

Appendix 5 - Student accommodation appraisal results

LB Camden
Local Plan Viability Testing 2025

CT - 200 Bed Student Accommodation Only

No Conventional AH Units	0
Site Area	0.21 Ha

Residual land values:

Value Area	Central London (CIL Zone A)
Sales value inflation	Base
Build cost inflation	Base
Tenure	N/A

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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% Private Student Accommodation Scenario	£23,074,662	£20,828,049	£20,726,122	£20,663,841	£20,503,490	£18,888,978	£18,750,205
10% Affordable Student Accommodation Scenario	£19,431,449	£17,243,089	£17,143,164	£17,078,964	£16,918,633	£15,314,020	£15,185,544
20% Affordable Student Accommodation Scenario	£15,788,236	£13,658,131	£13,558,207	£13,494,026	£13,333,675	£11,729,062	£11,590,586
30% Affordable Student Accommodation Scenario	£12,145,022	£10,073,173	£9,973,249	£9,909,069	£9,748,617	£8,144,105	£7,995,332
35% Affordable Student Accommodation Scenario	£10,323,416	£8,250,666	£8,150,770	£8,116,589	£7,956,138	£6,351,626	£6,202,853
40% Affordable Student Accommodation Scenario	£8,501,809	£6,488,216	£6,388,291	£6,324,111	£6,163,660	£4,559,147	£4,410,375
50% Affordable Student Accommodation Scenario	£4,859,596	£2,960,258	£2,860,334	£2,796,154	£2,578,702	£974,190	£226,417

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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% Private Student Accommodation Scenario	£3,560,372	£3,217,765	£2,217,832	£1,577,851	£1,587,797	£1,597,743	£1,597,743
10% Affordable Student Accommodation Scenario	£1,074,841	£3,293,391	£3,363,736	£3,427,308	£3,491,716	£3,556,124	£3,556,124
20% Affordable Student Accommodation Scenario	£4,710,264	£4,844,158	£4,348,063	£2,072,454	£2,072,454	£2,072,454	£2,072,454
30% Affordable Student Accommodation Scenario	£9,361,289	£10,633,117	£10,533,041	£10,507,221	£10,727,873	£12,382,185	£13,110,598
35% Affordable Student Accommodation Scenario	£11,962,714	£12,922,566	£12,822,520	£12,896,711	£12,960,904	£14,544,864	£15,460,613
40% Affordable Student Accommodation Scenario	£12,034,431	£14,018,074	£14,117,999	£14,182,173	£14,342,839	£15,947,143	£16,959,915
50% Affordable Student Accommodation Scenario	£18,848,898	£17,683,069	£17,289,698	£17,367,136	£18,222,398	£18,538,108	£18,989,679

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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% Private Student Accommodation Scenario	£1,005,602	£8,718,985	£8,719,002	£8,504,881	£7,484,430	£6,869,918	£6,741,135
10% Affordable Student Accommodation Scenario	£7,422,389	£5,234,039	£5,134,104	£5,099,924	£4,909,473	£3,304,900	£2,564,168
20% Affordable Student Accommodation Scenario	£1,450,662	£1,450,662	£1,450,662	£1,450,662	£1,524,127	£2,796,968	£3,068,968
30% Affordable Student Accommodation Scenario	£1,135,962	£1,135,962	£2,006,811	£2,006,809	£2,260,449	£3,694,935	£4,413,726
35% Affordable Student Accommodation Scenario	£1,897,984	£2,126,216	£2,126,216	£2,126,216	£2,126,216	£2,126,216	£2,126,216
40% Affordable Student Accommodation Scenario	£3,500,843	£3,500,843	£3,500,843	£3,500,843	£3,500,843	£3,500,843	£3,500,843
50% Affordable Student Accommodation Scenario	£7,150,884	£8,108,892	£9,289,728	£9,289,698	£9,430,958	£11,034,870	£11,788,649

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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% Private Student Accommodation Scenario	£8,240,862	£10,338,956	£10,289,222	£10,175,741	£10,016,280	£10,410,778	£10,822,025
10% Affordable Student Accommodation Scenario	£19,943,249	£8,754,889	£8,654,964	£8,590,784	£8,430,533	£6,825,820	£6,077,048
20% Affordable Student Accommodation Scenario	£7,300,036	£5,169,911	£5,070,007	£5,005,826	£4,845,575	£3,240,862	£2,492,090
30% Affordable Student Accommodation Scenario	£3,659,892	£1,584,973	£1,485,049	£1,420,869	£1,260,417	£1,642,065	£1,592,986
35% Affordable Student Accommodation Scenario	£1,835,216	£1,835,216	£2,006,811	£2,006,809	£2,260,449	£3,694,935	£4,413,726
40% Affordable Student Accommodation Scenario	£1,135,962	£1,135,962	£2,006,811	£2,006,809	£2,260,449	£3,694,935	£4,413,726
50% Affordable Student Accommodation Scenario	£4,976,954	£4,942,492	£5,984,968	£5,749,498	£5,905,498	£7,214,010	£8,289,789

