

## Appendix 4 - BTR appraisal results



LB Camden  
Local Plan Viability Testing 2025

|  |     |   |  |  |   |
|--|-----|---|--|--|---|
| CT - 200 Bed BTR with DMR Affordable Housing           |     | Value Area  |  | CIL Zone B   |   |
| No Conventional AH Units                               |     | 200   |  | Sales value inflation  |   |
| Site Area  |     | 0.29 Ha   |  | Build cost inflation   |   |
| Residual land values:                                  |     | Tenure  |  | DMR @ LLR  |   |
|  |     | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments |
| 100% Market Rent                                       | 0%  | £85,308,735   | £72,725,793  | £72,618,628  | £72,414,888   |
| 10% DMR @ 100% LLR                                     | 10% | £14,296,515   | £1,689,662   | £1,782,497   | £1,731,666  |
| 20% DMR @ 100% LLR                                     | 20% | £63,284,299   | £51,053,531  | £50,946,365  | £50,742,725   |
| 25% DMR @ 100% LLR                                     | 25% | £57,778,190   | £45,635,465  | £45,528,300  | £45,324,660   |
| 30% DMR @ 100% LLR                                     | 30% | £52,272,081   | £40,217,359  | £40,110,234  | £39,906,584   |
| 35% DMR @ 100% LLR                                     | 35% | £46,765,972   | £34,799,334  | £34,692,169  | £34,488,528   |
| 40% DMR @ 100% LLR                                     | 40% | £41,259,863   | £29,381,268  | £29,274,103  | £29,070,464   |
| 45% DMR @ 100% LLR                                     | 45% | £35,753,753   | £23,963,203  | £23,856,038  | £23,652,398   |
| 50% DMR @ 100% LLR                                     | 50% | £30,247,644   | £18,545,137  | £18,437,972  | £18,234,333   |
| 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                            |
| 100% Market Rent                                       | 0%  | £85,308,735   | £72,725,793  | £72,618,628  | £72,414,888   |
| 10% DMR @ 100% LLR                                     | 10% | £14,296,515   | £1,689,662   | £1,782,497   | £1,731,666  |
| 20% DMR @ 100% LLR                                     | 20% | £63,284,299   | £51,053,531  | £50,946,365  | £50,742,725   |
| 25% DMR @ 100% LLR                                     | 25% | £57,778,190   | £45,635,465  | £45,528,300  | £45,324,660   |
| 30% DMR @ 100% LLR                                     | 30% | £52,272,081   | £40,217,359  | £40,110,234  | £39,906,584   |
| 35% DMR @ 100% LLR                                     | 35% | £46,765,972   | £34,799,334  | £34,692,169  | £34,488,528   |
| 40% DMR @ 100% LLR                                     | 40% | £41,259,863   | £29,381,268  | £29,274,103  | £29,070,464   |
| 45% DMR @ 100% LLR                                     | 45% | £35,753,753   | £23,963,203  | £23,856,038  | £23,652,398   |
| 50% DMR @ 100% LLR                                     | 50% | £30,247,644   | £18,545,137  | £18,437,972  | £18,234,333   |
| Residual Land values compared to benchmark land values |     | £97,649,000   |  |  |   |
| Medium 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                            |
| 100% Market Rent                                       | 0%  | £85,308,735   | £72,725,793  | £72,618,628  | £72,414,888   |
| 10% DMR @ 100% LLR                                     | 10% | £14,296,515   | £1,689,662   | £1,782,497   | £1,731,666  |
| 20% DMR @ 100% LLR                                     | 20% | £63,284,299   | £51,053,531  | £50,946,365  | £50,742,725   |
