

Appendix 4 - BTR appraisal results

Local Plan Viability Testing 2	2025		_					
C7 - 200 Bed BTR with DMR Affordable Hou	sing			Value Area	CIL Z	Ione A		
No Conventional AH Units	1	200	1	Sales value inflation		Base]	
Site Area	1	0.29 Ha		Build cost inflation Tenure		Base DMR @ LLR		
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, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent 10% DMR @ 100% LLR 20% DMR @ 100% LLR 25% DMR @ 100% LLR	0% 10%	£110,001,652 £96,417,463	£99,516,383 £86,149,406 £72,782,431	£99,409,627 £86,042,651 £72,675,676	£99,206,718 £85,839,742 £72,472,766	£98,699,444 £85,332,468 £71,985,493	£95,655,804 £82,288,829 £68,921,853	£93,964,893 £80,597,918
25% DMR @ 100% LLR 25% DMR @ 100% LLR 30% DMR @ 100% LLR	20% 25%	£82,833,273 £76,041,179	£72,782,431 £66,098,943 £59,415,456 £52,731,967	£72,675,676 £65,992,188 £59,308,700	£72,472,766 £65,789,278 £59,105,791	£71,965,493 £65,282,005 £58,598,517	£68,921,853 £62,238,365 £55,554,877	£67,230,942 £60,547,454
35% DMR @ 100% LLR 40% DMR @ 100% LLR	30% 35% 40%	£62,456,990 £55,664,895	£52,731,967 £46,048,479	£52,625,212 £45,941,724	£52,422,303	£51.915.030	£48,871,390	£53,863,966 £47,180,478 £40,496,991
45% DMR @ 100% LLR 50% DMR @ 100% LLR	40% 45% 50%	£55.864.895 £48.872.801 £42.080.706	£46.048.479 £39,364,992 £32,681.504	£39,258,237 £32,574,749	£45.738.814 £39,055,327 £32.371.839	£45.231.541 £38,548,053 £31.864.566	£42.187.902 £35,504,413 £28.820.926	£40.496.991 £33,813,503 £27,130.014
Residual Land values compared to benchm			,					221,133,011
Higher Value Secondary Offices						£97,649,000		
Tenure	% AH 0%	Base Build Costs and Access Prt M4(2) & Building Safety Levy £1838,442	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Ero.88.508	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 507,337,594	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renowable Offset Payments, Sustainability & Embodied Carbon 26546,683
10% DMR @ 100% LLR 20% DMR @ 100% LLR 25% DMR @ 100% LLR 30% DMR @ 100% LLR	10% 20%	£68.099.253 £54,515,063	£57.831.196 £44,464,221	£57.724.441 £44,357,466	£57.521.532 £44,154,556	£57.014.258 £43,647,283	£53,970,619 £40,603,643	£52,279,708 £38,912,732
25% DMR @ 100% LLR 30% DMR @ 100% LLR	25% 30%	£47,722,969 £40,930,875	£37,780,733 £31,097,246	£37,673,978 £30,990,490	£37,471,068 £30,787,581	£38,963,795 £30,280,307	£33,920,155 £27,236,667	£32,229,244 £25,545,756
35% DMR @ 100% LLR 40% DMR @ 100% LLR 45% DMR @ 100% LLR	35% 40% 45%	£34,138,780 £27,348,685 £20,554,591	£24,413,757 £17,730,269	£17,623,514 £10,940,027	£17,420,604 £10,737,117	£16,913,331 £10,229,843	£20,553,180 £13,869,692 £7,186,203	£18,862,268 £12,178,781
50% DMR @ 100% LLR	50%	£13.762.496	£4.363.294	£4.256.539	£4.053.629	£3.546.356	£502.716	-£1.188.196
Residual Land values compared to benchm Medium Value Secondary Offices	ark land values	•				£57,186,000	1	
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Pent	0% 10%	£93,417.712	£82.932.443	£82.825.687	£82.622.778	£82.115.504	£79.071.864	£77.380.953
10% DMR @ 100% LLR 20% DMR @ 100% LLR 25% DMR @ 100% LLR	20% 25%	£66,249,333 £66,457,239	£56,198,491 £49,515,003	£56,091,736 £49,408,248	£55,888,826 £49,205,338	£55,381,553 £48,698,065	£52,337,913 £45,654,425	£50,647,002 £43,963,514
30% DMR @ 100% LLR	30% 35% 40%	£52.665.145	£42,831,516	£45,406,246 £42.724.760	£45,200,336 £42.521.851	£42,014,577	£38.970.937 £38.974.50	£43,503,514 £37,280,026
30% DMR @ 100% LLR 35% DMR @ 100% LLR 40% DMR @ 100% LLR 45% DMR @ 100% LLR	40% 45%	£39,080,955 £32,288,861	£29,464,539 £22,781,052	£29,357,784 £29,674,297	£29,154,874 £29,471,387	£28,647,601 £21,984,113	£32,267,450 £25,603,962 £18,920,473	£23,913,051 £17,229,563
50% DMR @ 100% LLR	50%	£25,498,766	£16,097,564	£15,990,809	£15,787,899	£15,280,626	£12,236,986	£10,546,074
Residual Land values compared to benchm Lower Value Secondary Offices / Communit	ark land values y Space	•				£40,420,000	1	
Tenure 100% Market Rest	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll. Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Coets, Access Prt M4(2), Building Safety Levgs 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
10% DMR @ 100% LLR 20% DMR @ 100% LLR 25% DMR @ 100% LLR	0% 10% 20%	£84,695,663 £71,111,473	£74,427,606 £61,060,631	£74,320,851 £60,953,876	£74,117,942 £60,750,966	£73,610,668 £60,243,693	£70,567,029 £57,200,053	£68,876,118 £55,509,142
25% DMR @ 100% LLR 30% DMR @ 100% LLR	25% 30% 35% 40%	£64.319.379 £57,527,285	£54.377.143 £47,693,656	£54.270.388 £47,586,900	£54.067.478 £47,383,991	£53.560.205 £46,876,717	£50.516.565 £43,833,077	£48.825.654 £42,142,166
30% DMR @ 100% LLR 35% DMR @ 100% LLR 40% DMR @ 100% LLR	35% 40%	£50,735,190 £43,943,095	£41,010,167 £34,326,679	£40,903,412 £34,219,924	£40,700,503 £34,017,014	£40,193,230 £33,509,741	£37,149,590 £30,466,102	£35,458,678 £28,775,191
45% DMR @ 100% LLR 50% DMR @ 100% LLR	45% 50%	£37,151,001 £30,358,906	£27,643,192 £20,959,704	£27,536,437 £20,852,949	£27.333.527 £20,650,039	£26.826.253 £20,142,766	£23,782,613 £17,099,126	£22.091.703 £15,408,214
Residual Land values compared to benchm Secondary Industrial/Storage/Distribution	ark land values					£20,601,000	1	