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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% Private Student Accommodation Scenario	£18,748,432	£15,201,830	£16,401,512	£16,337,731	£16,177,280	£14,972,768	£13,823,105
10% Affordable Student Accommodation Scenario	£15,109,239	£12,918,879	£12,818,954	£12,752,774	£12,592,323	£10,987,810	£10,239,038
20% Affordable Student Accommodation Scenario	£11,469,026	£9,311,921	£9,211,907	£9,147,816	£9,007,265	£7,402,852	£6,654,480
30% Affordable Student Accommodation Scenario	£7,818,812	£5,746,963	£5,647,039	£5,582,859	£5,422,407	£3,817,896	£3,069,124
35% Affordable Student Accommodation Scenario	£5,991,206	£3,924,486	£3,824,560	£3,760,379	£3,629,926	£2,025,416	£1,276,643
40% Affordable Student Accommodation Scenario	£4,174,598	£2,162,006	£2,062,081	£2,007,901	£1,907,450	£250,901	£1,107,806
50% Affordable Student Accommodation Scenario	£532,386	£1,424,692	£1,522,078	£1,587,268	£1,747,908	£3,192,050	£4,180,789

LB Camden
Local Plan Viability Testing 2025

CT - 200 Bed Student Accommodation Only

No Conventional AH Units	0
Site Area	0.21 Ha

Residual land values:

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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% Private Student Accommodation Scenario	£18,586,561	£14,733,448	£14,833,524	£14,569,343	£14,408,891	£12,864,390	£12,555,607
10% Affordable Student Accommodation Scenario	£18,451,158	£11,589,140	£11,489,216	£11,435,035	£11,264,583	£9,660,072	£8,811,299
20% Affordable Student Accommodation Scenario	£12,205,755	£8,444,832	£8,344,907	£8,280,727	£8,120,276	£6,515,763	£5,766,961
30% Affordable Student Accommodation Scenario	£9,010,352	£5,300,524	£5,200,599	£5,136,419	£4,975,968	£3,371,455	£2,622,652
35% Affordable Student Accommodation Scenario	£7,412,651	£3,726,370	£3,626,446	£3,562,265	£3,401,814	£1,798,302	£1,049,509
40% Affordable Student Accommodation Scenario	£6,814,949	£2,166,217	£2,066,291	£1,992,111	£1,831,660	£227,147	£259,584
50% Affordable Student Accommodation Scenario	£2,619,545	£1,003,198	£1,104,618	£1,169,777	£1,332,677	£2,961,671	£3,721,668

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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% Private Student Accommodation Scenario	£3,587,473	£3,572,575	£3,575,086	£3,575,086	£3,575,086	£3,575,086	£3,575,086
10% Affordable Student Accommodation Scenario	£3,106,132	£3,017,074	£3,017,074	£3,017,074	£3,017,074	£3,017,074	£3,017,074
20% Affordable Student Accommodation Scenario	£3,200,235	£1,012,801	£1,012,801	£1,012,801	£1,012,801	£1,012,801	£1,012,801
30% Affordable Student Accommodation Scenario	£11,485,538	£15,255,796	£15,309,891	£15,309,891	£15,330,322	£17,134,835	£17,883,058
35% Affordable Student Accommodation Scenario	£13,693,828	£16,977,020	£16,977,020	£16,977,020	£16,977,020	£16,977,020	£16,977,020
40% Affordable Student Accommodation Scenario	£14,631,341	£18,350,073	£18,350,073	£18,350,073	£18,350,073	£18,350,073	£18,350,073
50% Affordable Student Accommodation Scenario	£12,886,748	£21,089,468	£21,089,468	£21,089,468	£21,089,468	£21,089,468	£21,089,468

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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% Private Student Accommodation Scenario	£5,987,967	£5,724,335	£5,724,335	£5,724,335	£5,724,335	£5,724,335	£5,724,335
10% Affordable Student Accommodation Scenario	£3,392,099	£419,820	£419,820	£419,820	£419,820	£419,820	£419,820
20% Affordable Student Accommodation Scenario	£2,406,143	£1,042,929	£1,042,929	£1,042,929	£1,042,929	£1,042,929	£1,042,929
30% Affordable Student Accommodation Scenario	£2,898,708	£3,758,136	£3,758,136	£3,758,136	£3,758,136	£3,758,136	£3,758,136
35% Affordable Student Accommodation Scenario	£4,086,495	£5,420,616	£5,420,616	£5,420,616	£5,420,616	£5,420,616	£5,420,616
40% Affordable Student Accommodation Scenario	£5,184,115	£6,802,843	£6,802,843	£6,802,843	£6,802,843	£6,802,843	£6,802,843
50% Affordable Student Accommodation Scenario	£5,399,916	£13,019,228	£13,019,228	£13,019,228	£13,019,228	£13,019,228	£13,019,228

