,061	£37,564,613	£36,086,181	£35,632,229	£29,568,314	£23,616,866
60% LAR - 40% CIR	40%	£11,048,614	£6,225,061	£26,180,613	£24,702,181	£24,248,229	£18,204,314	£12,306,866
60% LAR - 40% CIR	45%	£-1,730,342	£-3,225,061	£14,796,613	£13,318,181	£12,864,229	£6,820,314	£-4,268,866
60% LAR - 40% CIR	50%	£-4,952,386	£-6,225,061	£3,412,613	£1,934,181	£1,480,229	£-1,164,314	£-4,268,866
Residual Land values compared to benchmark land values Medium Value Secondary Offices								
£57,186,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£2,659,606	£40,277,426	£49,016,106	£48,489,236	£48,960,134	£52,267,367	£57,013,649
60% LAR - 40% CIR	5%	£1,969,890	£29,277,426	£38,016,106	£37,489,236	£37,960,134	£41,267,367	£46,013,649
60% LAR - 40% CIR	10%	£1,279,174	£18,277,426	£27,016,106	£26,489,236	£26,960,134	£30,267,367	£35,013,649
60% LAR - 40% CIR	15%	£58,936,395	£7,277,426	£16,016,106	£15,489,236	£15,960,134	£19,267,367	£24,013,649
60% LAR - 40% CIR	20%	£-11,084,512	£-4,277,426	£5,016,106	£4,489,236	£4,960,134	£8,267,367	£13,013,649
60% LAR - 40% CIR	25%	£-39,184,414	£-13,277,426	£-3,016,106	£-2,489,236	£-2,960,134	£-6,267,367	£-11,013,649
60% LAR - 40% CIR	30%	£-67,287,669	£-22,277,426	£-12,016,106	£-11,489,236	£-11,960,134	£-15,267,367	£-20,013,649
60% LAR - 40% CIR	35%	£-95,390,924	£-31,277,426	£-21,016,106	£-20,489,236	£-20,960,134	£-24,267,367	£-29,013,649
60% LAR - 40% CIR	40%	£-123,494,179	£-40,277,426	£-30,016,106	£-29,489,236	£-29,960,134	£-33,267,367	£-38,013,649
60% LAR - 40% CIR	45%	£-151,597,434	£-49,277,426	£-39,016,106	£-38,489,236	£-38,960,134	£-42,267,367	£-47,013,649
60% LAR - 40% CIR	50%	£-179,700,689	£-58,277,426	£-48,016,106	£-47,489,236	£-47,960,134	£-51,267,367	£-56,013,649
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%	£1,381,809	£7,624,824	£1,187,152	£1,759,967	£1,622,118	£1,811	£1,811
60% LAR - 40% CIR	5%	£38,849,280	£2,962,819	£7,411,538	£7,898,934	£8,970,395	£10,650,291	£10,362,426
60% LAR - 40% CIR	10%	£28,427,010	£1,811,618	£6,300,276	£6,887,672	£7,959,133	£9,639,029	£9,351,164
60% LAR - 40% CIR	15%	£14,062,854	£61,881,856	£28,761,562	£29,250,134	£30,321,574	£36,948,867	£40,634,426
60% LAR - 40% CIR	20%	£1,552,878	£34,852,648	£26,923,872	£27,412,444	£28,483,905	£35,107,777	£38,794,561
60% LAR - 40% CIR	25%	£-11,916,719	£49,023,698	£25,085,260	£25,573,832	£26,645,293	£33,280,168	£36,971,722
60% LAR - 40% CIR	30%	£-23,983,184	£36,502,814	£23,246,592	£23,735,164	£24,806,625	£31,455,949	£35,148,949
60% LAR - 40% CIR	35%	£-36,027,863	£24,049,102	£21,407,940	£21,896,512	£22,967,973	£29,631,182	£33,295,913
60% LAR - 40% CIR	40%	£-48,072,542	£11,595,888	£19,569,328	£20,057,900	£21,129,361	£27,806,456	£31,950,984
60% LAR - 40% CIR	45%	£-60,117,221	£-1,951,952	£17,729,112	£18,217,684	£19,289,145	£25,981,640	£31,950,984
60% LAR - 40% CIR	50%	£-72,161,900	£-10,916,688	£15,889,900	£16,378,472	£17,449,933	£24,156,828	£27,806,456
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution								
£20,601,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety 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%	£108,141,481	£84,904,449	£80,166,767	£89,719,017	£88,601,741	£57,894,488	£48,166,235
60% LAR - 40% CIR	5%	£95,833,865	£74,297,027	£69,559,087	£79,111,337	£78,000,061	£47,189,834	£37,461,581
60% LAR - 40% CIR	10%	£83,486,641	£63,617,747	£58,916,347	£68,463,609	£67,352,333	£46,479,214	£36,750,957
60% LAR - 40% CIR	15%	£71,140,419	£52,939,789	£48,211,061	£57,759,831	£56,648,555	£45,768,594	£36,040,333
60% LAR - 40% CIR	20%	£58,793,203	£42,261,831	£37,515,763	£47,054,884	£45,943,608	£45,055,944	£35,330,709
60% LAR - 40% CIR	25%	£46,446,987	£31,583,873	£26,810,505	£36,350,026	£35,238,750	£44,345,320	£34,621,085