| 25% DMR @ 100% LLR                                     | 25% | £57,778,190   | £45,635,465  | £45,528,300  | £45,324,660   |
| 30% DMR @ 100% LLR                                     | 30% | £52,272,081   | £40,217,359  | £40,110,234  | £39,906,584   |
| 35% DMR @ 100% LLR                                     | 35% | £46,765,972   | £34,799,334  | £34,692,169  | £34,488,528   |
| 40% DMR @ 100% LLR                                     | 40% | £41,259,863   | £29,381,268  | £29,274,103  | £29,070,464   |
| 45% DMR @ 100% LLR                                     | 45% | £35,753,753   | £23,963,203  | £23,856,038  | £23,652,398   |
| 50% DMR @ 100% LLR                                     | 50% | £30,247,644   | £18,545,137  | £18,437,972  | £18,234,333   |
| Residual Land values compared to benchmark land values |     | £97,649,000   |  |  |   |
| Lower Value Secondary Offices / Community Space        |     | £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                            |
| 100% Market Rent                                       | 0%  | £85,308,735   | £72,725,793  | £72,618,628  | £72,414,888   |
| 10% DMR @ 100% LLR                                     | 10% | £14,296,515   | £1,689,662   | £1,782,497   | £1,731,666  |
| 20% DMR @ 100% LLR                                     | 20% | £63,284,299   | £51,053,531  | £50,946,365  | £50,742,725   |
| 25% DMR @ 100% LLR                                     | 25% | £57,778,190   | £45,635,465  | £45,528,300  | £45,324,660   |
| 30% DMR @ 100% LLR                                     | 30% | £52,272,081   | £40,217,359  | £40,110,234  | £39,906,584   |
| 35% DMR @ 100% LLR                                     | 35% | £46,765,972   | £34,799,334  | £34,692,169  | £34,488,528   |
| 40% DMR @ 100% LLR                                     | 40% | £41,259,863   | £29,381,268  | £29,274,103  | £29,070,464   |
| 45% DMR @ 100% LLR                                     | 45% | £35,753,753   | £23,963,203  | £23,856,038  | £23,652,398   |
| 50% DMR @ 100% LLR                                     | 50% | £30,247,644   | £18,545,137  | £18,437,972  | £18,234,333   |
| Residual Land values compared to benchmark land values |     | £97,649,000   |  |  |   |
| Secondary Industrial/Storage/Distribution              |     | £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                            |
| 100% Market Rent                                       | 0%  | £79,334,446   | £66,751,503  | £66,644,338  | £66,440,698   |
| 10% DMR @ 100% LLR                                     | 10% | £68,322,228   | £56,915,372  | £56,808,207  | £56,604,567   |
| 20% DMR @ 100% LLR                                     | 20% | £57,310,009   | £45,079,241  | £44,972,075  | £44,768,435   |
| 25% DMR @ 100% LLR                                     | 25% | £51,803,900   | £39,661,175  | £39,554,010  | £39,350,370   |
| 30% DMR @ 100% LLR                                     | 30% | £46,297,791   | £34,243,109  | £34,135,944  | £33,932,304   |
| 35% DMR @ 100% LLR                                     | 35% | £40,791,682   | £28,825,043  | £28,717,879  | £28,514,238   |
| 40% DMR @ 100% LLR                                     | 40% | £35,285,573   | £23,406,976  | £23,299,813  | £23,096,174   |
| 45% DMR @ 100% LLR                                     | 45% | £29,779,463   | £17,988,913  | £17,881,748  | £17,678,108   |
| 50% DMR @ 100% LLR                                     | 50% | £24,273,354   | £12,570,847  | £12,463,682  | £12,260,043   |