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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% Private Student Accommodation Scenario	£5,103,361	£5,235,225	£5,235,225	£5,235,225	£5,235,225	£5,235,225	£5,235,225
10% Affordable Student Accommodation Scenario	£6,912,958	£3,100,940	£3,001,016	£2,936,835	£2,776,383	£1,171,872	£423,095
20% Affordable Student Accommodation Scenario	£3,717,555	£44,944	£46,588	£46,588	£46,588	£46,588	£46,588
30% Affordable Student Accommodation Scenario	£522,152	£3,181,678	£3,267,601	£3,251,781	£3,012,232	£3,116,745	£3,865,518
35% Affordable Student Accommodation Scenario	£3,568,495	£3,928,182	£3,856,754	£3,856,754	£3,856,754	£3,856,754	£3,856,754
40% Affordable Student Accommodation Scenario	£2,673,257	£5,131,983	£5,431,309	£5,431,309	£5,431,309	£5,431,309	£5,431,309
50% Affordable Student Accommodation Scenario	£5,895,855	£8,451,398	£9,592,818	£9,592,818	£9,592,818	£11,448,821	£12,439,095

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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% Private Student Accommodation Scenario	£10,210,307	£10,402,230	£10,307,514	£10,243,131	£10,082,081	£9,478,175	£7,729,307
10% Affordable Student Accommodation Scenario	£11,074,948	£7,292,890	£7,163,006	£7,098,825	£6,938,373	£5,333,892	£4,585,089
20% Affordable Student Accommodation Scenario	£1,514,543	£4,118,662	£4,118,662	£4,118,662	£4,118,662	£4,118,662	£4,118,662
30% Affordable Student Accommodation Scenario	£4,684,142	£974,914	£874,389	£810,209	£649,758	£664,755	£1,193,524
35% Affordable Student Accommodation Scenario	£3,086,441	£3,997,840	£3,997,840	£3,997,840	£3,997,840	£3,997,840	£3,997,840
40% Affordable Student Accommodation Scenario	£1,486,738	£3,109,860	£2,269,619	£2,269,619	£2,269,619	£2,269,619	£2,269,619
50% Affordable Student Accommodation Scenario	£1,795,895	£5,128,574	£5,430,608	£5,430,608	£5,430,608	£7,757,851	£8,548,078

LB Camden
Local Plan Viability Testing 2025

C7 - 200 Bed Student Accommodation and 35% of floorspace conventional Affordable Housing				Value Area		Central London (CIL Zone A)	
No. Conventional Units				44		Sales value inflation	
Site Area				0.21 Ha		Build cost inflation	
Residual land values:						Tenure	
						LAR : CR	

LB Camden
Local Plan Viability Testing 2025

C7 - 200 Bed Student Accommodation and 35% of floorspace conventional Affordable Housing			Value Area		Rest of Camden, Highgate and Hampstead (CIL Zones B & C)		
No Conventional Units			Sales value inflation		Base		
Site Area			Build cost inflation		Base		
Residual land values:			Tenure		LAR : GR		
Tenure			Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent
Student Accommodation with 35% Conventional AH (LAR : CIL)			£1,192,835		£1,543,695		£1,552,481
Student Accommodation with 50% Conventional AH (LAR : CIL)			£7,852,587		£4,208,457		£4,165,726
Residual Land values compared to benchmark land values							£4,047,555
Higher Value Secondary Offices							£3,749,664
Tenure			Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Student Accommodation with 35% Conventional AH (LAR : CIL)			£1,192,835		£1,543,695		£1,552,481
Student Accommodation with 50% Conventional AH (LAR : CIL)			£7,852,587		£4,208,457		£4,165,726
Residual Land values compared to benchmark land values							£3,749,664
Medium Value Secondary Offices							£1,300,450
Tenure			Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
Student Accommodation with 35% Conventional AH (LAR : CIL)			£1,192,835		£1,543,695		£1,552,481
Student Accommodation with 50% Conventional AH (LAR : CIL)			£7,852,587		£4,208,457		£4,165,726
Residual Land values compared to benchmark land values							£3,749,664
Lower Value Secondary Offices / Community Space							£1,300,450
Tenure			Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent
Student Accommodation with 35% Conventional AH (LAR : CIL)			£1,192,835		£1,543,695		£1,552,481
Student Accommodation with 50% Conventional AH (LAR : CIL)			£7,852,587		£4,208,457		£4,165,726
Residual Land values compared to benchmark land values							£3,749,664
Secondary Industrial/Storage/Distribution							£1,300,450
Tenure			Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent
Student Accommodation with 35% Conventional AH (LAR : CIL)			£1,192,835		£1,543,695		£1,552,481
Student Accommodation with 50% Conventional AH (LAR : CIL)			£7,852,587		£4,208,457		£4,165,726
Residual Land values compared to benchmark land values							£3,749,664
Secondary Industrial/Storage/Distribution							£1,300,450
Tenure			Base Build Costs and Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent
Student Accommodation with 35% Conventional AH (LAR : CIL)			£1,192,835		£1,543,695		£1,552,481
Student Accommodation with 50% Conventional AH (LAR : CIL)			£7,852,587		£4,208,457		£4,165,726
Residual Land values compared to benchmark land values							£3,749,664
Secondary Industrial/Storage/Distribution							£1,300,450