60% LAR - 40% CIR	30%	£34,100,771	£20,905,915	£16,105,247	£25,645,268	£24,534,000	£43,634,696	£33,910,461
60% LAR - 40% CIR	35%	£21,754,555	£10,227,957	£5,404,989	£14,934,809	£13,823,533	£42,924,072	£33,200,837
60% LAR - 40% CIR	40%	£9,408,339	£-4,450,001	£-9,305,251	£3,624,589	£2,513,313	£42,213,448	£32,490,213
60% LAR - 40% CIR	45%	£-3,042,123	£-13,128,043	£-18,035,791	£-1,105,989	£-2,216,613	£41,502,824	£31,780,589
60% LAR - 40% CIR	50%	£-10,696,307	£-21,806,085	£-26,946,833	£-6,821,029	£-7,932,257	£40,792,200	£31,070,965







LB Camden  
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone C - £1,760 psf	
No Units	575	Sales value inflation		Growth	
Site Area	2.88 Ha	Build cost inflation		Growth	
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
0% LAR - 40% CR	0%	£287,274,656	£222,978,372	£218,269,928	£217,897,198
0% LAR - 40% CR	5%	£289,981,452	£207,472,897	£202,789,152	£202,388,698
0% LAR - 40% CR	10%	£292,623,105	£191,903,131	£191,241,050	£196,807,609
0% LAR - 40% CR	15%	£215,215,604	£178,282,644	£171,642,303	£171,204,352
0% LAR - 40% CR	20%	£197,759,384	£160,612,033	£155,986,034	£155,548,442
0% LAR - 40% CR	25%	£180,254,930	£144,891,798	£140,278,755	£139,843,392
0% LAR - 40% CR	30%	£162,702,124	£129,122,437	£125,520,939	£124,086,716
0% LAR - 40% CR	35%	£145,103,253	£113,304,448	£108,713,218	£108,279,598
0% LAR - 40% CR	40%	£127,457,500	£97,438,329	£92,826,874	£92,390,199
0% LAR - 40% CR	45%	£109,794,451	£81,464,510	£76,844,986	£75,319,182
0% LAR - 40% CR	50%	£91,970,683	£65,427,409	£60,814,196	£60,378,852

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 & Embodied Carbon
0% LAR - 40% CR	0%	£11,989,275	£7,207,678	£7,841,111	£8,484,648	£10,631,739	£10,631,739
0% LAR - 40% CR	5%	£12,449,171	£7,207,678	£7,841,111	£8,484,648	£10,631,739	£10,631,739
0% LAR - 40% CR	10%	£12,909,067	£7,207,678	£7,841,111	£8,484,648	£10,631,739	£10,631,739
0% LAR - 40% CR	15%	£13,368,963	£7,207,678	£7,841,111	£8,484,648	£10,631,739	£10,631,739
0% LAR - 40% CR	20%	£13,828,859	£7,207,678	£7,841,111	£8,484,648	£10,631,739	£10,631,739
0% LAR - 40% CR	25%	£14,288,755	£7,207,678	£7,841,111	£8,484,648	£10,631,739	£10,631,739
0% LAR - 40% CR	30%	£14,748,651	£7,207,678	£7,841,111	£8,484,648	£10,631,739	£10,631,739
0% LAR - 40% CR	35%	£15,208,547	£7,207,678	£7,841,111	£8,484,648	£10,631,739	£10,631,739
0% LAR - 40% CR	40%	£15,668,443	£7,207,678	£7,841,111	£8,484,648	£10,631,739	£10,631,739
0% LAR - 40% CR	45%	£16,128,339	£7,207,678	£7,841,111	£8,484,648	£10,631,739	£10,631,739
0% LAR - 40% CR	50%	£16,588,235	£7,207,678	£7,841,111	£8,484,648	£10,631,739	£10,631,739

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

		£48,429,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
--	--	-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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



Resi 16 - 575 Flats		Value Area		Zone C - E1,900 psf				
No Units	878	Sales value inflation		Growth				
Site Area	2.88 Ha	Build cost inflation		LRR, CIR				
Residual land values:								
Tenure	%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, BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREAM Excellent, Whchwr Prt M4(3), BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREAM Excellent, Whchwr 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, BREAM Excellent, Whchwr 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, BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	\$254,692,772	\$259,430,461	\$255,189,245	\$254,760,350	\$255,663,112	\$247,076,085	\$243,422,225
60% LAR, 40% CIR	5%	\$259,430,461	\$264,255,897	\$257,894,096	\$257,450,543	\$259,808,177	\$249,808,177	\$245,163,812