LB Camden  
Local Plan Viability Testing 2025

CT - 200 Bed BTR with DMR Affordable Housing

|                          |         |
|--------------------------|---------|
| No Conventional AH Units | 200     |
| Site Area                | 0.29 Ha |

Residual land values:

|                       |            |
|-----------------------|------------|
| Value Area            | CIL Zone C |
| Sales value inflation | Base       |
| Build cost inflation  | Base       |
| Tenure                | DMR @ LLR  |

| Tenure             | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM 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 |
|--------------------|------|--|---|--|--|---|--|--|
| 100% Market Rent   | 0%   | £85,485,184  | £97,296,082   | £97,189,518  | £86,985,878  | £86,476,777   | £53,422,178  | £61,725,176  |
| 10% DMR @ 100% LLR | 10%  | £14,412,945  | £36,460,051   | £36,353,387  | £56,149,146  | £55,940,446   | £32,588,043  | £32,889,044  |
| 20% DMR @ 100% LLR | 20%  | £63,460,727  | £45,624,420   | £45,517,256  | £45,313,615  | £44,804,515   | £41,749,914  | £40,052,913  |
| 25% DMR @ 100% LLR | 25%  | £57,854,618  | £40,206,354   | £40,099,100  | £39,895,550  | £39,386,449   | £36,331,849  | £34,634,848  |
| 30% DMR @ 100% LLR | 30%  | £52,448,508  | £34,789,289   | £34,681,124  | £34,477,484  | £33,968,384   | £30,913,793  | £29,216,792  |
| 35% DMR @ 100% LLR | 35%  | £46,842,395  | £29,370,224   | £29,263,059  | £29,059,418  | £28,550,318   | £25,495,718  | £23,798,716  |
| 40% DMR @ 100% LLR | 40%  | £41,436,280  | £23,952,158   | £23,844,993  | £23,641,353  | £23,132,252   | £20,077,652  | £18,380,651  |
| 45% DMR @ 100% LLR | 45%  | £35,830,181  | £18,534,093   | £18,426,928  | £18,223,287  | £17,714,186   | £14,659,586  | £12,962,585  |
| 50% DMR @ 100% LLR | 50%  | £30,424,072  | £13,116,027   | £13,008,862  | £12,805,222  | £12,296,122   | £9,241,521   | £7,544,520   |

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 |
|--------------------|------|--|---|--|--|---|--|--|
| 100% Market Rent   | 0%   | £85,485,184  | £97,296,082   | £97,189,518  | £86,985,878  | £86,476,777   | £53,422,178  | £61,725,176  |
| 10% DMR @ 100% LLR | 10%  | £14,412,945  | £36,460,051   | £36,353,387  | £56,149,146  | £55,940,446   | £32,588,043  | £32,889,044  |
| 20% DMR @ 100% LLR | 20%  | £63,460,727  | £45,624,420   | £45,517,256  | £45,313,615  | £44,804,515   | £41,749,914  | £40,052,913  |
| 25% DMR @ 100% LLR | 25%  | £57,854,618  | £40,206,354   | £40,099,100  | £39,895,550  | £39,386,449   | £36,331,849  | £34,634,848  |
| 30% DMR @ 100% LLR | 30%  | £52,448,508  | £34,789,289   | £34,681,124  | £34,477,484  | £33,968,384   | £30,913,793  | £29,216,792  |
| 35% DMR @ 100% LLR | 35%  | £46,842,395  | £29,370,224   | £29,263,059  | £29,059,418  | £28,550,318   | £25,495,718  | £23,798,716  |
| 40% DMR @ 100% LLR | 40%  | £41,436,280  | £23,952,158   | £23,844,993  | £23,641,353  | £23,132,252   | £20,077,652  | £18,380,651  |
| 45% DMR @ 100% LLR | 45%  | £35,830,181  | £18,534,093   | £18,426,928  | £18,223,287  | £17,714,186   | £14,659,586  | £12,962,585  |
| 50% DMR @ 100% LLR | 50%  | £30,424,072  | £13,116,027   | £13,008,862  | £12,805,222  | £12,296,122   | £9,241,521   | £7,544,520   |

