

## Appendix 7 - Hotel appraisal results

LB Camden  
Local Plan Viability Testing 2025

C6 - 150 Bed Hotel and 50 residential units		Value Area	Zone A - Zone 1 and Eastern Central Zone					
No Units	60	Sales value inflation	Base					
Site Area	0.68 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAM - CIR					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£23,492,813	£20,226,377	£20,203,271	£20,106,053	£19,870,808	£18,620,289	£17,872,068
60% LAR - 40% CIR	5%	£22,134,401	£19,870,329	£19,844,322	£19,750,178	£19,505,168	£17,307,677	£16,560,815
60% LAR - 40% CIR	10%	£20,732,218	£17,589,188	£17,563,273	£17,469,391	£17,234,685	£15,040,514	£14,294,096
60% LAR - 40% CIR	15%	£19,324,967	£16,263,006	£16,237,174	£16,143,439	£15,909,103	£14,666,146	£13,921,961
60% LAR - 40% CIR	20%	£17,912,685	£14,951,829	£14,926,072	£14,832,473	£14,578,472	£13,337,286	£12,594,463
60% LAR - 40% CIR	25%	£16,495,362	£13,595,708	£13,570,017	£13,476,537	£13,242,839	£12,003,713	£11,261,652
60% LAR - 40% CIR	30%	£15,073,158	£12,254,687	£12,229,055	£12,135,683	£11,902,254	£10,664,744	£9,922,051
60% LAR - 40% CIR	35%	£13,645,058	£10,908,817	£10,883,235	£10,789,958	£10,556,765	£9,320,675	£8,578,352
60% LAR - 40% CIR	40%	£12,214,171	£9,558,147	£9,532,665	£9,439,440	£9,206,422	£7,971,567	£7,229,686
60% LAR - 40% CIR	45%	£10,777,458	£8,202,718	£8,177,213	£8,084,087	£7,851,271	£6,617,440	£5,875,322
60% LAR - 40% CIR	50%	£9,336,004	£6,842,586	£6,817,108	£6,724,038	£6,491,362	£5,258,375	£4,516,726
Residual Land values compared to benchmark land values		£97,649,000						
Higher Value Secondary Offices		£97,649,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£43,881,824	£47,105,898	£47,131,804	£47,226,842	£47,461,057	£48,108,648	£49,024,411
60% LAR - 40% CIR	5%	£45,284,037	£48,427,037	£48,452,893	£48,548,835	£48,781,246	£49,428,711	£50,344,348
60% LAR - 40% CIR	10%	£46,681,268	£49,742,149	£49,768,062	£49,864,076	£49,100,077	£50,246,844	£51,162,481
60% LAR - 40% CIR	15%	£48,103,503	£51,058,396	£51,108,303	£51,203,710	£51,437,724	£52,084,698	£53,001,783
60% LAR - 40% CIR	20%	£49,541,738	£52,364,641	£52,434,548	£52,530,008	£52,774,038	£53,421,013	£54,338,198
60% LAR - 40% CIR	25%	£50,991,037	£53,761,538	£53,787,171	£53,882,342	£54,126,372	£54,771,481	£55,688,664
60% LAR - 40% CIR	30%	£52,451,124	£55,152,436	£55,178,069	£55,273,281	£55,517,351	£56,162,460	£57,079,645
60% LAR - 40% CIR	35%	£53,921,124	£56,543,024	£56,568,657	£56,663,869	£56,907,939	£57,553,048	£58,470,233
60% LAR - 40% CIR	40%	£55,401,124	£57,933,612	£57,959,245	£58,054,457	£58,298,527	£58,943,636	£59,860,821
60% LAR - 40% CIR	45%	£56,881,124	£59,324,200	£59,350,833	£59,446,045	£59,690,115	£60,335,224	£61,252,409
60% LAR - 40% CIR	50%	£58,361,124	£60,714,788	£60,741,421	£60,836,633	£61,080,703	£61,725,812	£62,643,007
Residual Land values compared to benchmark land values		£67,186,000						
Medium Value Secondary Offices		£67,186,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£18,168,345	£18,434,581	£18,460,887	£18,564,892	£18,789,452	£19,049,688	£19,368,880