Coccinally industrial/Storage/Distribution	1	I	I	I	1	£20,601,000		I
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Reys 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
10% DMR @ 100% LLR	0% 10%	£104,027,362 £90,443,173	£93,542,093 £80,175,116	£93,435,337 £80,068,361	£93,232,428 £79,865,452	£92,725,154 £79,358,178	£89,681,514 £76,314,539	£87,990,603 £74,623,628
100% Market Rent 10% DMR @ 100% LLR 20% DMR @ 100% LLR 25% DMR @ 100% LLR 30% DMR @ 100% LLR	20% 25% 30% 35%	£70,068,983 £70,066,889 £63,274,795	£60,124,653 £63,441,166	£60,017,898 £60,017,898	£59,814,988 £53,131,501	£65,991,203 £59,307,715 £52,624,227	£56,264,075 £58,580,587	£01,258,852 £54,573,164 £47,889,676
30% DMR @ 100% LLR 35% DMR @ 100% LLR 40% DMR @ 100% LLR 45% DMR @ 100% LLR	35% 40%	£56,482,700 £49,690,605	£46,757,677 £40,074,189	£46,650,922 £39,967,434	£53,131,501 £46,448,013 £39,764,524	£32,024,227 £45,940,740 £39,257,251	£45,680,587 £42,897,100 £36,213,612	£41,869,676 £41,206,188 £34,522,701
45% DMR @ 100% LLR 55% DMR @ 100% LLR	40% 45% 50%	£42,898,511 £36,108,416	£33,390,702 £26,707,214	£33,283,947 £28,600,459	£33,081,037 £26,397,549	£32,573,763 £25,890,278	£29,530,123 £22,846,636	£27,839,213 £21,155,724
Carrie Danie Sal 100 to ELIX	3070	200,700,410			120,057,045	, 220,050,270	LEL,040,030	221,700,724

Local Plan Viability Testing 2	2025		1				1	
C7 - 200 Bed BTR with DMR Affordable House	sing			Value Area	CIL Z	one B		
No Conventional AH Units Site Area	7	200 0.29 Ha	1	Sales value inflation		Base	1	
Residual land values:	-	0.25112		Build cost inflation Tenure		Base DMR @ LLR	i	
Tenure	% AH 0% 10%	Base Build Costs and Access Prt M4(2) & Building Safety Levy E83 200 203	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Salarcases	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$105, CIL, Build Regs 2022 & Stalricases, Wchair Prt M4(3) & BREEAM Excellent \$7281828 \$50.945,956	Base Build Costs, Access Prt M4(2), Building Safery Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £71905,888 851909,757	Base Build Costs, Access Prt M4(2), Building Safety Leys, 3106, CIL, Build Reys, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Offset Payments & URL 100, 100, 100, 100, 100, 100, 100, 100	Base Build Costs, Access Prt M4(2), Building Safety Levy, S16s. CIL, Building Safety Levy, S16s. CIL, Build Rogs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 80,145,985 545,482,23
100% Market Rent 10% DMR @ 100% LLR 20% DMR @ 100% LLR 25% DMR @ 100% LLR 30% DMR @ 100% LLR	0% 10% 20% 25% 30% 35%	£74,296,518 £63,284,299 £57,778,190 £52,272,081	£61,889,662 £51,053,531 £45,635,465 £40,217,399	£50,946,365 £45,528,300 £40,110,234	£50,742,725 £45,324,660 £39,906,594	£50,233,628 £44,815,560 £39,397,495	£58,015,156 £47,179,024 £41,760,959 £36,342,893	£45,482,023 £40,063,959 £34,645,893
30% DMR @ 100% LLR 35% DMR @ 100% LLR 40% DMR @ 100% LLR	30% 35%	£46,765,972	£34,799,334	£34,692,169	£34,488,528	£33,979,429	£30,924,828	£29,227,827
40% DMR @ 100% LLR 45% DMR @ 100% LLR 50% DMR @ 100% LLR	40% 45% 50%	£41.259.863 £35,753,753 £30,247,644	£29,381,268 £23,963,203 £18,545,137	£29.274.103 £23.856,038 £18.437.972	£29.070.464 £23,652,398 £18.234,333	£28.561.363 £23,143,298 £17,725.232	£25.506.762 £20,088,698 £14.670.631	£23.809.762 £18,391,696 £12.973.631
Residual Land values compared to benchma		230,247,044	£10,040,137	1 10,437,512	£10,234,333	£17,720,232	£14,070,031	£12,973,031
Higher Value Secondary Offices						£97,649,000		
Tenure	% A H	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
10% DMR @ 100% LLR	0% 10% 20%	£45.978.308 £34,966,089	£33.571.452 £22,735,321	£33.464.287 £22,628,155	£33.260.646 £22,424,515	£32.751.547 £21,915,416	£29.696.946 £18,860,814	£27.999.944 £17,163,813
25% DMR @ 100% LLR 30% DMR @ 100% LLR	20% 25% 30%	£29,459,980 £23,953,871	£17,317,255 £11,899,189	£17,210,090 £11,792,024	£17,006,450 £11,588,384	£16,497,350 £11,079,285	£13,442,749 £8,024,683	£11,745,749 £6,327,683
20% DMR @ 100% LLR 30% DMR @ 100% LLR 35% DMR @ 100% LLR 45% DMR @ 100% LLR 45% DMR @ 100% LLR	35% 40% 45%	£18,447,762 £12,941,653 £7,435,543	£6,481,124 £1,063,058 £4,355,007	£8,373,959 £955,893 £4,462,172	£6,170,318 £752,254 £4,665,812	£5,661,219 £243,153	£2,606,618 -£2,811,448 -£8 229 514	£909,617 -£4,508,448 -£9,928,514
50% DMR (d) 100% LLR	50%	£1.929.434	£9.773.073	-£9.880.238	-£10.083.877	£10.592.978	-£13.647.579	-£15.344.579
Residual Land values compared to benchma Medium Value Secondary Offices	ark land values	•				£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, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent 10% DMR @ 100% LLR 20% DMR @ 100% LLR	0% 10% 20% 25%	£57,712,578 £46,700,359	£45,305,722 £34,469,591	£45,198,557 £34,362,425	£44,994,916 £34,158,785	£44,485,817 £33,649,686	£41,431,216 £30,595,084	£39,734,214 £28,898,083
	25% 30% 35%	£41,194,250 £35.688.141	£29,051,525 £23.633.459	£28,944,360 £23,526,294	£28,740,720 £23,322,654	£28,231,620 £22,813,555	£25,177,019 £19.758.953	£23,480,019 £18.061.953