LB Camden
Local Plan Viability Testing 2025

C7 - 200 Bed Student Accommodation and 35% of floorspace conventional Affordable Housing		Value Area		Central London (CL Zone A)			
No. Conventional Units		44		Sales value inflation			
Site Area		0.21 Ha		Build cost inflation			
Residual land values:				Base			
				Tenure			
				LAR : GR			
Tenure		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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% Private Student Accommodation Scenario & 35% Conventional AH		£15,013,192	£15,307,143	£15,203,957	£15,198,461	£15,199,068	£15,199,068
10% Affordable Student Accommodation Scenario & 30% Conventional AH		£11,922,722	£8,726,187	£8,054,029	£8,051,449	£8,209,001	£8,144,507
20% Affordable Student Accommodation Scenario & 30% Conventional AH		£8,384,500	£5,181,250	£4,569,072	£4,464,432	£4,710,044	£4,520,560
30% Affordable Student Accommodation Scenario & 30% Conventional AH		£4,641,296	£1,696,272	£1,484,114	£1,381,534	£1,529,086	£1,271,512
35% Affordable Student Accommodation Scenario & 30% Conventional AH		£2,819,096	£186,044	£111,070	£57,724	£277,576	£2,889,341
40% Affordable Student Accommodation Scenario & 30% Conventional AH		£968,083	£2,068,877	£4,133,493	£2,237,043	£6,499,469	£4,711,170
100% Affordable Student Accommodation Scenario & 30% Conventional AH		£2,685,489	£5,648,834	£5,772,556	£5,876,701	£6,137,063	£8,300,827
Residual Land values compared to benchmark land values							
Higher Value Secondary Offices		£97,549,000					
Tenure		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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% Private Student Accommodation Scenario & 35% Conventional AH		£15,013,192	£15,307,143	£15,203,957	£15,198,461	£15,199,068	£15,199,068
10% Affordable Student Accommodation Scenario & 30% Conventional AH		£11,922,722	£8,726,187	£8,054,029	£8,051,449	£8,209,001	£8,144,507
20% Affordable Student Accommodation Scenario & 30% Conventional AH		£8,384,500	£5,181,250	£4,569,072	£4,464,432	£4,710,044	£4,520,560
30% Affordable Student Accommodation Scenario & 30% Conventional AH		£4,641,296	£1,696,272	£1,484,114	£1,381,534	£1,529,086	£1,271,512
35% Affordable Student Accommodation Scenario & 30% Conventional AH		£2,819,096	£186,044	£111,070	£57,724	£277,576	£2,889,341
40% Affordable Student Accommodation Scenario & 30% Conventional AH		£968,083	£2,068,877	£4,133,493	£2,237,043	£6,499,469	£4,711,170
100% Affordable Student Accommodation Scenario & 30% Conventional AH		£2,685,489	£5,648,834	£5,772,556	£5,876,701	£6,137,063	£8,300,827
Residual Land values compared to benchmark land values							
Medium Value Secondary Offices		£87,186,000					
Tenure		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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% Private Student Accommodation Scenario & 35% Conventional AH		£15,013,192	£15,307,143	£15,203,957	£15,198,461	£15,199,068	£15,199,068
10% Affordable Student Accommodation Scenario & 30% Conventional AH		£11,922,722	£8,726,187	£8,054,029	£8,051,449	£8,209,001	£8,144,507
20% Affordable Student Accommodation Scenario & 30% Conventional AH		£8,384,500	£5,181,250	£4,569,072	£4,464,432	£4,710,044	£4,520,560
30% Affordable Student Accommodation Scenario & 30% Conventional AH		£4,641,296	£1,696,272	£1,484,114	£1,381,534	£1,529,086	£1,271,512
35% Affordable Student Accommodation Scenario & 30% Conventional AH		£2,819,096	£186,044	£111,070	£57,724	£277,576	£2,889,341
40% Affordable Student Accommodation Scenario & 30% Conventional AH		£968,083	£2,068,877	£4,133,493	£2,237,043	£6,499,469	£4,711,170