60% LAR - 40% CIR	5%	£19,568,055	£19,734,291	£19,760,597	£19,864,602	£20,089,162	£20,349,398	£20,668,590
60% LAR - 40% CIR	10%	£17,968,742	£17,071,770	£17,097,885	£17,191,890	£17,426,273	£17,671,444	£17,916,615
60% LAR - 40% CIR	15%	£16,369,429	£15,472,857	£15,498,972	£15,592,977	£15,827,360	£16,072,531	£16,317,702
60% LAR - 40% CIR	20%	£15,769,263	£14,872,691	£14,898,806	£14,992,811	£15,227,194	£15,472,365	£15,717,536
60% LAR - 40% CIR	25%	£14,169,950	£13,272,528	£13,298,643	£13,392,648	£13,627,031	£13,872,202	£14,117,373
60% LAR - 40% CIR	30%	£12,570,637	£11,672,365	£11,698,480	£11,792,485	£12,026,868	£12,272,039	£12,517,210
60% LAR - 40% CIR	35%	£10,971,324	£10,071,202	£10,097,317	£10,191,322	£10,425,705	£10,670,876	£10,916,047
60% LAR - 40% CIR	40%	£9,372,011	£8,471,889	£8,497,904	£8,591,909	£8,826,292	£9,071,463	£9,316,634
60% LAR - 40% CIR	45%	£7,772,698	£6,873,576	£6,899,591	£6,993,596	£7,227,979	£7,473,150	£7,718,321
60% LAR - 40% CIR	50%	£6,173,385	£5,274,263	£5,299,278	£5,393,283	£5,627,666	£5,872,837	£6,118,008
Residual Land values compared to benchmark land values		£40,420,000						
Lower Value Secondary Offices / Community Space		£40,420,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£13,181,798	£8,410,889	£8,441,876	£8,535,879	£8,771,520	£10,019,628	£10,965,382
60% LAR - 40% CIR	5%	£14,581,011	£9,810,102	£9,841,089	£9,935,092	£10,170,733	£11,418,836	£12,364,590
60% LAR - 40% CIR	10%	£15,980,224	£11,209,315	£11,240,302	£11,334,305	£11,570,946	£12,817,939	£13,763,693
60% LAR - 40% CIR	15%	£17,379,437	£12,608,528	£12,639,515	£12,733,518	£13,070,159	£14,315,132	£15,260,886
60% LAR - 40% CIR	20%	£18,778,650	£14,007,741	£14,038,728	£14,132,731	£14,568,372	£15,810,325	£16,756,079
60% LAR - 40% CIR	25%	£20,177,863	£15,406,954	£15,437,941	£15,531,944	£16,067,585	£17,302,518	£18,248,272
60% LAR - 40% CIR	30%	£21,577,076	£16,806,167	£16,837,154	£16,931,157	£17,567,798	£18,802,511	£19,748,266
60% LAR - 40% CIR	35%	£22,976,289	£18,205,380	£18,236,367	£18,330,370	£18,966,011	£20,202,504	£21,148,011
60% LAR - 40% CIR	40%	£24,375,502	£19,604,593	£19,635,580	£19,729,583	£20,365,222	£21,602,497	£22,548,006
60% LAR - 40% CIR	45%	£25,774,715	£21,003,806	£21,034,793	£21,128,796	£21,763,461	£23,002,490	£23,948,001
60% LAR - 40% CIR	50%	£27,173,928	£22,403,019	£22,434,006	£22,528,009	£23,163,054	£24,402,483	£25,348,012
Residual Land values compared to benchmark land values		£20,601,000						
Secondary Industrial/Storage/Distribution		£20,601,000						
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£13,288,135	£8,288,660	£8,319,647	£8,413,650	£8,649,291	£10,062,862	£10,748,381
60% LAR - 40% CIR	5%	£14,687,348	£9,687,873	£9,718,860	£9,812,863	£10,048,504	£11,462,075	£12,147,594
60% LAR - 40% CIR	10%	£16,086,561	£11,087,086	£11,118,073	£11,212,076	£11,447,717	£12,866,286	£13,551,805
60% LAR - 40% CIR	15%	£17,485,774	£12,486,299	£12,517,286	£12,611,289	£12,846,930	£14,265,495	£14,951,014