30% DMR @ 100% LLR 35% DMR @ 100% LLR 40% DMR @ 100% LLR 45% DMR @ 100% LLR	35% 40% 45%	£30,182,032 £24,675,923 £19,169,813	£18,215,394 £12,797,328 £7,379,263	£18,108,229 £12,690,163 £7,272,098	£17,904,588 £12,486,524 £7,068,458	£17,395,489 £11,977,423 £6 559 358	£14,340,888 £8,922,822 £3 504 756	£12,843,887 £7,225,822 £1,807,756
50% DMR @ 100% LLR	50%	£13,663,704	£1,981,197	£1,854,032	£1,650,393	£1,141,292	-£1,913,309	-£3,610,309
Residual Land values compared to benchma Lower Value Secondary Offices / Community	ark land values y Space	1				£40,420,000]	
Tenure 100% Market Rest	%AH 0%	Base Build Costs and Access Prt M4(2) & Building Safety Levy F57.586.916	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 100,008 228	Base Build Costs, Access Prt M4(2), Suldiding Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & BIOdiversity 100.3188	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 501,018-08	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Legs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 15542489
10% DMR @ 100% LLR 20% DMR @ 100% LLR	0% 10% 20%	£62,574,718 £51,562,499	£50,167,862 £39,331,731	£50,060,697 £39,224,565	£49,857,056 £39,020,925	£49,347,957 £38,511,828	£46,293,356 £35,457,224	£44,596,354 £33,760,223
25% DMR @ 100% LLR	25% 30% 35% 40%	£40,056,390 £40,550,281 £35,044,172	£33.913.665 £28,495,599 £23.077.534	£33.806.500 £28,388,434 £22,970,369	£33.602.960 £28,184,794 £22,788.728	£33.093.760 £27,675,695 £22,257,629	£30,039,159 £24,621,093 £19,203,028	£26.342.159 £22,924,093 £17.508.027
35% DMR @ 100% LLR 40% DMR @ 100% LLR 45% DMR @ 100% LLR	40% 45%	£29,538,063 £24,031,953	£17,659,468 £12,241,403	£17,552,303 £12.134.238	£17,348,664 £11.930.598	£16,839,563 £11.421.498	£13,784,962 £8.366.896	£12,087,962 £6.669.896
45% DMR @ 100% LLR 50% DMR @ 100% LLR	50%	£18,525,844	£6,823,337	£6,716,172	£6,512,533	£6,003,432	£2,948,831	£1,251,831
Residual Land values compared to benchma Secondary Industrial/Storage/Distribution	ark land values	•				£20,601,000]	
Tonure UDDY Market First Strong Day Company Tonure UDDY MARKET FORDS LIR	% AH 0% 10%	Base Build Costs and Access Prt M4(2) & Building Safe(2) Lov E033142 (2020)	Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staticases \$25,55,532	Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$15,005,647	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments Sustainability Excellent	Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, Cll., Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 253,45864
100% Market Rent 10% DMR @ 100% LLR 20% DMR @ 100% LLR 25% DMR @ 100% LLR 30% DMR @ 100% LLR	20%	£57,310,009 £51,803,900	£45,079,241 £39,661,175	£44,972,075 £39,554,010	£44,768,435 £39,350,370	£44,259,336 £38,841,270	£41,204,734 £35,786,669	£39,507,733 £34,089,669
30% DMR @ 100% LLR 35% DMR @ 100% LLR 40% DMR @ 100% LLR	0% 10% 20% 25% 30% 35% 40% 45%	£48,297,791 £40,791,682	£34,243,109 £28,825,044	£34,135,944 £28,717,879	£33,932,304 £28,514,238	£33,423,205 £28,005,139	£30,368,603 £24,950,538	£28,671,603 £23,253,537
40% DMR @ 100% LLR 45% DMR @ 100% LLR 50% DMR @ 100% LLR	40% 45% 50%	£35.285.573 £29,779,463 £24,273,354	£23.408.978 £17,988,913 £12,570,847	£23.299.813 £17,881,748 £12.463.682	£23.096.174 £17,678,108 £12,280,043	£22.587.073 £17,169,008 £11,750,942	£19.532.472 £14,114,406 £8.696.341	£17.835.472 £12,417,408 £6,909.341
		LET,ETU,UUT		1.12,400,002	112,200,040	211,100,042	10,000,041	20,000,041

Local Plan Viability Testing 2	2025							
C7 - 200 Bed BTR with DMR Affordable Housing			Value Area	CIL Z	one C			
No Conventional AH Units]	200]	Sales value inflation		Base	1	
Site Area Residual land values:	1	0.29 Ha	I	Build cost inflation Tenure		DMR @ LLR		
Tenure	%АН	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Lovy S106, CiL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIt, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cl.I., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalrcases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent 10% DMR @ 100% LLR 20% DMR @ 100% LLR	0% 10% 20%	£85,485,164 £74,472,945 £63,460,727	£67,296,682 £56,460,551 £45,624,420	£67,189,518 £58,353,387 £45,517,256	£66,985,878 £56,149,746 £45,313,615	£66,476,777 £55,640,846 £44,804,515	£63,422,176 £52,586,045 £41,749,914	£61,725,176 £50,889,044 £40,052,913
25% DMR @ 100% LLR 30% DMR @ 100% LLR	25% 30% 35%	£57,954,618 £52,448,509 £46,942,399	£40,208,354 £34,788,289 £29,370,224	£40,099,190 £34,681,124 £29,263,059	£39,895,550 £34,477,484 £29,059,418	£39,386,449 £33,968,384 £28,550,318	£36,331,849 £30,913,783 £25,495,718	£34,634,848 £29,216,782 £23,798,716
35% DMR @ 100% LLR 40% DMR @ 100% LLR 45% DMR @ 100% LLR	40% 45%	£46,942,399 £41.436.290 £35,930,181	£29,370,224 £23.952.158 £18,534,093	£29,263,059 £23,844,993 £18,426,928	£29,059,418 £23.641.353 £18,223,287	£28,550,318 £23.132.252 £17,714,188	£25,495,718 £20.077.652 £14.659.586	£23,798,716 £18.380.651 £12,962,585
50% DMR @ 100% LLR Residual Land values compared to benchma	50%	£30,424,072	£13,116,027	£13,008,862	£12,805,222	£12,296,122	£9,241,521	£7,544,520
Higher Value Secondary Offices	ar iana values					£97,649,000		