60% LAR, 40% CIR	10%	\$264,255,897	\$269,131,667	\$260,336,867	\$259,893,314	\$262,103,322	\$252,103,322	\$247,464,848
60% LAR, 40% CIR	15%	\$269,131,667	\$274,047,224	\$265,138,095	\$264,694,542	\$266,298,828	\$256,298,828	\$251,659,364
60% LAR, 40% CIR	20%	\$274,047,224	\$278,995,193	\$270,225,193	\$269,781,640	\$271,395,824	\$261,395,824	\$256,750,897
60% LAR, 40% CIR	25%	\$278,995,193	\$283,981,343	\$275,069,301	\$274,632,937	\$276,544,528	\$266,544,528	\$261,806,045
60% LAR, 40% CIR	30%	\$283,981,343	\$288,908,345	\$280,027,988	\$279,591,624	\$281,457,964	\$271,457,964	\$266,856,136
60% LAR, 40% CIR	35%	\$288,908,343	\$293,869,512	\$285,000,588	\$284,563,198	\$286,429,988	\$276,429,988	\$271,907,177
60% LAR, 40% CIR	40%	\$293,869,512	\$298,869,148	\$290,000,620	\$289,563,624	\$291,430,057	\$281,430,057	\$276,958,658
60% LAR, 40% CIR	45%	\$298,869,148	\$303,900,580	\$295,027,949	\$294,591,148	\$296,457,588	\$286,457,588	\$282,010,817
60% LAR, 40% CIR	50%	\$303,900,580	\$308,969,607	\$300,097,654	\$299,660,150	\$301,526,588	\$291,526,588	\$287,082,964
60% LAR, 40% CIR	55%	\$308,969,607	\$314,069,255	\$305,197,464	\$304,760,350	\$306,626,988	\$296,626,988	\$292,145,564
60% LAR, 40% CIR	60%	\$314,069,255	\$319,199,588	\$310,336,867	\$309,903,314	\$311,770,057	\$301,770,057	\$297,208,177
60% LAR, 40% CIR	65%	\$319,199,588	\$324,359,897	\$315,500,588	\$315,067,040	\$316,933,528	\$306,933,528	\$302,268,464
60% LAR, 40% CIR	70%	\$324,359,897	\$329,549,988	\$320,690,620	\$320,257,148	\$322,123,624	\$312,123,624	\$307,318,658
60% LAR, 40% CIR	75%	\$329,549,988	\$334,769,988	\$325,910,620	\$325,477,148	\$327,343,624	\$317,343,624	\$312,378,658
60% LAR, 40% CIR	80%	\$334,769,988	\$339,999,988	\$331,140,620	\$330,707,148	\$332,573,624	\$322,573,624	\$317,428,658
60% LAR, 40% CIR	85%	\$339,999,988	\$345,249,988	\$336,390,620	\$335,957,148	\$337,823,624	\$327,823,624	\$322,478,658
60% LAR, 40% CIR	90%	\$345,249,988	\$350,509,988	\$341,640,620	\$341,207,148	\$343,073,624	\$333,073,624	\$327,528,658
60% LAR, 40% CIR	95%	\$350,509,988	\$355,779,988	\$346,890,620	\$346,457,148	\$348,323,624	\$338,323,624	\$332,578,658
60% LAR, 40% CIR	100%	\$355,779,988	\$361,049,988	\$352,140,620	\$351,707,148	\$353,573,624	\$343,573,624	\$337,628,658

#### 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 M4(2) & Building Safety Levy	Base Build Costs, Access 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 & Whcar Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whcar Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whcar Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offsets	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whcar 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, Whcar Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offsets, Sustainability & Embodied Carbon
0%	0%	£140,213,977	£98,439,711	£90,789,105	£90,350,600	£89,253,362	£89,659,965	£79,612,472
60% LAR, 40% CR	0%	£121,987,986	£78,116,167	£73,488,366	£73,247,193	£72,347,193	£72,347,193	£62,744,962
10%	10%	£102,977,690	£60,741,917	£56,127,115	£55,951,672	£54,602,710	£54,658,098	£44,361,000
20%	20%	£82,665,660	£43,617,514	£39,167,514	£39,026,285	£37,184,645	£37,285,615	£28,659,660
60% LAR, 40% CR	20%	£63,326,590	£26,843,433	£21,218,465	£20,781,465	£19,690,984	£19,741,514	£15,503,247
40% LAR, 60% CR	20%	£43,341,863	£8,271,693	£3,658,651	£3,223,187	£2,134,778	£2,185,878	£1,922,222
60% LAR, 40% CR	40%	£25,502,185	£1,969,469	£1,969,469	£1,969,469	£1,969,469	£1,969,469	£1,969,469
60% LAR, 40% CR	40%	£18,048,182	£2,421,961	£2,421,961	£2,421,961	£2,421,961	£2,421,961	£2,421,961