60% LAR - 40% CIR	20%	£18,884,987	£13,885,512	£13,916,500	£14,010,503	£14,246,144	£15,664,708	£16,350,227
60% LAR - 40% CIR	25%	£20,284,200	£15,284,725	£15,315,712	£15,409,715	£15,645,356	£17,063,922	£17,749,441
60% LAR - 40% CIR	30%	£21,683,413	£16,683,938	£16,714,925	£16,808,928	£17,044,567	£18,463,135	£19,148,660
60% LAR - 40% CIR	35%	£23,082,626	£18,083,151	£18,114,138	£18,208,141	£18,443,782	£19,862,348	£20,547,873
60% LAR - 40% CIR	40%	£24,481,839	£19,482,364	£19,513,351	£19,607,354	£19,842,995	£21,261,561	£21,947,086
60% LAR - 40% CIR	45%	£25,881,052	£20,881,577	£20,912,564	£21,006,567	£21,242,206	£22,660,774	£23,346,300
60% LAR - 40% CIR	50%	£27,280,265	£22,280,790	£22,311,777	£22,405,780	£22,641,421	£24,059,987	£24,741,513

LB Camden  
Local Plan Viability Testing 2025

C6 - 150 Bed Hotel and 99 residential units		Value Area	Zone A - Kings Cross Lower					
No Units	90	Sales value inflation	Base					
Site Area	0.68 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR, CIR					
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£23,492,813	£20,226,377	£20,200,271	£20,106,053	£18,970,506	£18,620,289	£17,872,068
0% LAR - 40% CIR	5%	£22,134,461	£18,910,328	£18,884,322	£18,780,278	£18,665,386	£18,317,377	£16,964,815
0% LAR - 40% CIR	10%	£20,732,218	£17,589,188	£17,563,273	£17,469,351	£17,354,685	£16,999,514	£15,644,096
0% LAR - 40% CIR	15%	£19,324,867	£16,263,006	£16,237,174	£16,143,439	£16,029,103	£15,666,148	£14,321,961
0% LAR - 40% CIR	20%	£17,912,865	£14,931,828	£14,906,072	£14,812,473	£14,698,072	£14,337,530	£13,004,463
0% LAR - 40% CIR	25%	£16,495,392	£13,595,708	£13,570,017	£13,476,537	£13,362,839	£12,993,713	£11,661,652
0% LAR - 40% CIR	30%	£15,073,188	£12,254,887	£12,229,055	£12,135,683	£12,022,084	£11,653,581	£10,329,581
0% LAR - 40% CIR	35%	£13,649,088	£10,909,817	£10,883,235	£10,789,958	£10,676,785	£10,307,675	£8,983,802
0% LAR - 40% CIR	40%	£12,214,171	£9,558,145	£9,531,805	£9,438,410	£9,325,422	£8,957,657	£7,633,885
0% LAR - 40% CIR	45%	£10,777,458	£8,202,118	£8,177,213	£8,084,087	£7,971,271	£7,604,440	£6,279,322
0% LAR - 40% CIR	50%	£9,336,004	£6,842,586	£6,817,108	£6,724,038	£6,611,362	£6,244,375	£4,919,728
Residual Land values compared to benchmark land values								
Higher Value Secondary Offices		£97,649,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£43,981,824	£47,105,888	£47,111,804	£47,223,847	£47,461,057	£48,708,648	£49,652,411
0% LAR - 40% CIR	5%	£44,284,007	£46,427,517	£46,432,953	£46,546,636	£46,781,940	£48,029,711	£48,973,736
0% LAR - 40% CIR	10%	£46,861,498	£49,730,470	£49,735,054	£49,847,146	£50,107,122	£51,359,077	£52,604,264
0% LAR - 40% CIR	15%	£48,103,980	£51,084,398	£51,110,153	£51,223,793	£51,487,194	£52,739,995	£53,981,793
0% LAR - 40% CIR	20%	£49,445,833	£52,445,217	£52,469,268	£52,582,411	£52,846,287	£54,099,413	£55,341,971
0% LAR - 40% CIR	25%	£50,843,037	£53,781,781	£53,787,171	£53,899,549	£54,113,972	£55,367,481	£56,602,844
0% LAR - 40% CIR	30%	£52,293,129	£55,107,438	£55,112,841	£55,225,148	£55,439,481	£56,653,265	£57,888,030