Tenure	%AH 0%	Base Build Costs and Access Prt M4(2) & Building Safety Levy 257,66594	Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 3587/356	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 138,07,698	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 138,158,567	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 235,03586	Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 123,06596
10% DMR @ 100% LLR 20% DMR @ 100% LLR 25% DMR @ 100% LLR	0% 10% 20% 25% 30%	£46.154.735 £35,142,517 £29,636,408	£28.142.341 £17,306,210 £11.888.144	£28.035.177 £17,199,046 £11,780,980	£27.831.536 £16,995,405 £11,577.340	£27.322.436 £16,486,305 £11.068.239	£24.267.835 £13,431,704 £8.013.639	£22.570.834 £11,734,703 £6.316.638
25% DMR @ 100% LLR 30% DMR @ 100% LLR 35% DMR @ 100% LLR 40% DMR @ 100% LLR	30% 35%	£24,130,299 £18,624,189	£6,470,079 £1,052,014	£6,362,914 £944,849	£6,159,274 £741,208	£5,650,174 £232,108	£2,595,573 -£2,822,492	£898,572 -£4,619,494
45% DMR @ 100% LLR 45% DMR @ 100% LLR 50% DMR @ 100% LLR	35% 40% 45% 50%	£13,118,080 £7,611,971 £2,105,862	-£4,366,052 -£9,784,117 -£15,202,183					
Residual Land values compared to benchma Medium Value Secondary Offices	ark land values					£57,186,000	1	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Pant	0%	£68.901.224 £57,889,005	£50.712.742 £39,876,611	£50.605.578 £39,769,447	£50.401.938 £39,565,806	£49.892.837 £39,056,706	£46.838.236 £36,002,105	£45.141.236 £34,305,104
10% DMR @ 100% LLR 20% DMR @ 100% LLR 25% DMR @ 100% LLR	10% 20% 25%	£46,876,787 £41,370,678	£29,040,480 £23,622,414	£28,933,316 £23,515,250	£28,729,675 £23,311,610	£28,220,575 £22,802,509	£25,165,974 £19,747,909	£23,468,973 £18,050,908
30% DMR @ 100% LLR 35% DMR @ 100% LLR 40% DMR @ 100% LLR 45% DMR @ 100% LLR	30% 35% 40% 45%	£35,864,569 £30,358,459 £24,852,350	£18.204.349 £12,786,284 £7,368,218	£18,097,184 £12,679,119 £7,261,053	£17,893,544 £12,475,478 £7,057,413	£17.384.444 £11,986,378 £6,548,312	£14.329.843 £8,911,778 £3,493,712	£12.632.642 £7,214,776 £1,796,711
50% DMR @ 100% LLR	50%	£19,346,241 £13,840,132	£1,950,153 -£3,467,913	£1,842,988 -£3,575,078	£1,639,347 -£3,778,718	£1,130,248 -£4,287,818	-£1,924,354 -£7,342,419	-£3,621,355 -£9,039,420
Residual Land values compared to benchma Lower Value Secondary Offices / Community	ark land values y Space	ı				£40,420,000]	
Tenure	%АН	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Stalricases	Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent 10% DMR @ 100% LLR 20% DMR @ 100% LLR	0% 10% 20%	£62,751,145 £51,738,927	£44,738,751 £33,902,620	£44,631,587 £33,795,456	£44,427,946 £33,591,815	£43,918,846 £33,082,715	£40,864,245 £30,028,114	£39,167,244 £28,331,113
25% DMR @ 100% LLR 30% DMR @ 100% LLR 35% DMR @ 100% LLR 40% DMR @ 100% LLR	25% 30% 35% 40%	£46.232.818 £40,726,709 £35,220,599	£28.484.554 £23,066,489 £17,648,424	£28.377.390 £22,959,324 £17,541,259	£28.173.750 £22,755,684 £17,337,618	£27.684.649 £22,246,584 £16,828,518	£24.610.049 £19,191,983 £13,773,918	£22.913.048 £17,494,982 £12,076,916
40% DMR @ 100% LLR 45% DMR @ 100% LLR 50% DMR @ 100% LLR	40% 45% 50%	£29,714,490 £24,208,381 £18,702,272	£12,230,358 £6.812,293 £1,384,227	£12,123,193 £6,705,128 £1,287,062	£11,919,553 £6.501.487 £1,083,422	£11,410,452 £5.992,388 £574,322	£8,355,852 £2,937,786	£6,658,851 £1,240,785
Residual Land values compared to benchms Secondary Industrial/Storage/Distribution	ark land values	210,102212	21,034,221	21,231,002	21,000,422	£5/4,322 £20,601,000	12,180,215	24,111,280
Tenure	% A H	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safely Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safey, Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
10% Market Rent 10% DMR @ 100% LLR 20% DMR @ 100% LLR	0% 10% 20%	£68,498,655 £57,486,437	£50,486,261 £39,650,130	£50,379,097 £39,542,986	£50,175,456 £39,339,325	£49,666,356 £38,830,225	£46,611,755 £35,775,624	£44,914,754 £34,078,623
25% DMR @ 100% LLR 30% DMR @ 100% LLR 35% DMR @ 100% LLR	25% 30% 35%	£51,980,328 £46,474,219 £40,968.109	£34,232,064 £28,813,999 £23,395,934	£34,124,900 £28,706,834 £23,288.769	£33,921,260 £28,503,194 £23,085.128	£33,412,159 £27,994,094 £22,576.028	£30,357,559 £24,939,493 £19,521,428	£28,660,558 £23,242,492 £17,824,426
35% DMR @ 100% LLR 40% DMR @ 100% LLR 45% DMR @ 100% LLR	40% 45%	£35,462,000 £29,955,891	£17,977,868 £12,559,803	£17.870.703 £12,452,638	£17.667.063 £12,248,997	£17.157.962 £11,739,898	£14.103.362 £8,685,296	£12,406,361 £6,988,295
50% DMR @ 100% LLR	50%	E24,449,782	E7,141,737	E7,034,572	£6,830,932	£8,321,832	£3,267,231	£1,570,230

Local Plan Viability Te	sting 202	5						
C7 - 200 Bed BTR with Conventional Affordable Housing			Value Area	CIL Z	one A			
Site Area 0.29 Ha				Sales value inflation Build cost inflation		Base Base		
Residual land values:				Tenure		Conventional Affordable Housing: LAR: CIR		