60% LAR, 40% CR	40%	£14,470,682	£1,444,706	£1,444,706	£1,444,706	£1,444,706	£1,444,706	£1,444,706
60% LAR, 40% CR	45%	£14,038,984	£82,598,130	£87,598,130	£87,598,130	£86,992,907	£87,115,320	£86,992,907
60% LAR, 40% CR	45%	£14,038,984	£82,598,130	£87,598,130	£87,598,130	£86,992,907	£87,115,320	£86,992,907

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, Wcharr Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wcharr Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wcharr Prt M4(3), BREEM Excellent & Renewable Offsets	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wcharr 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, Wcharr Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offsets Payments & Sustainability & Embodied Carbon
0%	0%	£188,415,257	£183,941,361	£183,901,745	£183,555,612	£183,555,612	£183,555,612	£183,555,612
60% LAR: 40% CIR	10%	£189,270,716	£190,116,397	£192,168,096	£192,168,096	£192,168,096	£192,168,096	£192,168,096
60% LAR: 40% CIR	20%	£190,994,167	£194,944,167	£194,329,367	£193,693,622	£192,804,948	£192,804,948	£192,804,948
60% LAR: 40% CIR	30%	£192,852,810	£198,852,810	£197,619,724	£196,320,955	£194,886,698	£194,886,698	£194,886,698
60% LAR: 40% CIR	40%	£194,852,810	£200,852,810	£199,420,715	£198,024,124	£196,892,644	£196,892,644	£196,892,644
60% LAR: 40% CIR	50%	£197,122,810	£204,053,810	£201,672,863	£200,267,863	£198,954,724	£198,954,724	£198,954,724
60% LAR: 40% CIR	60%	£199,724,395	£208,651,845	£204,250,388	£202,760,464	£200,216,503	£200,216,503	£200,216,503
60% LAR: 40% CIR	30%	£203,251,412	£221,181,220	£216,581,991	£215,175,048	£213,475,048	£213,475,048	£213,475,048
60% LAR: 40% CIR	40%	£203,251,412	£221,181,220	£216,581,991	£215,175,048	£213,475,048	£213,475,048	£213,475,048
60% LAR: 40% CIR	50%	£203,251,412	£221,181,220	£216,581,991	£215,175,048	£213,475,048	£213,475,048	£213,475,048
60% LAR: 40% CIR	60%	£203,251,412	£221,181,220	£216,581,991	£215,175,048	£213,475,048	£213,475,048	£213,475,048
60% LAR: 40% CIR	70%	£203,251,412	£221,181,220	£216,581,991	£215,175,048	£213,475,048	£213,475,048	£213,475,048
60% LAR: 40% CIR	80%	£203,251,412	£221,181,220	£216,581,991	£215,175,048	£213,475,048	£213,475,048	£213,475,048
60% LAR: 40% CIR	90%	£203,251,412	£221,181,220	£216,581,991	£215,175,048	£213,475,048	£213,475,048	£213,475,048
60% LAR: 40% CIR	100%	£203,251,412	£221,181,220	£216,581,991	£215,175,048	£213,475,048	£213,475,048	£213,475,048

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

Tenure		% AH		Base Build Costs and Access Prt M(4)2 & Building Safety Levy		Base Build Costs, Access Prt M(4)2, Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M(4)2, 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 & 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 Offsets 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 Offsets Payments & Sustainability & Embodied Carbon	
		0%		C245,344.00	620,671.92	1,195,071.70		1,195,071.70		1,195,532.47		1,194,435.23		1,197,851.87		1,194,134.35	
60% LAR, 40% CIR	4%			C25,469.84	115,738.02	1,174,066.21		1,174,066.21		1,174,220.16		1,173,220.16		1,176,833.96		1,173,462.50	
60% LAR, 40% CIR	10%			C20,592.51	92,533.792	1,160,381.992		1,160,381.992		1,160,873.44		1,159,784.58		1,163,239.73		1,160,774.965	
60% LAR, 40% CIR	15%			C17,817.42	69,499.39	1,145,233.190		1,145,233.190		1,145,348.123		1,144,248.123		1,147,807.12		1,145,122.12	
60% LAR, 40% CIR	20%			C16,859.50	70,129.30	1,131,225.300		1,126,400.40		1,125,903.740		1,124,872.200		1,131,365.122		1,126,085.122	
60% LAR, 40% CIR	25%			C15,901.60	68,133.45	1,109,448.40		1,109,448.40		1,109,448.40		1,107,247.400		1,109,448.40		1,107,247.40	