0% LAR - 40% CIR	35%	£53,802,084	£56,426,080	£56,431,600	£56,543,815	£56,758,004	£57,972,689	£59,193,163
0% LAR - 40% CIR	40%	£55,370,768	£57,743,507	£57,749,012	£57,861,138	£58,075,985	£59,290,768	£60,505,903
0% LAR - 40% CIR	50%	£56,899,421	£59,113,638	£59,119,117	£59,231,187	£59,446,863	£60,662,460	£61,878,550
Residual Land values compared to benchmark land values								
Medium Value Secondary Offices		£57,186,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£15,188,345	£18,434,881	£18,440,887	£18,554,995	£18,780,492	£20,040,889	£20,988,889
0% LAR - 40% CIR	5%	£14,989,858	£18,259,358	£18,265,364	£18,379,468	£18,604,965	£19,865,362	£20,813,362
0% LAR - 40% CIR	10%	£14,789,740	£18,079,770	£18,085,776	£18,199,880	£18,425,377	£19,685,774	£20,631,774
0% LAR - 40% CIR	15%	£14,589,622	£17,900,182	£17,906,188	£18,020,292	£18,245,789	£19,506,186	£20,452,186
0% LAR - 40% CIR	20%	£14,389,504	£17,720,594	£17,726,600	£17,840,704	£18,066,201	£19,326,591	£20,272,600
0% LAR - 40% CIR	25%	£14,189,386	£17,541,006	£17,547,012	£17,661,116	£17,886,613	£19,147,003	£20,093,012
0% LAR - 40% CIR	30%	£13,989,268	£17,361,418	£17,367,424	£17,481,528	£17,707,025	£18,967,415	£19,913,424
0% LAR - 40% CIR	35%	£13,789,150	£17,181,830	£17,187,836	£17,301,940	£17,527,437	£18,787,827	£19,733,836
0% LAR - 40% CIR	40%	£13,589,032	£17,002,242	£17,008,248	£17,122,352	£17,347,849	£18,608,239	£19,554,248
0% LAR - 40% CIR	50%	£13,388,914	£16,822,654	£16,828,660	£16,942,764	£17,168,261	£18,428,651	£19,374,660
Residual Land values compared to benchmark land values								
Lower Value Secondary Offices / Community Space		£48,425,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£5,181,796	£9,415,869	£9,441,876	£9,535,879	£9,771,025	£10,618,620	£10,969,869
0% LAR - 40% CIR	5%	£5,083,891	£9,236,281	£9,262,288	£9,356,291	£9,591,437	£10,439,032	£10,790,281
0% LAR - 40% CIR	10%	£4,985,986	£9,056,693	£9,082,699	£9,176,702	£9,411,848	£10,219,444	£10,570,530
0% LAR - 40% CIR	15%	£4,888,081	£8,877,105	£8,903,112	£9,000,295	£9,245,441	£10,000,856	£10,351,942
0% LAR - 40% CIR	20%	£4,789,176	£8,697,517	£8,723,524	£8,820,708	£9,065,887	£9,782,268	£10,133,354
0% LAR - 40% CIR	25%	£4,690,271	£8,517,929	£8,543,936	£8,640,899	£8,886,933	£9,563,680	£9,914,766
0% LAR - 40% CIR	30%	£4,591,366	£8,338,341	£8,364,348	£8,461,912	£8,708,077	£9,345,092	£9,696,178
0% LAR - 40% CIR	35%	£4,492,461	£8,158,753	£8,184,760	£8,281,974	£8,529,221	£9,126,504	£9,477,590
0% LAR - 40% CIR	40%	£4,393,556	£7,979,165	£8,005,172	£8,103,028	£8,350,367	£8,907,916	£9,258,002
0% LAR - 40% CIR	45%	£4,294,651	£7,799,577	£7,825,584	£7,922,090	£8,171,513	£8,689,328	£9,038,414
0% LAR - 40% CIR	50%	£4,195,746	£7,619,989	£7,645,996	£7,743,096	£7,973,965	£8,470,740	£8,818,826
Residual Land values compared to benchmark land values								
Secondary Industrial/Storage/Distribution		£26,601,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CIR	0%	£8,255,176	£8,255,176	£8,272,234	£8,278,876	£8,295,934	£8,313,000	£8,330,066