Tonure 100% Market Reset 100% LAPK - 40% CIR	% AH 0% 5% 5% 10% 20% 30% 40% 45% 55% 50% 50% 50% 50% 50% 50% 50% 50% 5	Base Build Costs and Access Prt M4(2) & Building Safety Levy E118.778.07 E110.726.27 E101.778.07 E501.778.07 E501.778.07 E501.778.07 E501.73.07 E501.73.07 E501.73.07 E501.73.07 E501.73.07 E501.73.07 E501.73.07 E501.73.07	Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106. CIL, Building Regs 2022 & Starcases £107.313.65 £107.313.65 £107.313.65 £107.313.67 £107.313.67 £107.313.67 £107.313.67 £107.313.67 £107.313.67 £107.313.67 £107.313.67 £107.313.67 £107.313.67 £107.313.67 £107.313.67 £107.313.67 £107.313.67 £107.313.67 £107.313.67 £107.313.67 £107.313.67 £107.313.67	Base Build Costs, Access Prt M4(2), Suilding Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E107.206.67 S19.465.07 S19.465	Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wichair Prt M4(3), BREEAM Excellent & Biodiversity E107,00,647	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renovable Offset Payments (106,458,948 255,532,949 255,648,049	Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E10.459.346 S15.040.011 S17.27.712 S16.449.315 S17.27.713 S18.449.315 S18.44	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 5101,742,346 158,050,170 168,226,626 178,072 188,226,626 178,073 178,
Ingilet value occordary offices	1					237,043,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent 60% LAR : 40% CIR 60% LAR : 40% CIR	0%	£89,859,807 £81,721,324	£78,995,643 £71,235,449	£78,888,477 £71,128,694	£78,684,837 £70,925,784	£78,175,738 £70,418,511	£75,121,136 £67.374.871	£73,424,136 £65,683,960
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	5% 10% 15% 20%	£73,559,817 £65,375,484	£63,451,777 £55,644,830	£63,345,397 £55,538,791	£63,143,157 £55,337,159	£62,637,556 £54,833,078	£59,603,953 £51,808,594	£57,918,618 £50,128,325
60% LAR : 40% CIR	25%	£48,939,136 £40,687,517	£39,961,919 £32,086,362	£31,856,460 £31,981,143	£39,655,863 £31,780,972	£39,154,369 £31,280,548	£36,145,408 £28,278,006	£34,473,762 £26,609,926
60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR	30% 35% 40% 45%	£32,413,869 £24,118,388	£32,086,382 £24,188,339 £16,268,053	£24,083,326 £16,163,215	£23,883,525 £15,963,725	£23,384,024 £15,464,999	£20,387,014 £12,472,646	£18,722,009 £10,810,228
60% LAR : 40% CIR	50%	£15,801,273 £7,462,724	£8,325,709 £361,506	£8,221,012 £256,920	£8,021,775 £57,877	£7,523,680 -£439,729	£4,535,116 -£3,425,367	£2,874,802 -£5,084,054
Residual Land values compared t Medium Value Secondary Offices		and values				£57,186,000]	
		Base Build Costs and Access Prt M4(2) &	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) &	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent &	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, 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 &	Base Build Costs, Access Prt M4(2), Building Safety Legs 3105, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability &
Tenure 100% Market Rent 60% LAR : 40% CIR	% AH 0%	Building Safety Levy £101,594,077	2022 & Staircases £90,729,913	BREEAM Excellent £90,622,747	Biodiversity £90,419,107	Payments £89,910,008	Sustainability £86,855,406	Embodied Carbon £85,158,406
60% LAR: 40% CIR	0% 5% 10%	£93,455,594 £85,294,087	£82,969,719 £75,186,047	£82,862,964 £75,079,667	£82,660,054 £74,877,427	£82,152,781 £74,371,826	£79,109,141 £71,338,223	£77,418,230 £69,652,888
60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR	15% 20% 25%	£77.109.754 £68,902,794 £60,673.406	£67.379.100 £59,549,081 £51.696.189	£67.273.061 £59,443,348 £51.590.730	£67.071.429 £59,242,263 £51.390.133	£56,567,348 £58,739,551 £50,888,639	£63.542.864 £55,723,278 £47.879.678	£61.862.595 £54,047,571 £46.208.032
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	30% 35%	£52,421,787 £44,148,139	£43,820,632 £35,922,609	£43,715,413 £35,817,596	£43,515,242 £35,617,795	£43,014,818 £35,118,294	£40,012,276 £32,121,284	£38,344,196 £30,456,279
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	40% 45% 50%	£35.852.658 £27,535,543	£28.002.323 £20,059,979 £12.095.778	£27.897.485 £19,955,282	£27.697.995 £19,756,045	£27.199.269 £19,257,960 £11.294.541	£24.206.916 £16,269,386 £8.308.903	£22.544.498 £14,609,072 £6.650.216
Residual Land values compared t	to benchmark I	and values					1	
Lower Value Secondary Offices / 0	Community Sp	ace	ı	ı		£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 & S166, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent 60% LAR : 40% CIR 60% LAR : 40% CIR	10%	£98,317,734 £90,156,227	£87,831,859 £80,048,187	£87,725,104 £79,941,807	£87,522,194 £79,739,567	£87,014,921 £79,233,966	£83,971,281 £76,200,363	£82,280,370 £74,515,028
60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR	15% 20% 25%	£81.971.894 £73,764,934 £65,535,546	£72.241.240 £64,411,221 £56,558,329	£72.135.201 £64,305,488 £56,452,870	£71.933.569 £64,104,403 £56,252,273	£71.429.488 £63,601,691 £55,750,779	£68.405.004 £60,585,418 £52,741,818 £44,874,416	£66.724.735 £58,909,711 £51,070,172
60% LAR: 40% CIR	25% 30% 35%	£57,283,927 £49,010,279	£48,682,772 £40,784,749	£48,577,553 £40,679,736	£48,377,382 £40,479,935	£47,876,958 £39,980,434	£36,983,424	£43,206,336 £35,318,419
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	40% 45% 50%	£40.714.798 £32,397,683 £24,059,134	£32.864.463 £24,922,119 £16,957,916	£32.759.625 £24,817,422 £16,853,330	£32.560.135 £24,618,185 £16,654,287	£32.061.409 £24,120,090 £16,156,681	£29.069.056 £21,131,526 £13,171,043	£27.406.638 £19,471,212 £11,512,356
Residual Land values compared t	to benchmark la	and values					1	