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 & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
|--------------------|------|--|---|--|--|---|--|--|
| 100% Market Rent   | 0%   | £85,485,184  | £97,296,082   | £97,189,518  | £86,985,878  | £86,476,777   | £53,422,178  | £61,725,176  |
| 10% DMR @ 100% LLR | 10%  | £14,412,945  | £36,460,051   | £36,353,387  | £56,149,146  | £55,940,446   | £32,588,043  | £32,889,044  |
| 20% DMR @ 100% LLR | 20%  | £63,460,727  | £45,624,420   | £45,517,256  | £45,313,615  | £44,804,515   | £41,749,914  | £40,052,913  |
| 25% DMR @ 100% LLR | 25%  | £57,854,618  | £40,206,354   | £40,099,100  | £39,895,550  | £39,386,449   | £36,331,849  | £34,634,848  |
| 30% DMR @ 100% LLR | 30%  | £52,448,508  | £34,789,289   | £34,681,124  | £34,477,484  | £33,968,384   | £30,913,793  | £29,216,792  |
| 35% DMR @ 100% LLR | 35%  | £46,842,395  | £29,370,224   | £29,263,059  | £29,059,418  | £28,550,318   | £25,495,718  | £23,798,716  |
| 40% DMR @ 100% LLR | 40%  | £41,436,280  | £23,952,158   | £23,844,993  | £23,641,353  | £23,132,252   | £20,077,652  | £18,380,651  |
| 45% DMR @ 100% LLR | 45%  | £35,830,181  | £18,534,093   | £18,426,928  | £18,223,287  | £17,714,186   | £14,659,586  | £12,962,585  |
| 50% DMR @ 100% LLR | 50%  | £30,424,072  | £13,116,027   | £13,008,862  | £12,805,222  | £12,296,122   | £9,241,521   | £7,544,520   |

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 & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
|--------------------|------|--|---|--|--|---|--|--|
| 100% Market Rent   | 0%   | £73,783,964  | £96,574,862   | £95,467,718  | £85,264,078  | £84,754,977   | £51,700,376  | £59,000,376  |
| 10% DMR @ 100% LLR | 10%  | £13,571,145  | £44,729,751   | £44,621,587  | £44,417,946  | £44,004,245   | £39,161,244  | £38,311,113  |
| 20% DMR @ 100% LLR | 20%  | £51,738,927  | £33,902,650   | £33,795,456  | £33,591,815  | £33,082,715   | £30,028,114  | £28,331,113  |
| 25% DMR @ 100% LLR | 25%  | £46,212,818  | £28,484,584   | £28,377,490  | £28,173,849  | £27,664,749   | £24,610,148  | £22,913,147  |
| 30% DMR @ 100% LLR | 30%  | £40,726,709  | £23,066,489   | £22,959,394  | £22,755,684  | £22,246,584   | £19,191,983  | £17,494,982  |
| 35% DMR @ 100% LLR | 35%  | £35,220,599  | £17,648,424   | £17,541,269  | £17,337,618  | £16,828,518   | £13,773,918  | £12,076,918  |
| 40% DMR @ 100% LLR | 40%  | £29,714,490  | £12,230,358   | £12,123,183  | £11,919,563  | £11,410,462   | £8,355,862   | £6,658,861   |
| 45% DMR @ 100% LLR | 45%  | £24,208,381  | £6,812,293  | £6,705,128   | £6,501,487   | £6,092,386  | £2,937,785   | £1,240,785   |
| 50% DMR @ 100% LLR | 50%  | £18,702,272  | £1,394,227  | £1,287,062   | £1,083,422   | £1,074,322  | £-242,422  | £-142,422  |