60% LAR, 40% CIR	30%			C14,943.70	66,831.47	1,091,210.13		1,091,210.13		1,091,210.13		1,089,170.126		1,091,210.13		1,089,170.126	
60% LAR, 40% CIR	35%			C14,100.85	67,140.845	1,073,969.01		1,073,969.01		1,073,969.01		1,072,053.903		1,085,513.70		1,081,842.862	
60% LAR, 40% CIR	40%			C13,257.93	66,711.273	1,056,442.000		1,056,442.000		1,056,442.000		1,054,247.246		1,089,256.46		1,084,256.46	
60% LAR, 40% CIR	45%			C12,415.21	67,275.705	1,038,105.015		1,038,105.015		1,038,589.873		1,036,589.873		1,080,565.55		1,076,565.55	
60% LAR, 40% CIR	50%			C11,572.30	67,649.076	1,019,616.016		1,019,616.016		1,019,616.016		1,017,616.016		1,071,566.016		1,067,566.016	



LB Camden  
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone C - £2,000 psf	
No Units Site Area		Sales value inflation Build cost inflation Tenure		Growth Growth LAR - CBR	
575 2.88 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) & 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	
		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 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	



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		Growth					
Site Area	2.88 Ha	Build cost inflation		Growth					
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, Building Regs 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%	£391,788,340	£345,882,004	£341,231,788	£340,762,893	£339,695,654	£333,112,228	£329,454,769	
60% LAR, 40% CIR	5%	£399,289,448	£354,256,814	£349,625,012	£349,157,898	£348,094,915	£341,537,874	£337,894,728	
60% LAR, 40% CIR	10%	£404,714,469	£362,480,957	£357,066,156	£356,597,042	£355,529,977	£348,968,977	£345,271,037	
60% LAR, 40% CIR	15%	£421,114,082	£380,854,926	£375,255,727	£375,821,659	£374,796,489	£368,252,472	£364,608,241	
60% LAR, 40% CIR	20%	£437,465,367	£397,465,367	£394,079,218	£394,484,232	£393,975,708	£387,431,691	£383,787,660	
60% LAR, 40% CIR	25%	£453,788,807	£417,254,324	£412,380,738	£412,800,078	£412,290,676	£405,746,660	£402,102,499	
60% LAR, 40% CIR	30%	£470,081,881	£435,385,738	£430,510,078	£430,929,418	£430,420,016	£423,876,000	£420,231,839	
60% LAR, 40% CIR	35%	£486,342,970	£453,458,598	£448,582,934	£448,998,884	£448,489,862	£441,945,846	£438,291,685	
60% LAR, 40% CIR	40%	£502,586,854	£471,489,473	£466,613,756	£467,029,706	£466,520,684	£459,976,668	£456,322,507	
60% LAR, 40% CIR	45%	£518,759,901	£489,454,579	£484,579,789	£484,995,739	£484,486,717	£477,942,701	£474,288,540	
60% LAR, 40% CIR	50%	£534,876,498	£507,318,242	£502,443,691	£502,859,641	£502,350,619	£495,806,603	£492,152,442	
Residual Land values compared to benchmark land values Higher Value Secondary Offices						£97,649,000			
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) & 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%	£111,127,595	£85,147,126	£84,682,913	£84,213,800	£83,744,687	£83,275,574	£82,806,461	
60% LAR, 40% CIR	5%	£87,855,173	£61,815,338	£61,350,125	£60,884,912	£60,419,699	£60,000,000	£59,580,301	
60% LAR, 40% CIR	10%	£63,973,394	£37,440,062	£37,000,849	£36,561,636	£36,122,423	£35,683,210	£35,244,000	
60% LAR, 40% CIR	15%	£41,144,001	£14,001,001	£13,561,788	£13,122,575	£12,683,362	£12,244,149	£11,804,936	
60% LAR, 40% CIR	20%	£18,124,492	£21,807,807	£21,368,594	£20,929,381	£20,490,168	£20,050,955	£19,611,742	
60% LAR, 40% CIR	25%	£18,124,492	£21,807,807	£21,368,594	£20,929,381	£20,490,168	£20,050,955	£19,611,742	
60% LAR, 40% CIR	30%	£23,113,364	£28,385,137	£27,945,924	£27,506,711	£27,067,498	£26,628,285	£26,189,072	
60% LAR, 40% CIR	35%	£23,113,364	£28,385,137	£27,945,924	£27,506,711	£27,067,498	£26,628,285	£26,189,072	