Secondary Industrial/Storage/Dist	oution		I	I		£20,601,000	<u> </u>	
Tenure 100% Market Rest	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy £112203727	Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safoty Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £101028.757	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £10319,588	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 197,465,056	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 1557,780,556
60% LAR : 40% CIR 60% LAR : 40% CIR	0% 5% 10%	£104,065,244 £95,903,737	£93,579,369 £85,795,697	£93,472,614 £85,689,317	£93,269,704 £85,487,077	£92,762,431 £84,981,476	£89,718,791 £81,947,873	£88,027,880 £80,262,538
60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR	15% 20%	£87.719.404 £79,512,444 £71.283.058	£77.988.750 £70,158,731	£77.882.711 £70,052,998	£77.681.079 £69,851,913 £61,999,783	£77.176.998 £69,349,201	£74.152.514 £66,332,928 £58.489.328	£72.472.245 £64,657,221 £58.847.692
60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR	25% 30% 35%	£63,031,437 £64,757,789	£54,430,282 £46,532,259	£54,325,063 £46,427,246	£81,999,783 £54,124,892 £46,227,445	£61,498,289 £53,624,468 £45,727,944	£50,621,926 £42,730,934	£48,953,846 £41,065,929
60% LAR : 40% CIR 60% LAR : 40% CIR	40% 45%	£46.462.308 £38,145,193	£38.611.973 £30,669,629	£38.507.135 £30,564,932	£38.307.645 £30,365,695	£37.808.919 £29,867,600	£34.816.566 £26,879,036	£33.154.148 £25,218,722
60% LAR : 40% CIR	50%	£29,806,644	£22,705,426	£22,600,840	£22,401,797	£21,904,191	£18,918,553	£17,259,866

Local Plan Viability Te	sting 202						1	
C7 - 200 Bed BTR with Convention	nal Affordable	Housing		Value Area	CIL Z	one B		
		•						
Site Area	0.29 Ha	1		Sales value inflation		Base Base		
Residual land values:	0.25 Ha			Build cost inflation Tenure		Conventional Affordable Housing	: 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, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent 60% LAR: 40% CIR	0% 5%	£85,308,736 £78,813,717	£72,725,793 £66,695,002	£72,618,628 £66,588,247	£72,414,988 £66,385,337	£71,905,888 £65,878,064	£68,851,287 £62,834,424	£67,154,286 £61,143,514
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	10% 15% 20%	£72,295,674 £65.754.805 £59,191,309	£60,640,733 £54.563.190 £48,462,573	£60,534,354 £54,457,150 £48,356,840	£60,332,113 £54,255,517 £48,155,755	£59,826,512 £53.751.437 £47,653,043	£56,792,909 £50.726.953 £44,636,770	£55,107,574 £49.046.685 £42,961,064
60% LAR : 40% CIR 60% LAR : 40% CIR	25% 30%	£52,605,384 £45,997,230 £39,367,045	£42,339,085 £36,192,930	£42,233,625 £36,087,710	£42,033,028 £35,887,541 £29,719,496	£41,531,535 £35,387,117	£38,522,573 £32,384,573	£36,850,928 £30,716,494 £24,557,980
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	35% 40%	£39,367,045 £32,715.029 £26,041,379	£30,024,310 £23.833.428 £17,620,487	£29,919,297 £23.728.589 £17,515,790	£29,719,496 £23.529.099 £17,316,552	£29,219,995 £23.030.373 £16,818,458	£26,222,985 £20.038.020 £13,829,892	£24,557,980 £18.375.602 £12,169,578
60% LAR : 40% CIR	50%	£19,346,293	£17,620,467 £11,385,687	£11,281,100	£17,316,352 £11,082,058	£10,584,451	£13,829,892 £7,598,813	£12,109,578 £5,940,126
Residual Land values compared to Higher Value Secondary Offices	o benchmark l	and values				£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, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent 60% LAR : 40% CIR 60% LAR : 40% CIR	0% 5% 10%	£56,990,526 £50.495.507	£44,407,583 £38.376.792	£44,300,418 £38.270.037	£44,096,778 £38.067.127	£43,587,678 £37.559.854	£40,533,077 £34,516,214	£38,836,076 £32,825,304
60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR	10% 15% 20%	£43,977,464 £37,436,595	£32,322,523 £26,244,980 £20,144,363	£32,216,144 £26,138,940 £20,038,630	£32,013,903 £25,937,307 £19,837,545	£31,508,302 £25,433,227 £19,334,833	£28,474,699 £22,408,743	£26,789,364 £20,728,475
60% LAR: 40% CIR	25%	£24,287,174 £17.679.020	£14,020,875 £7.874,720	£13,915,415 £7.769.500	£13,714,818 £7.569,331	£13,213,325 £7.068.907	£10,204,363 £4.066.363	£8,532,718 £2,398,284
60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR	30% 35% 40% 45%	£17.679.020 £11,048,835 £4,396,819	£1,706,100 -£4,484,782	£1,601,087 -£4,589,621	£1,401,286 -£4,789,111	£901,785 -£5,287,837	-£2,095,225 -£8,280,190	-£3,760,230 -£9,942,608
60% LAR : 40% CIR	50%	-£2,276,831 -£8,971,917	-£10,697,723 -£16,932,523	-£10,802,420 -£17,037,110	-£11,001,658 -£17,236,152	-£11,499,752 -£17,733,759	-£14,488,318 -£20,719,397	-£16,148,632 -£22,378,084
Residual Land values compared to Medium Value Secondary Offices	o benchmark l	and values				£57,186,000]	
Tenure	% АН	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent 60% LAR: 40% CIR	0% 5%	£68,724,796 £62,229,777	£56,141,853 £50,111,062	£56,034,688 £50,004,307	£55,831,048 £49,801,397	£55,321,948 £49,294,124	£52,267,347 £46,250,484	£50,570,346 £44,559,574
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	10% 15% 20%	£55,711,734 £49.170.865	£44,056,793 £37,979,250	£43,950,414 £37.873.210	£43,748,173 £37.671.577	£43,242,572 £37.167.497	£40,208,969 £34.143.013	£38,523,634 £32,462,745