0% LAR - 40% CIR	5%	£8,055,889	£8,055,889	£8,072,947	£8,079,589	£8,096,647	£8,113,705	£8,130,763
0% LAR - 40% CIR	10%	£7,856,602	£7,856,602	£7,873,660	£7,880,302	£7,897,360	£7,914,418	£7,931,476
0% LAR - 40% CIR	15%	£7,657,315	£7,657,315	£7,674,373	£7,681,015	£7,698,073	£7,715,131	£7,732,189
0% LAR - 40% CIR	20%	£7,458,028	£7,458,028	£7,475,086	£7,481,728	£7,498,786	£7,515,844	£7,532,902
0% LAR - 40% CIR	25%	£7,258,741	£7,258,741	£7,275,800	£7,282,442	£7,299,499	£7,316,557	£7,333,615
0% LAR - 40% CIR	30%	£7,059,454	£7,059,454	£7,076,513	£7,083,155	£7,100,213	£7,117,271	£7,134,329
0% LAR - 40% CIR	35%	£6,860,167	£6,860,167	£6,877,226	£6,883,868	£6,900,926	£6,917,984	£6,935,042
0% LAR - 40% CIR	40%	£6,660,880	£6,660,880	£6,677,939	£6,684,581	£6,701,639	£6,718,697	£6,735,755
0% LAR - 40% CIR	45%	£6,461,593	£6,461,593	£6,478,652	£6,485,294	£6,502,352	£6,519,410	£6,536,468
0% LAR - 40% CIR	50%	£6,262,306	£6,262,306	£6,279,365	£6,286,007	£6,303,065	£6,320,123	£6,337,181
Residual Land values compared to benchmark land values								

LB Camden  
Local Plan Viability Testing 2025

C6 - 150 Bed Hotel and 99 residential units		Value Area	Zone A - Kings Cross Higher					
No Units	90	Sales value inflation		Base				
Site Area	0.68 Ha	Build cost inflation		Base				
Residual land values:		Tenure		LAR, CIR				
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£28,890,030	£23,618,617	£23,593,290	£23,501,892	£23,273,363	£22,060,442	£21,117,958
60% LAR - 40% CIR	5%	£25,365,036	£22,114,996	£22,148,666	£22,056,428	£21,828,764	£20,615,773	£19,634,416
60% LAR - 40% CIR	10%	£23,835,038	£20,690,489	£20,664,574	£20,570,892	£20,335,986	£19,090,815	£18,145,397
60% LAR - 40% CIR	15%	£22,300,084	£19,162,012	£19,166,181	£19,072,446	£18,838,110	£17,585,154	£16,650,968
60% LAR - 40% CIR	20%	£20,714,173	£17,588,542	£17,662,785	£17,569,184	£17,335,183	£16,084,243	£15,151,174
60% LAR - 40% CIR	25%	£19,121,807	£16,180,125	£16,154,434	£16,060,955	£15,827,257	£14,588,130	£13,648,070
60% LAR - 40% CIR	30%	£17,524,008	£14,666,810	£14,641,178	£14,547,896	£14,314,377	£13,079,987	£12,139,704
60% LAR - 40% CIR	35%	£15,922,323	£13,148,846	£13,123,063	£13,029,787	£12,796,584	£11,560,504	£10,620,130
60% LAR - 40% CIR	40%	£14,315,363	£11,625,679	£11,600,138	£11,506,844	£11,273,550	£10,039,991	£9,099,568
60% LAR - 40% CIR	45%	£12,703,495	£10,107,958	£10,072,453	£9,979,327	£9,746,510	£8,512,679	£7,573,562
60% LAR - 40% CIR	50%	£11,086,947	£8,595,532	£8,540,053	£8,446,984	£8,214,308	£6,981,320	£6,042,870
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£40,251,220	£41,841,325	£43,869,599	£43,937,737	£44,187,462	£46,436,052	£46,811,815
60% LAR - 40% CIR	5%	£42,181,217	£45,225,726	£46,317,622	£46,446,534	£46,680,229	£48,928,410	£49,210,526
60% LAR - 40% CIR	10%	£43,118,142	£46,604,214	£48,694,045	£48,843,746	£49,140,071	£51,394,251	£51,676,367
60% LAR - 40% CIR	15%	£43,502,292	£48,327,683	£49,323,447	£49,447,241	£49,681,042	£51,931,963	£52,214,079
60% LAR - 40% CIR	20%	£43,886,442	£49,948,130	£50,948,813	£51,069,751	£51,295,775	£54,529,498	£54,811,614