60% LAR, 40% CIR	40%	£18,124,492	£21,807,807	£21,368,594	£20,929,381	£20,490,168	£20,050,955	£19,611,742	
60% LAR, 40% CIR	45%	£18,124,492	£21,807,807	£21,368,594	£20,929,381	£20,490,168	£20,050,955	£19,611,742	
60% LAR, 40% CIR	50%	£18,124,492	£21,807,807	£21,368,594	£20,929,381	£20,490,168	£20,050,955	£19,611,742	
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) 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) & 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%	£227,858,580	£181,472,254	£179,822,038	£178,384,143	£176,895,904	£169,702,478	£168,045,016	
60% LAR, 40% CIR	5%	£230,359,496	£183,947,094	£182,296,882	£180,858,987	£179,421,092	£172,227,666	£170,570,204	
60% LAR, 40% CIR	10%	£180,304,719	£138,171,207	£133,556,406	£133,120,881	£132,031,569	£125,486,827	£123,869,365	
60% LAR, 40% CIR	15%	£150,704,332	£116,445,176	£111,845,977	£111,411,959	£110,326,739	£103,782,000	£102,164,538	
60% LAR, 40% CIR	20%	£133,055,817	£94,869,488	£90,264,482	£89,851,781	£88,865,968	£82,321,230	£80,703,768	
60% LAR, 40% CIR	25%	£109,559,057	£72,844,574	£68,240,580	£67,840,926	£66,762,187	£60,217,449	£58,600,000	
60% LAR, 40% CIR	30%	£86,615,131	£50,970,988	£46,366,994	£45,963,914	£44,903,879	£38,359,141	£36,741,679	
60% LAR, 40% CIR	35%	£81,824,320	£49,400,208	£44,796,214	£44,392,134	£43,332,099	£36,787,361	£35,169,899	
60% LAR, 40% CIR	40%	£73,847,140	£47,079,723	£42,475,730	£42,071,650	£41,011,615	£34,466,877	£32,849,415	
60% LAR, 40% CIR	45%	£14,050,151	£14,050,151	£13,611,111	£13,172,071	£12,733,031	£21,516,094	£21,114,011	
60% LAR, 40% CIR	50%	£8,833,252	£7,397,285	£6,958,248	£6,519,210	£6,080,172	£9,569,449	£9,129,411	
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) 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) & 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%	£275,590,180	£229,874,004	£225,024,298	£224,589,154	£223,154,010	£215,904,728	£213,247,269	
60% LAR, 40% CIR	5%	£282,058,448	£236,049,314	£231,197,512	£230,762,368	£229,327,224	£222,077,942	£219,420,483	
60% LAR, 40% CIR	10%	£238,569,669	£196,373,457	£191,521,655	£191,086,511	£189,651,367	£182,402,085	£179,744,626	
60% LAR, 40% CIR	15%	£204,909,582	£164,647,426	£160,048,227	£159,613,083	£158,177,939	£150,928,657	£148,271,198	
60% LAR, 40% CIR	20%	£181,257,867	£142,871,718	£138,280,732	£137,845,588	£136,410,444	£129,161,162	£126,503,703	
60% LAR, 40% CIR	25%	£157,561,907	£121,086,824	£116,495,838	£116,060,694	£114,625,550	£107,376,268	£104,718,809	
60% LAR, 40% CIR	30%	£133,817,381	£99,173,238	£94,582,252	£94,147,108	£92,711,964	£85,462,682	£82,805,223	
60% LAR, 40% CIR	35%	£110,026,570	£77,251,458	£72,660,472	£72,225,328	£70,790,184	£63,540,902	£60,883,443	
60% LAR, 40% CIR	40%	£88,183,354	£55,281,873	£50,690,887	£50,255,743	£48,820,599	£41,571,317	£38,913,858	
60% LAR, 40% CIR	45%	£62,252,451	£33,347,073	£28,756,087	£28,320,943	£26,885,799	£19,636,517	£16,979,058	
60% LAR, 40% CIR	50%	£38,268,568	£11,110,742	£6,542,191	£6,111,052	£5,680,908	£13,438,443	£12,997,304	
Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution						£48,429,000			
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) & 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%	£332,540,465	£286,654,129	£282,003,913	£281,568,018	£280,132,114	£273,894,353	£270,226,894	
60% LAR, 40% CIR	5%	£339,238,173	£293,028,139	£288,377,923	£287,942,028	£286,506,124	£280,268,363	£276,600,904	
60% LAR, 40% CIR	10%	£285,489,394	£243,353,082	£238,702,866	£238,266,971	£236,831,067	£230,593,306	£226,925,847	
60% LAR, 40% CIR	15%	£261,389,207	£221,627,051	£217,000,835	£216,564,940	£215,129,036	£208,891,275	£205,223,816	
60% LAR, 40% CIR	20%	£238,237,492	£199,851,343	£195,225,127	£194,789,232	£193,353,328	£187,115,567	£183,448,108	