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	25% 30%	£42,607,309 £36,021,444 £29,413,290	£31,676,633 £25,755,145 £19,608,990	£31,772,900 £25,649,685 £19,503,770	£31,571,615 £25,449,088 £19,303,601	£31,069,103 £24,947,595 £18,803,177	£20,052,630 £21,938,633 £15,800,633	£20,377,124 £20,266,968 £14,132,554
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	35% 40% 45%	£22,783,105 £16.131.089	£13,440,370 £7.249.488	£13,335,357 £7.144.649	£13,135,556 £6.945.159	£12,636,055 £6.446.433	£9,639,045 £3,454,080	£7,974,040 £1.791.662
60% LAR : 40% CIR 60% LAR : 40% CIR	45% 50%	£9,457,439 £2,762,353	£1,036,547 -£5,198,253	£931,850 -£5,302,840	£732,612 -£5,501,882	£234,518 -£5,999,489	-£2,754,048 -£8,985,127	-£4,414,362 -£10,643,814
Residual Land values compared to Lower Value Secondary Offices / 0						£40,420,000	1	
Tenure TONS Market Boot	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy 25, 26, 29, 24	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renowable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, 9106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent 60% LAR : 40% CIR 60% LAR : 40% CIR	0% 5% 10%	£67,091,917 £60,573,874	£54,973,202 £48,918,933	£54,866,447 £48,812,554	£54,663,537 £48,610,313	£54,156,264 £48,104,712	£51,112,624 £45,071,109	£49,421,714 £43,385,774
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	15% 20%	£54.033.005 £47,469,509 £40.883.584	£42.841.390 £36,740,773 £30.617.285	£42.735.350 £36,635,040 £30.511.825	£42.533.717 £36,433,955 £30.311.228	£42.029.637 £35,931,243 £29.809.735	£39.005.153 £32,914,970 £26.800.773	£37.324.885 £31,239,264 £25.129.128
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	25% 30% 35%	£40,883,584 £34,275,430 £27,645,245	£30,617,285 £24,471,130 £18,302,510	£30,511,625 £24,365,910 £18,197,497	£30,311,228 £24,165,741 £17,997,696	£23,665,317 £17,498,195	£26,800,773 £20,662,773 £14,501,185	£18,994,694 £12,836,180
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	40% 45% 50%	£20.993.229 £14,319,579 £7,624,493	£12.111.628 £5,898,687	£12.006.789 £5,793,990	£11.807.299 £5,594,752	£11.308.573 £5,096,658	£8.316.220 £2,108,092	£6.653.802 £447,778
Residual Land values compared to	o benchmark l	and values	2000,110	10140,700	-2000(PL	Sto, 101, 15	27,122,007	20,101,014
Secondary Industrial/Storage/Dist	ribution					£20,601,000		
Tenure 100%, Market Rezt 60%, LAR, 40%, CR 60%, LAR, 40%, CR 60%, LAR, 40%, CR	% AH 0% 5%	Base Build Costs and Access Prt M4(2) & Building Safety Levy F733447	Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Statincases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR 60% LAR : 40% CIR	10%	£66,321,384 £59,780,515	£54,666,443 £48.588.900	£54,560,064 £48,482,860	£60,411,047 £54,357,823 £48.281.227	£59,903,774 £53,852,222 £47,777,147	£50,800,134 £50,818,619 £44.752.663	£49,133,284 £43,072,395
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	15% 20% 25%	£53,217,019 £46,631,094	£42,488,283 £36,364,795	£42,382,550 £36,259,335	£48.281.227 £42,181,465 £36,058,738	£41,678,753 £35,557,245	£38,662,480 £32,548,283	£36,986,774 £30,876,638
60% LAR : 40% CIR	30% 35% 40%	£40,022,940 £33,392,755 £26,740,739	£30,218,640 £24,050,020 £17,859,138	£30,113,420 £23,945,007 £17,754,299	£29,913,251 £23,745,206 £17,554,809	£29,412,827 £23,245,705 £17,056,083	£26,410,283 £20,248,695 £14,063,730	£24,742,204 £18,583,690 £12,401,312
60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR	40% 45% 50%	£20,740,739 £20,067,089 £13,372,003	£17.659.136 £11,646,197 £5,411.397	£17.734.299 £11,541,500 £5,306.810	£17.354.609 £11,342,262 £5,107.768	£10,844,168 £4,610.161	£1,624.523	£6,195,288 -£34,184

Local Plan Viability Te	sting 202	5						
C7 - 200 Bed BTR with Conventional Affordable Housing			Value Area	CIL 2	one C			
Site Area	0.29 Ha	1	-	Sales value inflation Build cost inflation		Base Base		
Residual land values:	0.25710			Tenure		Conventional Affordable Housing	: LAR : CIR]
Tonure 100% Market Red 00% LAR 4,0% C/R	% AH 0% 5% 5% 15% 20% 20% 20% 40% 40% 55% 50% 50% 50%	Base Build Costs and Access Prt M4(2) & Building Safety Levy 15:84:84:15 (2) (2) (2) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staircases 971,545,364 555,7026 544,151,86 546,151,8	Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 571,138,009 175,564,44 174,175,175,175,175,175,175,175,175,175,175	Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 156, 96, 273 151, 135, 70 156, 42, 43 151, 135, 70 156, 44, 45, 45 156, 47, 47, 47, 47, 47, 47, 47, 47, 47, 47	Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 156,46777 159,728,269 159,348,156 177,004,27 175,44,549 175,44,549 175,542,542 175,542,542 175,542,542 175,542,542 175,542,542 175,542,542 175,542,542 175,542,542 175,542,542 175,542,542 175,542,542 175,542	Base Build Costs, Access Prt M4(2), Access Prt M4(2), Silos, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 153,422,76 157,544,78 159,122,50 159,122,	Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 551,72178 551,52178 551,
								Base Build Costs,