100% Affordable Student Accommodation Scenario & 30% Conventional AH		£2,685,489	£5,648,834	£5,772,556	£5,876,701	£6,137,063	£8,300,827
Residual Land values compared to benchmark land values							
Lower Value Secondary Offices / Community Space		£48,420,000					
Tenure		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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% Private Student Accommodation Scenario & 35% Conventional AH		£13,361,875	£12,582,985	£12,591,927	£12,737,347	£12,658,765	£12,658,765
10% Affordable Student Accommodation Scenario & 30% Conventional AH		£1,001,000	£1,001,000	£1,001,000	£1,001,000	£1,001,000	£1,001,000
20% Affordable Student Accommodation Scenario & 30% Conventional AH		£3,724,951	£3,817,238	£3,939,938	£3,942,968	£3,779,018	£3,779,018
30% Affordable Student Accommodation Scenario & 30% Conventional AH		£2,184,044	£2,184,044	£2,184,044	£2,184,044	£2,184,044	£2,184,044
35% Affordable Student Accommodation Scenario & 30% Conventional AH		£28,170,371	£12,108,106	£12,108,106	£12,108,106	£12,108,106	£12,108,106
40% Affordable Student Accommodation Scenario & 30% Conventional AH		£1,110,377	£11,117,807	£11,117,807	£11,117,807	£11,117,807	£11,117,807
100% Affordable Student Accommodation Scenario & 30% Conventional AH		£11,061,350	£11,061,350	£11,061,350	£11,061,350	£11,061,350	£11,061,350
Residual Land values compared to benchmark land values							
Lower Value Secondary Offices / Community Space		£48,420,000					
Tenure		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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% Private Student Accommodation Scenario & 35% Conventional AH		£11,244,725	£8,054,036	£7,812,777	£7,815,187	£7,853,749	£5,373,255
10% Affordable Student Accommodation Scenario & 30% Conventional AH		£7,601,014	£4,469,977	£4,327,818	£4,329,239	£4,366,791	£1,738,297
20% Affordable Student Accommodation Scenario & 30% Conventional AH		£3,958,269	£363,020	£72,862	£540,282	£383,834	£1,789,860
30% Affordable Student Accommodation Scenario & 30% Conventional AH		£151,096	£294,096	£294,096	£294,096	£294,096	£294,096
35% Affordable Student Accommodation Scenario & 30% Conventional AH		£4,915,236	£4,619,280	£4,743,424	£4,743,424	£4,803,766	£4,717,361
40% Affordable Student Accommodation Scenario & 30% Conventional AH		£3,411,120	£3,411,120	£3,411,120	£3,411,120	£3,411,120	£3,411,120
100% Affordable Student Accommodation Scenario & 30% Conventional AH		£7,411,250	£4,619,280	£4,619,280	£4,619,280	£4,619,280	£4,619,280
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution		£20,601,000					
Tenure		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access 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% Private Student Accommodation Scenario & 35% Conventional AH		£11,244,725	£8,054,036	£7,812,777	£7,815,187	£7,853,749	£5,373,255
10% Affordable Student Accommodation Scenario & 30% Conventional AH		£7,601,014	£4,469,977	£4,327,818	£4,329,239	£4,366,791	£1,738,297
20% Affordable Student Accommodation Scenario & 30% Conventional AH		£3,958,269	£363,020	£72,862	£540,282	£383,834	£1,789,860
30% Affordable Student Accommodation Scenario & 30% Conventional AH		£151,096	£294,096	£294,096	£294,096	£294,096	£294,096
35% Affordable Student Accommodation Scenario & 30% Conventional AH		£4,915,236	£4,619,280	£4,743,424	£4,743,424	£4,803,766	£4,717,361
40% Affordable Student Accommodation Scenario & 30% Conventional AH		£3,411,120	£3,411,120	£3,411,120	£3,411,120	£3,411,120	£3,411,120
100% Affordable Student Accommodation Scenario & 30% Conventional AH		£7,411,250	£4,619,280	£4,619,280	£4,619,280	£4,619,280	£4,619,280