60% LAR, 40% CIR	25%	£214,544,644	£177,000,449	£172,374,233	£171,938,338	£170,502,434	£164,264,673	£160,597,214	
60% LAR, 40% CIR	30%	£190,749,706	£156,152,863	£151,526,647	£151,090,752	£149,654,848	£143,417,087	£139,749,628	
60% LAR, 40% CIR	35%	£167,006,195	£134,231,083	£129,605,867	£129,170,972	£127,736,078	£121,498,317	£117,830,858	
60% LAR, 40% CIR	40%	£143,198,879	£112,261,098	£107,635,882	£107,200,987	£105,766,093	£99,528,332	£95,860,873	
60% LAR, 40% CIR	45%	£119,232,026	£90,226,704	£85,601,519	£85,166,624	£83,731,730	£77,493,969	£73,826,510	
60% LAR, 40% CIR	50%	£95,268,623	£68,080,367	£63,455,182	£63,020,287	£61,585,393	£55,347,632	£51,680,173	



LB Camden  
Local Plan Viability Testing 2025

Resi 16 - 575 Flats		Value Area		Zone C - RP Periphery E2.450 paf				
No Units	575	Sales value inflation		Growth				
Site Area	2.88 Ha	Build cost inflation		Growth				
		Tenure		LAR - CBR				
Residual land values:								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(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% CBR	0%	£441,565,833	£395,028,410	£390,303,241	£389,954,345	£388,857,108	£382,273,881	£378,616,221
0% LAR - 40% CBR	5%	£415,173,888	£370,980,195	£365,328,393	£365,891,299	£364,798,356	£358,241,054	£354,598,108
0% LAR - 40% CBR	10%	£389,532,213	£346,826,264	£342,211,484	£341,775,520	£340,687,607	£334,133,688	£330,524,348
0% LAR - 40% CBR	15%	£363,441,951	£322,842,162	£318,042,952	£317,608,894	£316,523,724	£310,012,708	£306,395,476
0% LAR - 40% CBR	20%	£337,303,362	£298,408,380	£293,823,395	£293,389,814	£292,304,870	£285,818,053	£282,212,044
0% LAR - 40% CBR	25%	£311,118,928	£274,125,413	£269,553,269	£269,121,786	£268,043,007	£261,570,453	£257,974,589
0% LAR - 40% CBR	30%	£284,883,127	£249,837,755	£245,268,108	£244,836,681	£243,759,439	£237,286,657	£233,681,657
0% LAR - 40% CBR	35%	£258,802,441	£225,413,902	£220,863,379	£220,433,508	£219,360,302	£212,898,543	£209,339,788
0% LAR - 40% CBR	40%	£232,275,550	£200,596,346	£196,044,628	£195,615,485	£194,544,485	£188,075,296	£184,544,554
0% LAR - 40% CBR	45%	£205,902,338	£178,511,581	£173,977,351	£173,548,432	£172,479,708	£166,001,231	£162,469,139
0% LAR - 40% CBR	50%	£179,456,081	£151,990,101	£147,451,509	£147,020,380	£145,942,257	£139,475,619	£135,882,876
Residual Land values compared to benchmark land values						£37,645,000		
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% CBR	0%	£180,228,598	£174,287,535	£169,219,305	£169,219,305	£168,178,233	£161,532,806	£157,296,388
0% LAR - 40% CBR	5%	£154,832,710	£149,219,305	£144,587,518	£144,587,518	£143,567,481	£136,922,054	£132,685,233
0% LAR - 40% CBR	10%	£129,791,238	£124,085,380	£119,470,580	£119,470,580	£118,450,543	£111,805,116	£107,568,295
0% LAR - 40% CBR	15%	£104,750,766	£99,044,922	£94,430,122	£94,430,122	£93,410,085	£86,764,658	£82,527,837
0% LAR - 40% CBR	20%	£79,709,294	£74,003,478	£69,388,678	£69,388,678	£68,368,641	£61,723,214	£57,485,393
0% LAR - 40% CBR	25%	£54,667,822	£49,062,022	£44,447,222	£44,447,222	£43,427,185	£36,781,758	£32,543,937
0% LAR - 40% CBR	30%	£29,626,350	£24,020,550	£19,405,750	£19,405,750	£18,385,713	£11,740,286	£7,502,465
0% LAR - 40% CBR	35%	£4,584,878	£0,418,078	£0,418,078	£0,418,078	£0,418,078	£0,418,078	£0,418,078
0% LAR - 40% CBR	40%	£0,418,078	£0,418,078	£0,418,078	£0,418,078	£0,418,078	£0,418,078	£0,418,078
0% LAR - 40% CBR	45%	£0,418,078	£0,418,078	£0,418,078	£0,418,078	£0,418,078	£0,418,078	£0,418,078
0% LAR - 40% CBR	50%	£0,418,078	£0,418,078	£0,418,078	£0,418,078	£0,418,078	£0,418,078	£0,418,078
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% LAR - 40% CBR	0%	£277,156,083	£230,818,860	£225,980,491	£225,544,595	£224,447,358	£217,863,831	£214,200,471