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

£29,661,000

| 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 & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
|--------------------|------|--|---|--|--|---|--|--|
| 100% Market Rent   | 0%   | £79,510,874  | £91,322,362   | £91,215,228  | £81,011,588  | £80,502,487   | £57,447,886  | £65,750,886  |
| 10% DMR @ 100% LLR | 10%  | £98,498,855  | £39,498,261   | £39,390,087  | £50,175,456  | £49,666,355   | £46,611,735  | £44,914,734  |
| 20% DMR @ 100% LLR | 20%  | £57,486,437  | £39,650,130   | £39,542,966  | £39,339,325  | £38,830,225   | £35,775,624  | £34,078,623  |
| 25% DMR @ 100% LLR | 25%  | £51,980,328  | £34,232,064   | £34,124,900  | £33,921,260  | £33,412,159   | £30,357,559  | £28,660,558  |
| 30% DMR @ 100% LLR | 30%  | £46,474,219  | £28,813,999   | £28,705,834  | £28,503,194  | £27,994,094   | £24,939,493  | £23,242,492  |
| 35% DMR @ 100% LLR | 35%  | £40,968,109  | £23,395,934   | £23,287,769  | £23,085,128  | £22,576,028   | £19,521,428  | £17,824,426  |
| 40% DMR @ 100% LLR | 40%  | £35,462,000  | £17,977,869   | £17,870,703  | £17,667,863  | £17,158,762   | £14,103,362  | £12,406,361  |
| 45% DMR @ 100% LLR | 45%  | £29,955,891  | £12,559,803   | £12,452,638  | £12,249,997  | £11,739,896   | £8,685,295   | £6,988,295   |
| 50% DMR @ 100% LLR | 50%  | £24,449,782  | £7,141,737  | £7,034,572   | £6,831,932   | £6,321,832  | £3,267,231   | £1,570,230   |



LB Camden  
Local Plan Viability Testing 2025

|   |  |  |  |  |  |
|---|--|--|--|--|--|
| CT - 200 Bed BTR with Conventional Affordable Housing |  | Value Area   |  | CIL Zone B   |  |
| Site Area   |  | Sales value inflation  |  | Base   |  |
| 0.29 Ha   |  | Build cost inflation   |  | Base   |  |
| Residual land values:                                 |  | Tenure   |  | Conventional Affordable Housing: LAR + CIR   |  |
|   |  |  |  |  |  |
|   |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & 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  |  |
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|   |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset 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  |  |
|   |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset 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  |  |
|   |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset 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  |  |
|   |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset 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  |  |
|   |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset 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  |  |
|   |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset 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  |  |
|   |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset 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  |  |
|   |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset 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  |  |
|   |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset 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  |  |
|   |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset 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  |  |
|   |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset 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  |  |
|   |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset 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  |  |
|   |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset 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  |  |
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LB Camden  
Local Plan Viability Testing 2025