LB Camden
Local Plan Viability Testing 2025

C7 - 200 Bed Student Accommodation and 35% of floorspace conventional Affordable Housing				Value Area		Rest of Camden, Highgate and Hampstead (CIL Zones B & C)	
No Conventional Units		44		Sales value inflation		Base	
Site Area		0.21 Ha		Build cost inflation		Base	
Residual land values:				Tenure		LAR - CR	
Tenure		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent & Biodiversity	
100% Private Student Accommodation Scenario & 35% Conventional AH	£1,192,835	£2,949,688	£4,819,342	£4,688,183	£4,585,004	£4,320,156	£2,148,661
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£2,897,432	£4,819,342	£7,046,034	£6,941,875	£6,841,366	£6,450,442	£3,150,439
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£4,102,520	£7,046,034	£1,500,830	£1,624,853	£1,728,997	£1,880,359	£4,203,123
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,508,626	£1,900,830	£2,920,893	£4,220,893	£4,521,166	£4,568,901	£5,789,486
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£54,466	£3,768,971	£4,093,115	£4,811,137	£4,821,382	£5,181,843	£7,305,408
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,714,545	£4,093,115	£7,885,389	£8,009,422	£8,113,866	£8,373,928	£10,587,692
Residual Land values compared to benchmark land values				£97,549,000			
Higher Value Secondary Offices							
Tenure		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent & Biodiversity	
100% Private Student Accommodation Scenario & 35% Conventional AH	£12,028,838	£13,395,344	£18,818,107	£18,503,886	£18,177,134	£18,337,829	£18,426,381
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£14,844,261	£18,842,366	£18,862,413	£19,494,489	£19,324,442	£19,457,125	£20,002,088
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£18,999,664	£22,261,126	£22,131,143	£22,235,261	£22,436,649	£24,768,413	£25,734,493
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£26,106,105	£29,203,261	£29,073,268	£29,177,406	£29,378,794	£31,710,558	£32,676,638
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£23,223,833	£26,139,404	£25,920,427	£25,427,572	£25,697,633	£27,801,688	£28,396,768
100% Affordable Student Accommodation Scenario & 35% Conventional AH	£46,864,698	£58,381,888	£58,976,914	£58,639,686	£58,860,818	£61,069,892	£61,679,969
Residual Land values compared to benchmark land values				£87,186,000			
Medium Value Secondary Offices							
Tenure		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent & Biodiversity	
100% Private Student Accommodation Scenario & 35% Conventional AH	£4,111,631	£7,049,714	£7,305,877	£7,423,846	£7,679,954	£9,869,369	£10,925,161
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£7,287,011	£10,343,608	£10,446,168	£10,697,594	£10,842,662	£11,479,489	£12,044,968
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£10,502,434	£13,559,885	£13,633,010	£13,719,587	£13,988,414	£14,712,133	£15,287,253
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£14,011,408	£17,106,461	£17,126,055	£17,154,408	£17,184,381	£17,408,478	£17,438,365
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£11,221,505	£16,382,124	£16,609,182	£16,730,242	£16,780,103	£17,152,148	£17,281,238
100% Affordable Student Accommodation Scenario & 35% Conventional AH	£31,144,498	£38,513,888	£38,677,252	£38,662,428	£38,662,428	£38,662,428	£38,662,428
Residual Land values compared to benchmark land values				£48,420,000			
Lower Value Secondary Offices / Community Space							
Tenure		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent & Biodiversity	
100% Private Student Accommodation Scenario & 35% Conventional AH	£9,604,839	£13,717,969	£13,769,769	£13,769,769	£13,769,769	£13,769,769	£13,769,769
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£16,968,968	£24,442,144	£24,442,144	£24,442,144	£24,442,144	£24,442,144	£24,442,144
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,198,171	£4,852,198	£4,844,325	£4,844,325	£4,844,325	£4,844,325	£4,844,325
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£8,681,214	£12,869,166	£12,869,166	£12,869,166	£12,869,166	£12,869,166	£12,869,166
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,000,000	£11,588,173	£11,588,173	£11,588,173	£11,588,173	£11,588,173	£11,588,173
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£15,202,745	£21,581,713	£21,581,713	£21,581,713	£21,581,713	£21,581,713	£21,581,713
100% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,144,498	£16,382,124	£16,609,182	£16,730,242	£16,780,103	£17,152,148	£17,281,238
Residual Land values compared to benchmark land values				£20,691,000			
Secondary Industrial/Storage/Distribution							
Tenure		Base Build Costs and Access Pmt M4(2) & Building Safety Levy		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent & Biodiversity	
100% Private Student Accommodation Scenario & 35% Conventional AH	£5,769,655	£3,628,449	£3,605,381	£3,605,792	£3,147,254	£3,610,750	£3,610,750
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£3,571,222	£4,943,122	£3,81,873	£3,81,873	£2,846,844	£3,81,873	£3,81,873
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£3,571,222	£2,889,174	£2,889,174	£2,889,174	£2,889,174	£2,889,174	£2,889,174
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£3,571,222	£3,571,222	£3,571,222	£3,571,222	£3,571,222	£3,571,222	£3,571,222
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£3,571,222	£3,571,222	£3,571,222	£3,571,222	£3,571,222	£3,571,222	£3,571,222
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£3,571,222	£3,571,222	£3,571,222	£3,571,222	£3,571,222	£3,571,222	£3,571,222
100% Affordable Student Accommodation Scenario & 35% Conventional AH	£3,571,222	£3,571,222	£3,571,222	£3,571,222	£3,571,222	£3,571,222	£3,571,222