0% LAR - 40% CBR	5%	£251,163,818	£204,826,445	£200,000,000	£199,564,104	£198,466,867	£191,883,340	£188,220,000
0% LAR - 40% CBR	10%	£225,171,553	£178,834,174	£174,006,805	£173,570,909	£172,473,672	£165,890,145	£162,226,805
0% LAR - 40% CBR	15%	£199,180,281	£153,042,902	£148,215,533	£147,779,637	£146,682,400	£140,098,873	£136,435,513
0% LAR - 40% CBR	20%	£173,189,009	£127,051,623	£122,224,254	£121,788,358	£120,691,121	£114,107,594	£110,444,234
0% LAR - 40% CBR	25%	£147,197,737	£101,060,345	£96,232,976	£95,797,080	£94,700,843	£88,117,316	£84,453,956
0% LAR - 40% CBR	30%	£121,206,465	£75,069,067	£70,241,698	£69,805,802	£68,708,565	£62,125,038	£58,461,678
0% LAR - 40% CBR	35%	£95,215,193	£49,077,789	£44,250,420	£43,814,524	£42,717,287	£36,133,760	£32,470,400
0% LAR - 40% CBR	40%	£69,223,921	£23,086,511	£18,259,142	£17,823,246	£16,726,009	£10,142,482	£6,479,122
0% LAR - 40% CBR	45%	£43,232,649	£0,097,231	£0,097,231	£0,097,231	£0,097,231	£0,097,231	£0,097,231
0% LAR - 40% CBR	50%	£17,241,377	£0,097,231	£0,097,231	£0,097,231	£0,097,231	£0,097,231	£0,097,231
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
0% LAR - 40% CBR	0%	£265,593,133	£227,520,910	£224,185,741	£223,749,845	£222,652,608	£216,069,081	£212,405,721
0% LAR - 40% CBR	5%	£239,389,148	£194,752,695	£190,120,893	£189,684,997	£188,587,760	£182,004,233	£178,340,873
0% LAR - 40% CBR	10%	£213,185,163	£169,048,704	£164,414,902	£163,979,006	£162,881,769	£156,298,242	£152,634,882
0% LAR - 40% CBR	15%	£186,981,178	£143,344,719	£138,710,917	£138,275,021	£137,177,784	£130,594,257	£126,930,897
0% LAR - 40% CBR	20%	£160,776,193	£117,640,734	£113,006,932	£112,571,036	£111,473,800	£104,890,273	£101,226,913
0% LAR - 40% CBR	25%	£134,571,208	£91,936,749	£87,302,947	£86,867,051	£85,769,814	£79,186,287	£75,522,927
0% LAR - 40% CBR	30%	£108,366,223	£66,231,764	£61,597,962	£61,162,066	£60,064,829	£53,481,302	£49,817,942
0% LAR - 40% CBR	35%	£82,161,238	£40,526,779	£35,892,977	£35,457,081	£34,359,844	£27,776,317	£24,112,957
0% LAR - 40% CBR	40%	£55,956,253	£14,821,794	£10,187,992	£10,187,992	£10,187,992	£10,187,992	£10,187,992
0% LAR - 40% CBR	45%	£29,751,268	£0,097,231	£0,097,231	£0,097,231	£0,097,231	£0,097,231	£0,097,231
0% LAR - 40% CBR	50%	£3,546,283	£0,097,231	£0,097,231	£0,097,231	£0,097,231	£0,097,231	£0,097,231
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
0% LAR - 40% CBR	0%	£362,337,558	£335,800,535	£331,185,386	£330,748,470	£329,652,233	£323,068,706	£319,385,346
0% LAR - 40% CBR	5%	£336,345,793	£309,807,770	£305,192,621	£304,755,705	£303,660,468	£297,076,941	£293,393,581
0% LAR - 40% CBR	10%	£310,354,028	£283,815,005	£279,200,856	£278,763,940	£277,668,703	£271,085,176	£267,401,816
0% LAR - 40% CBR	15%	£284,363,263	£257,824,240	£253,210,091	£252,773,175	£251,677,938	£245,094,411	£241,411,051
0% LAR - 40% CBR	20%	£258,372,498	£231,833,475	£227,219,326	£226,782,410	£225,687,173	£219,103,646	£215,420,286
0% LAR - 40% CBR	25%	£232,381,733	£205,842,710	£201,228,561	£200,791,645	£199,696,408	£193,112,881	£189,429,521
0% LAR - 40% CBR	30%	£206,390,968	£179,851,945	£175,237,796	£174,800,880	£173,705,643	£167,122,116	£163,438,756
0% LAR - 40% CBR	35%	£180,400,203	£153,861,180	£149,247,031	£148,810,115	£147,714,878	£141,131,351	£137,447,991
0% LAR - 40% CBR	40%	£154,409,438	£127,870,415	£123,256,266	£122,819,350	£121,724,113	£115,140,586	£111,457,226
0% LAR - 40% CBR	45%	£128,418,673	£101,879,650	£97,265,501	£96,828,585	£95,733,348	£89,149,821	£85,466,461
0% LAR - 40% CBR	50%	£102,427,908	£75,888,885	£71,274,736	£70,837,820	£69,742,583	£63,159,056	£59,475,696