60% LAR - 40% CIR	25%	£44,270,592	£51,568,578	£52,573,071	£52,694,418	£52,920,369	£57,120,028	£57,402,144
60% LAR - 40% CIR	30%	£44,654,742	£53,189,026	£54,197,519	£54,318,466	£54,544,413	£60,764,588	£61,046,704
60% LAR - 40% CIR	35%	£45,038,892	£54,809,474	£55,817,960	£55,939,417	£56,165,364	£64,409,132	£64,691,248
60% LAR - 40% CIR	40%	£45,423,042	£56,429,922	£57,438,408	£57,560,365	£57,786,312	£68,053,676	£68,335,792
60% LAR - 40% CIR	45%	£45,807,192	£58,050,370	£59,057,850	£59,179,807	£59,405,754	£71,703,220	£71,985,336
60% LAR - 40% CIR	50%	£46,191,342	£59,670,818	£60,678,290	£60,800,254	£61,026,201	£75,354,768	£75,636,884
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£57,186,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£11,770,595	£16,942,341	£19,997,888	£19,188,078	£19,387,585	£16,860,516	£17,543,009
60% LAR - 40% CIR	5%	£10,966,862	£16,088,052	£19,148,636	£18,338,386	£18,537,893	£16,019,185	£16,701,678
60% LAR - 40% CIR	10%	£10,163,129	£15,233,763	£18,304,344	£17,494,096	£17,693,603	£15,174,443	£15,856,991
60% LAR - 40% CIR	15%	£9,359,396	£14,379,470	£17,460,052	£16,649,808	£16,849,315	£14,329,803	£15,012,384
60% LAR - 40% CIR	20%	£8,555,663	£13,525,177	£16,615,760	£15,805,516	£16,005,023	£13,486,061	£14,168,095
60% LAR - 40% CIR	25%	£7,751,930	£12,670,884	£15,771,468	£14,961,224	£15,160,731	£12,641,769	£13,323,808
60% LAR - 40% CIR	30%	£6,948,197	£11,816,591	£14,927,176	£14,116,932	£14,316,439	£11,797,477	£12,479,521
60% LAR - 40% CIR	35%	£6,144,464	£10,962,298	£14,082,884	£13,272,640	£13,472,146	£10,953,185	£11,635,234
60% LAR - 40% CIR	40%	£5,340,731	£10,107,958	£13,238,592	£12,428,348	£12,627,854	£10,108,893	£10,790,948
60% LAR - 40% CIR	45%	£4,537,000	£9,253,625	£12,394,300	£11,584,056	£11,783,561	£9,264,601	£9,947,217
60% LAR - 40% CIR	50%	£3,733,269	£8,400,292	£11,549,008	£10,739,764	£10,938,768	£8,419,309	£9,082,886
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£48,425,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,981,181	£3,151,361	£3,176,831	£3,287,709	£3,497,434	£3,749,044	£4,691,737
60% LAR - 40% CIR	5%	£1,881,188	£3,051,368	£3,081,617	£3,192,495	£3,402,219	£3,653,829	£4,591,524
60% LAR - 40% CIR	10%	£1,781,195	£2,951,375	£2,981,624	£3,092,502	£3,302,243	£3,553,836	£4,491,311
60% LAR - 40% CIR	15%	£1,681,202	£2,851,382	£2,881,631	£2,992,509	£3,202,249	£3,453,843	£4,391,298
60% LAR - 40% CIR	20%	£1,581,209	£2,751,389	£2,781,638	£2,892,516	£3,102,256	£3,353,850	£4,291,285
60% LAR - 40% CIR	25%	£1,481,216	£2,651,396	£2,681,645	£2,792,523	£3,002,263	£3,253,857	£4,191,272
60% LAR - 40% CIR	30%	£1,381,223	£2,551,403	£2,581,652	£2,692,530	£2,902,270	£3,153,864	£4,091,259
60% LAR - 40% CIR	35%	£1,281,230	£2,451,410	£2,481,659	£2,592,537	£2,802,277	£3,053,871	£3,991,246
60% LAR - 40% CIR	40%	£1,181,237	£2,351,417	£2,381,666	£2,492,544	£2,702,284	£2,953,878	£3,891,233
60% LAR - 40% CIR	45%	£1,081,244	£2,251,424	£2,281,673	£2,392,551	£2,602,291	£2,853,885	£3,791,220