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent 60% LAR: 40% CIR 60% LAR: 40% CIR	0% 5% 10%	£57,166,954 £50.671.261	£38,978,472 £33,227,154 £27,452,414	£38,871,308 £33,120,399 £27,346,034	£38,667,668 £32,917,490	£38,158,567 £32,410,216 £26,638,193	£35,103,966 £29,366,576 £23,604,590	£33,406,966 £27,675,666 £21,919,255
60% LAR : 40% CIR 60% LAR : 40% CIR	15% 20%	£37,611,171 £31,047,169	£21,654,454 £15,833,476	£21,548,414 £15,727,743	£21,346,782 £15,526,658	£20,842,701 £15,023,946	£17,818,218 £12,007,674	£16,137,949 £10,331,968
60% LAR : 40% CIR 60% LAR : 40% CIR	25% 30% 35%	£24,460,796 £17.852.247	£9,989,682 £4,123,274	£9,884,222 £4.018.054	£9,683,625 £3.817,885	£9,182,132 £3,317,461	£6,173,170 £314,917	£4,501,525 -£1,353,162
60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR	40% 45%	£11,221,722 £4,569,417 -£2,104,466	-£1,765,545 -£7,676,574 -£13,609,610	-£1,670,558 -£7,781,413 -£13,714,306				-£7,231,676 -£13,134,399 -£19,060,517
60% LAR: 40% CIR Residual Land values compared t	50%	-£8,799,732	-£19,564,451	-£19,669,038	-£19,868,080	-£20,365,686	-£23,351,324	-£25,010,011
Medium Value Secondary Offices		and values				£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, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent 60% LAR: 40% CIR	0% 5%	£68,901,224 £62,405,531	£50,712,742 £44,961,424	£50,605,578 £44,854,669	£50,401,938 £44,651,760	£49,892,837 £44,144,486	£46,838,236 £41,100,846	£45,141,236 £39,409,936
80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR	10% 15% 20%	£55,886,871 £49,345,441	£39,186,684 £33,388,724	£39,080,304 £33,282,684	£38,878,063 £33,081,052	£38,372,463 £32,576,971	£35,338,860 £29.552,488 £23,741,944	£33,653,525 £27,872,219
60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR	20% 25% 30%	£42,781,439 £36,195,066	£27,567,746 £21,723,952	£27,462,013 £21,618,492	£27,260,928 £21,417,895	£26,758,216 £20,916,402	£23,741,944 £17,907,440	£22,066,238 £16,235,795
60% LAR: 40% CIR	35%	£25,580,517 £22,955,992 £16,303,687	£9,968,725 £4,057,696	£10,752,324 £9,863,712 £3,952,857	£10,662,165 £9,663,911 £3,753,367	£10,051,131 £9,164,409 £3,254,642	£6,167,400 £262,289	£4,502,394 -£1,400,129
60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR	40% 45% 50%	£9,629,804 £2,934,538	-£1,875,340 -£7,830,181	-£1,980,036 -£7,934,768	-£2,179,274 -£8,133,810	-£2,677,368 -£8,631,416	-£5,665,933 -£11,617,054	-£7,326,247 -£13,275,741
Residual Land values compared t Lower Value Secondary Offices /	o benchmark l	and values				£40,420,000	1	
Tenure	% АН	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Market Rent 60% LAR : 40% CIR 60% LAR : 40% CIR	0% 5% 10%	£73,763,364 £67,267,671 £60,749,011	£55,574,882 £49,823,564 £44,048,824	£55,467,718 £49,716,809 £43,942,444	£55,264,078 £49,513,900 £43,740,203	£54,754,977 £49,006,626 £43,234,603	£51,700,376 £45,962,986 £40,201,000	£50,003,376 £44,272,076 £38,515,665
60% LAR : 40% CIR 60% LAR : 40% CIR	15% 20% 25% 30%	£54,207,581 £47,643,579	£38,250,864 £32,429,886	£38.144.824 £32,324,153	£37,943,192 £32,123,068	£37,439,111 £31,620,356	£34.414.628 £28,604,084	£32,734,359 £26,928,378
60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR	25% 30% 35%	£41,057,206 £34,448,657 £27,818,132	£26,586,092 £20,719,684 £14,830,865	£26,480,632 £20,614,464 £14,725,852	£26,280,035 £20,414,295	£25,778,542 £19,913,871 £14,026,549	£22,769,580 £16,911,327 £11,029,540	£21,097,935 £15,243,248 £9,364,534
60% LAR: 40% CIR 60% LAR: 40% CIR	40% 45%	£27,616,132 £21.165.827 £14.491.944	£8.919.836 £2.986.800	£14,725,852 £8.814.997 £2.882.104	£8.615.507 £2.682.866	£8.116.782 £2,184,772	£51,029,540 £5.124.429 -£803.793	£9,364,534 £3.462.011 -£2.464.107
80% LAR: 40% CIR Residual Land values compared t	50%	£7,796,678	-£2,968,041	-£3,072,628	-£3,271,670	-£3,769,276	-£6,754,914	-£8,413,601
Residual Land values compared t Secondary Industrial/Storage/Dis	o pencomark li tribution	anu values				£20,601,000	1	
Tenure 100% Martest Rever 60% LAR 40% CR	% AH 0% 5%	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S186, ClL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 2007, 2448	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 40% CIR	10%	£66,496,521 £59,955,091	£55,5/1,0/4 £49,796,334 £43.998.374	£55,464,319 £49,689,954 £43.892.334	£49,487,713 £43,690,702	£54,754,136 £48,982,113 £43.186.621	£45,948,510 £40,162,138	£50,019,586 £44,263,175 £38,481,869
60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR	15% 20% 25% 30%	£53,391,089 £46,804,716	£43.996.374 £38,177,396 £32,333,602 £26,467,194	£43.892.334 £38,071,663 £32,228,142 £26,361,974	£37,870,578 £32,027,545	£37,367,866 £31,526,052	£40.162.138 £34,351,594 £28,517,090 £22,658,837	£32,675,888 £26,845,445
60% LAR: 40% CIR 60% LAR: 40% CIR	35%	£40,196,167 £33,565,642	£20,578,375	£26,361,974 £20,473,362	£26,161,805 £20,273,561	£25,661,381 £19,774,059 £13,864,292	£16,777,050	£20,990,758 £15,112,044
60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR	40% 45% 50%	£20,913,337 £20,239,454 £13,544,188	£14.667.346 £8,734,310 £2,779,469	£14.562.507 £8,629,614 £2,674.882	£14.363.017 £8,430,376 £2.475.840	£13.084.292 £7,932,282 £1,978.234	£10.871.939 £4,943,717 £1,007.404	£9.209.521 £3,283,403 £2,666.091
COLUMN TOWARD		2.10,044,100	12,775,405	1 22,074,002	22,470,040	21,070,234	21,307,404	