LB Camden
Local Plan Viability Testing 2025

C7 - 200 Bed Student Accommodation and 35% of floorspace conventional Affordable Housing

No. Conventional Units 63
Site Area 0.21 Ha

Residual land values:

Value Area Central London (CIL Zone A)

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

Tenure	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
100% Private Student Accommodation Scenario & 50% Conventional AH	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£8,887,475	£5,120,024	£4,988,363	£4,889,134	£4,577,202	£2,141,986	£935,049
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£5,444,262	£1,530,066	£1,403,390	£1,341,446	£1,066,444	£2,464,867	£2,694,342
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£1,401,049	£2,081,168	£2,214,840	£2,335,518	£2,638,363	£5,104,644	£6,330,001
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£456,814	£3,136,986	£4,034,702	£4,165,474	£4,458,184	£8,024,673	£8,144,823
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£2,776,376	£3,735,827	£3,654,598	£3,975,576	£3,578,023	£3,724,302	£3,969,058
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£3,875,178	£3,360,484	£3,434,226	£3,615,233	£3,817,880	£4,12,363,869	£4,3,669,316

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

£37,649,000

Tenure	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
100% Private Student Accommodation Scenario & 50% Conventional AH	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£11,818,813	£113,386,286	£115,518,027	£115,337,186	£115,638,089	£18,364,302	£13,717,124
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£14,445,028	£18,817,124	£19,103,484	£19,321,144	£19,321,144	£19,321,144	£19,321,144
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£18,108,241	£22,081,436	£22,721,230	£22,862,226	£22,810,594	£28,838,281	£28,838,281
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£20,103,264	£24,407,286	£24,407,286	£24,407,286	£24,407,286	£24,407,286	£24,407,286
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£22,782,668	£26,227,117	£26,305,888	£26,481,888	£26,784,313	£26,200,302	£26,473,848
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£26,481,488	£28,888,718	£29,000,426	£29,103,820	£29,822,890	£29,822,890	£29,822,890

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

£37,186,000

Tenure	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
100% Private Student Accommodation Scenario & 50% Conventional AH	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£3,367,345	£8,889,036	£7,620,797	£7,103,896	£7,437,898	£3,967,072	£1,034,011
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£6,464,706	£10,472,686	£10,609,794	£10,504,814	£10,609,794	£10,609,794	£10,609,794
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£10,638,011	£14,086,728	£14,232,000	£14,342,878	£14,342,878	£17,113,744	£16,338,081
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£14,438,024	£18,817,124	£18,817,124	£18,817,124	£18,817,124	£18,817,124	£18,817,124
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£18,282,436	£22,721,230	£22,721,230	£22,721,230	£22,721,230	£22,721,230	£22,721,230
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£22,721,230	£26,305,888	£26,305,888	£26,305,888	£26,305,888	£26,305,888	£26,305,888

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

£40,420,000

Tenure	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
100% Private Student Accommodation Scenario & 50% Conventional AH	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369	£19,303,369
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£3,367,345	£8,889,036	£7,620,797	£7,103,896	£7,437,898	£3,967,072	£1,034,011
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£6,464,706	£10,472,686	£10,609,794	£10,504,814	£10,609,794	£10,609,794	£10,609,794
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£10,638,011	£14,086,728	£14,232,000	£14,342,878	£14,342,878	£17,113,744	£16,338,081
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£14,438,024	£18,817,124	£18,817,124	£18,817,124	£18,817,124	£18,817,124	£18,817,124
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£18,282,436	£22,721,230	£22,721,230	£22,721,230	£22,721,230	£22,721,230	£22,721,230
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£22,721,230	£26,305,888	£26,305,888	£26,305,888	£26,305,888	£26,305,888	£26,305,888