| CT - 200 Bed BTR with Conventional Affordable Housing  |      | Value Area   |   | CIL Zone C   |  |   |   |  |  |  |  |
|--|------|--|---|--|--|---|---|--|--|--|--|
| Site Area  |      | Sales value inflation  |   | Base   |  |   |   |  |  |  |  |
| 0.29 Ha  |      | Build cost inflation   |   | Base   |  |   |   |  |  |  |  |
| Residual land values:                                  |      | Tenure   |   | Conventional Affordable Housing: LAR + CIR   |  |   |   |  |  |  |  |
|  |      | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent |   | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments |   | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability  |  | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon |  |
| Tenure   | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy   | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent               | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon |  |  |  |
| 100% Market Rent                                       | 0%   | £15,485,194  | £17,236,692   | £17,189,518  | £18,985,878  | £18,476,777   | £13,422,176   | £11,725,178  |  |  |  |
| 60% LAR - 40% CIR                                      | 5%   | £78,989,471  | £81,545,364   | £81,438,609  | £83,729,426  | £83,155,671   | £77,684,769   | £75,563,879  |  |  |  |
| 60% LAR - 40% CIR                                      | 10%  | £72,470,811  | £55,770,624   | £55,664,244  | £55,462,003  | £54,956,403   | £51,922,800   | £50,237,465  |  |  |  |
| 60% LAR - 40% CIR                                      | 15%  | £65,529,381  | £49,872,664   | £49,899,624  | £49,884,992  | £49,180,911   | £46,136,428   | £44,486,190  |  |  |  |
| 60% LAR - 40% CIR                                      | 20%  | £59,365,379  | £44,151,686   | £44,045,953  | £43,844,868  | £43,342,159   | £40,325,884   | £38,655,178  |  |  |  |
| 60% LAR - 40% CIR                                      | 25%  | £52,779,006  | £38,307,892   | £38,202,432  | £38,001,835  | £37,500,342   | £34,481,389   | £32,819,735  |  |  |  |
| 60% LAR - 40% CIR                                      | 30%  | £46,170,457  | £32,441,484   | £32,336,264  | £32,136,095  | £31,635,671   | £28,616,127   | £26,965,048  |  |  |  |
| 60% LAR - 40% CIR                                      | 35%  | £39,539,932  | £26,552,665   | £26,447,652  | £26,247,851  | £25,748,349   | £22,751,340   | £21,086,334  |  |  |  |
| 60% LAR - 40% CIR                                      | 40%  | £32,887,627  | £20,641,636   | £20,536,737  | £20,337,307  | £19,838,682   | £16,846,229   | £15,183,911  |  |  |  |
| 60% LAR - 40% CIR                                      | 45%  | £26,213,744  | £14,708,600   | £14,603,904  | £14,404,666  | £13,906,572   | £10,916,007   | £9,257,693   |  |  |  |
| 60% LAR - 40% CIR                                      | 50%  | £19,518,478  | £8,753,759  | £8,649,172   | £8,450,130   | £7,952,524  | £4,966,886  | £3,308,199   |  |  |  |
| 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 & Embodied Carbon |  |  |  |
| 100% Market Rent                                       | 0%   | £58,901,224  | £59,712,742   | £59,605,578  | £59,401,938  | £58,892,837   | £56,838,236   | £54,783,236  |  |  |  |
| 60% LAR - 40% CIR                                      | 5%   | £50,405,551  | £49,861,424   | £49,754,260  | £49,550,620  | £49,041,519   | £46,986,918   | £44,931,918  |  |  |  |
| 60% LAR - 40% CIR                                      | 10%  | £55,886,871  | £39,186,694   | £39,080,304  | £38,876,664  | £38,367,563   | £35,312,962   | £33,257,962  |  |  |  |
| 60% LAR - 40% CIR                                      | 15%  | £49,345,441  | £33,388,724   | £33,282,884  | £33,079,044  | £32,569,943   | £29,515,342   | £27,460,342  |  |  |  |
| 60% LAR - 40% CIR                                      | 20%  | £42,761,439  | £27,590,746   | £27,484,906  | £27,281,066  | £26,771,965   | £23,717,364   | £21,662,364  |  |  |  |
| 60% LAR - 40% CIR                                      | 25%  | £36,185,099  | £21,723,092   | £21,617,252  | £21,413,412  | £20,904,311   | £17,849,710   | £15,794,710  |  |  |  |
| 60% LAR - 40% CIR                                      | 30%  | £29,598,517  | £15,855,544   | £15,749,704  | £15,545,864  | £15,036,763   | £12,007,874   | £10,331,966  |  |  |  |
| 60% LAR - 40% CIR                                      | 35%  | £22,955,992  | £9,989,692  | £9,884,222   | £9,683,626   | £9,182,132  | £6,173,170  | £4,501,525   |  |  |  |
| 60% LAR - 40% CIR                                      | 40%  | £16,300,687  | £4,018,054  | £3,912,834   | £3,708,994   | £3,200,000  | £3,200,000  | £1,600,000   |  |  |  |
| 60% LAR - 40% CIR                                      | 45%  | £1,039,000   | £1,039,000  | £1,039,000   | £1,039,000   | £1,039,000  | £1,039,000  | £1,039,000   |  |  |  |
| 60% LAR - 40% CIR                                      | 50%  | £8,753,759   | £8,753,759  | £8,753,759   | £8,753,759   | £8,753,759  | £8,753,759  | £8,753,759   |  |  |  |
| 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 & Embodied Carbon |  |  |  |
| 100% Market Rent                                       | 0%   | £68,901,224  | £69,712,742   | £69,605,578  | £69,401,938  | £68,892,837   | £66,838,236   | £64,783,236  |  |  |  |
| 60% LAR - 40% CIR                                      | 5%   | £50,405,551  | £49,861,424   | £49,754,260  | £49,550,620  | £49,041,519   | £46,986,918   | £44,931,918  |  |  |  |
| 60% LAR - 40% CIR                                      | 10%  | £55,886,871  | £39,186,694   | £39,080,304  | £38,876,664  | £38,367,563   | £35,312,962   | £33,257,962  |  |  |  |
| 60% LAR - 40% CIR                                      | 15%  | £49,345,441  | £33,388,724   | £33,282,884  | £33,079,044  | £32,569,943   | £29,515,342   | £27,460,342  |  |  |  |
| 60% LAR - 40% CIR                                      | 20%  | £42,761,439  | £27,590,746   | £27,484,906  | £27,281,066  | £26,771,965   | £23,717,364   | £21,662,364  |  |  |  |
| 60% LAR - 40% CIR                                      | 25%  | £36,185,099  | £21,723,092   | £21,617,252  | £21,413,412  | £20,904,311   | £17,849,710   | £15,794,710  |  |  |  |
| 60% LAR - 40% CIR                                      | 30%  | £29,598,517  | £15,855,544   | £15,749,704  | £15,545,864  | £15,036,763   | £12,007,874   | £10,331,966  |  |  |  |
| 60% LAR - 40% CIR                                      | 35%  | £22,955,992  | £9,989,692  | £9,884,222   | £9,683,626   | £9,182,132  | £6,173,170  | £4,501,525   |  |  |  |
| 60% LAR - 40% CIR                                      | 40%  | £16,300,687  | £4,018,054  | £3,912,834   | £3,708,994   | £3,200,000  | £3,200,000  | £1,600,000   |  |  |  |
| 60% LAR - 40% CIR                                      | 45%  | £1,039,000   | £1,039,000  | £1,039,000   | £1,039,000   | £1,039,000  | £1,039,000  | £1,039,000   |  |  |  |
| 60% LAR - 40% CIR                                      | 50%  | £8,753,759   | £8,753,759  | £8,753,759   | £8,753,759   | £8,753,759  | £8,753,759  | £8,753,759   |  |  |  |
| Residual Land values compared to benchmark land values |      | £97,649,000  |   |  |  |   |   |  |  |  |  |
| Lower Value Secondary Offices / Community Space        |      | £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 |  |  |  |
| 100% Market Rent                                       | 0%   | £73,763,364  | £55,574,882   | £55,467,718  | £55,264,078  | £54,754,977   | £51,700,376   | £50,003,376  |  |  |  |
| 60% LAR - 40% CIR                                      | 5%   | £67,267,671  | £49,823,554   | £49,716,390  | £49,512,750  | £49,003,649   | £46,949,048   | £44,894,048  |  |  |  |