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

£20,601,000

Tenure	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
100% Private Student Accommodation Scenario & 50% Conventional AH	£3,004,478	£4,378,772	£4,247,011	£4,127,831	£3,826,140	£1,400,735	£103,738
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£4,361,265	£7,917,814	£7,602,053	£7,402,894	£7,000,000	£2,464,867	£2,694,342
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£4,443,548	£8,973,134	£8,689,894	£8,489,894	£8,000,000	£3,967,072	£1,034,011
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£7,497,157	£12,369,366	£12,073,136	£11,824,125	£11,469,384	£5,104,644	£6,330,001
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£8,101,174	£13,388,138	£13,073,089	£12,843,847	£12,469,384	£6,330,001	£7,554,253
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£10,784,578	£16,228,027	£15,827,708	£15,402,708	£14,766,223	£7,554,253	£8,889,036
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£14,438,024	£18,817,124	£18,407,426	£17,974,426	£17,407,426	£8,889,036	£10,472,686

LB Camden
Local Plan Viability Testing 2025

C7 - Student Accommodation and 50% of Floorspace Conventional Affordable Housing		Value Area		Rest of Camden, Highgate and Hampstead (CIL Zones B & C)	
No Conventional Units	63	Sales value inflation			Base
Site Area	0.21 Ha	Build cost inflation			Base
Residual land values:		Tenure	LAR : CR and Sens test LAR : CR : PH		
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure					
100% Private Student Accommodation Scenario & 50% Conventional AH	£3,593,877	£1,186,179	£1,186,179	£1,022,438	£1,022,438
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£4,897,184	£1,184,179	£1,184,179	£993,251	£993,251
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£1,467,761	£3,593,466	£2,154,267	£2,215,345	£2,157,492
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£1,760,074	£5,212,789	£3,346,951	£3,487,530	£3,399,977
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£3,382,153	£8,368,321	£5,342,664	£5,462,664	£5,366,113
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£3,394,433	£8,405,065	£5,339,836	£5,659,814	£5,562,261
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£8,248,392	£11,687,349	£11,731,120	£11,852,069	£12,154,548
Residual Land values compared to benchmark land values					
Higher Value Secondary Offices				£37,649,090	
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure					
100% Private Student Accommodation Scenario & 50% Conventional AH	£1,843,100	£1,333,111	£1,383,872	£1,363,233	£1,360,334
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£2,844,505	£2,568,786	£2,661,651	£2,911,646	£2,854,855
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£2,286,364	£3,719,076	£3,852,841	£3,973,826	£3,876,267
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£2,188,143	£4,115,115	£4,242,684	£4,365,923	£4,268,493
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£2,510,523	£4,911,339	£4,945,126	£5,066,194	£4,968,051
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£38,194,682	£58,768,828	£59,277,478	£59,688,069	£60,099,856
Residual Land values compared to benchmark land values					
Medium Value Secondary Offices				£37,186,000	
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure					
100% Private Student Accommodation Scenario & 50% Conventional AH	£7,367,315	£10,884,881	£10,988,642	£11,105,863	£11,493,724
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£13,547,478	£14,605,646	£14,616,327	£14,844,869	£15,069,427
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£11,789,134	£17,221,844	£17,335,611	£17,476,380	£17,778,013
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£13,497,113	£18,115,133	£18,161,734	£18,272,112	£18,373,171
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£17,517,293	£23,124,126	£23,167,168	£23,281,974	£23,377,321
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£26,107,405	£33,642,446	£33,761,166	£33,862,268	£34,046,746
Residual Land values compared to benchmark land values					
Lower Value Secondary Offices / Community Space				£40,420,000	
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure					
100% Private Student Accommodation Scenario & 50% Conventional AH	£6,919,113	£5,191,713	£5,357,074	£4,991,155	£4,741,159
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£13,969,816	£13,164,651	£13,365,427	£12,969,423	£12,769,423
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£7,558,419	£16,558,696	£16,642,487	£16,354,445	£16,066,892
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£11,479,274	£17,120,886	£17,185,711	£16,917,272	£16,720,265
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£11,479,274	£17,120,886	£17,185,711	£16,917,272	£16,720,265
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£11,479,274	£17,120,886	£17,185,711	£16,917,272	£16,720,265
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£11,479,274	£17,120,886	£17,185,711	£16,917,272	£16,720,265
Residual Land values compared to benchmark land values					
Secondary Industrial/Storage/Distribution				£20,601,000	
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments
			Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Tenure					
100% Private Student Accommodation Scenario & 50% Conventional AH	£1,558,377	£27,723	£759,464	£219,445	£576,546
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£350,914	£8,368,196	£4,803,726	£4,847,495	£4,720,654
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£2,864,442	£8,348,196	£8,440,477	£8,601,435	£8,603,902
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£9,698,264	£15,614,960	£15,672,701	£15,763,461	£15,865,192
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£1,788,363	£11,136,135	£11,269,804	£11,389,882	£11,892,329
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£6,150,443	£14,651,558	£14,695,064	£14,738,569	£14,738,569
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£13,424,458	£19,657,435	£19,657,435	£19,657,435	£19,657,435