| 60% LAR - 40% CIR                                      | 10%  | £60,761,011  | £44,068,624   | £43,961,460  | £43,757,820  | £43,248,719   | £40,194,118   | £38,089,118  |  |  |  |
| 60% LAR - 40% CIR                                      | 15%  | £54,255,351  | £38,263,694   | £38,156,530  | £37,952,890  | £37,443,789   | £34,389,188   | £32,284,188  |  |  |  |
| 60% LAR - 40% CIR                                      | 20%  | £47,749,691  | £32,458,764   | £32,351,600  | £32,147,960  | £31,638,859   | £28,584,258   | £26,479,258  |  |  |  |
| 60% LAR - 40% CIR                                      | 25%  | £41,057,206  | £26,586,092   | £26,480,932  | £26,277,292  | £25,768,191   | £22,713,590   | £20,608,590  |  |  |  |
| 60% LAR - 40% CIR                                      | 30%  | £34,448,657  | £20,713,664   | £20,606,504  | £20,402,864  | £19,893,763   | £16,839,162   | £14,734,162  |  |  |  |
| 60% LAR - 40% CIR                                      | 35%  | £27,818,132  | £14,839,866   | £14,732,706  | £14,529,066  | £14,020,965   | £11,007,364   | £9,331,364   |  |  |  |
| 60% LAR - 40% CIR                                      | 40%  | £21,195,827  | £8,919,836  | £8,812,676   | £8,609,036   | £8,100,935  | £5,087,334  | £3,411,334   |  |  |  |
| 60% LAR - 40% CIR                                      | 45%  | £14,619,804  | £2,999,806  | £2,892,646   | £2,689,006   | £2,180,905  | £2,180,905  | £1,000,000   |  |  |  |
| 60% LAR - 40% CIR                                      | 50%  | £7,796,678   | £2,999,806  | £2,892,646   | £2,689,006   | £2,180,905  | £2,180,905  | £1,000,000   |  |  |  |
| Residual Land values compared to benchmark land values |      | £97,649,000  |   |  |  |   |   |  |  |  |  |
| Secondary Industrial/Storage/Distribution              |      | £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 |  |  |  |
| 100% Market Rent                                       | 0%   | £73,510,874  | £61,322,392   | £61,215,228  | £61,011,588  | £60,502,487   | £57,447,886   | £55,750,886  |  |  |  |
| 60% LAR - 40% CIR                                      | 5%   | £73,015,181  | £55,571,074   | £55,464,314  | £55,261,410  | £54,754,136   | £51,700,536   | £49,019,536  |  |  |  |
| 60% LAR - 40% CIR                                      | 10%  | £66,496,521  | £49,736,334   | £49,629,574  | £49,426,710  | £48,917,609   | £45,863,008   | £43,578,008  |  |  |  |
| 60% LAR - 40% CIR                                      | 15%  | £59,955,091  | £43,988,374   | £43,881,614  | £43,678,750  | £43,169,649   | £40,115,048   | £37,820,048  |  |  |  |
| 60% LAR - 40% CIR                                      | 20%  | £53,413,589  | £38,177,386   | £38,070,626  | £37,867,762  | £37,358,661   | £34,304,060   | £32,009,060  |  |  |  |
| 60% LAR - 40% CIR                                      | 25%  | £46,804,716  | £32,333,602   | £32,226,842  | £32,023,002  | £31,513,901   | £28,459,300   | £26,164,300  |  |  |  |
| 60% LAR - 40% CIR                                      | 30%  | £40,195,767  | £26,487,134   | £26,380,374  | £26,176,534  | £25,667,433   | £22,612,832   | £20,317,832  |  |  |  |
| 60% LAR - 40% CIR                                      | 35%  | £33,586,842  | £20,638,376   | £20,531,616  | £20,327,776  | £19,818,675   | £16,764,074   | £14,469,074  |  |  |  |
| 60% LAR - 40% CIR                                      | 40%  | £26,913,337  | £14,867,346   | £14,760,586  | £14,556,746  | £14,047,645   | £11,007,364   | £9,331,364   |  |  |  |
| 60% LAR - 40% CIR                                      | 45%  | £20,238,454  | £8,974,310  | £8,867,550   | £8,663,710   | £8,154,609  | £5,100,008  | £3,424,008   |  |  |  |
| 60% LAR - 40% CIR                                      | 50%  | £13,544,188  | £2,779,469  | £2,672,709   | £2,478,869   | £1,969,768  | £1,969,768  | £1,000,000   |  |  |  |