60% LAR - 40% CIR	50%	£981,251	£2,151,431	£2,181,680	£2,292,558	£2,502,298	£2,753,892	£3,691,207
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£26,601,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£11,437,569	£8,581,180	£8,585,854	£8,585,854	£8,585,854	£8,585,854	£8,585,854
60% LAR - 40% CIR	5%	£10,987,572	£8,247,559	£8,247,559	£8,247,559	£8,247,559	£8,247,559	£8,247,559
60% LAR - 40% CIR	10%	£10,537,575	£7,913,938	£7,913,938	£7,913,938	£7,913,938	£7,913,938	£7,913,938
60% LAR - 40% CIR	15%	£10,087,578	£7,580,317	£7,580,317	£7,580,317	£7,580,317	£7,580,317	£7,580,317
60% LAR - 40% CIR	20%	£9,637,581	£7,246,696	£7,246,696	£7,246,696	£7,246,696	£7,246,696	£7,246,696
60% LAR - 40% CIR	25%	£9,187,584	£6,913,075	£6,913,075	£6,913,075	£6,913,075	£6,913,075	£6,913,075
60% LAR - 40% CIR	30%	£8,737,587	£6,579,454	£6,579,454	£6,579,454	£6,579,454	£6,579,454	£6,579,454
60% LAR - 40% CIR	35%	£8,287,590	£6,245,833	£6,245,833	£6,245,833	£6,245,833	£6,245,833	£6,245,833
60% LAR - 40% CIR	40%	£7,837,593	£5,912,212	£5,912,212	£5,912,212	£5,912,212	£5,912,212	£5,912,212
60% LAR - 40% CIR	45%	£7,387,596	£5,578,591	£5,578,591	£5,578,591	£5,578,591	£5,578,591	£5,578,591
60% LAR - 40% CIR	50%	£6,937,600	£5,244,970	£5,244,970	£5,244,970	£5,244,970	£5,244,970	£5,244,970

LB Camden  
Local Plan Viability Testing 2025

C6 - 150 Bed Hotel and 99 residential units		Value Area	Zone A - Lower Central Zone					
No Units	50	Sales value inflation	Base					
Site Area	0.68 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR - CIR					
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£30,287,448	£20,961,710	£20,936,383	£20,844,975	£20,616,455	£25,403,534	£24,483,601
60% LAR - 40% CIR	5%	£28,592,553	£20,350,834	£20,325,004	£20,234,369	£20,008,270	£23,795,696	£22,871,378
60% LAR - 40% CIR	10%	£26,892,684	£23,735,020	£23,709,879	£23,618,797	£23,391,093	£22,183,068	£21,246,698
60% LAR - 40% CIR	15%	£25,187,889	£22,114,314	£22,089,254	£21,998,315	£21,767,115	£20,524,161	£19,579,874
60% LAR - 40% CIR	20%	£23,478,213	£20,445,203	£20,419,495	£20,328,897	£20,091,896	£18,803,954	£17,867,887
60% LAR - 40% CIR	25%	£21,748,221	£18,764,542	£18,738,852	£18,645,372	£18,411,674	£17,172,547	£16,230,487
60% LAR - 40% CIR	30%	£19,975,857	£17,078,933	£17,053,001	£16,959,826	£16,726,500	£15,488,989	£14,547,638
60% LAR - 40% CIR	35%	£18,198,549	£15,388,474	£15,362,892	£15,269,615	£15,036,422	£13,800,332	£12,859,959
60% LAR - 40% CIR	40%	£16,416,454	£13,693,412	£13,667,873	£13,574,477	£13,341,456	£12,106,255	£11,166,552
60% LAR - 40% CIR	45%	£14,629,532	£11,993,198	£11,967,693	£11,874,566	£11,641,750	£10,407,919	£9,468,801
60% LAR - 40% CIR	50%	£12,837,890	£10,288,477	£10,262,999	£10,169,928	£9,937,252	£8,704,265	£7,765,615
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,005						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£37,433,373	£40,666,362	£40,660,621	£40,571,890	£41,009,965	£42,226,327	£43,139,847
60% LAR - 40% CIR	10%	£29,121,541	£42,201,236	£42,196,346	£42,107,626	£42,625,132	£43,633,157	£44,166,527
60% LAR - 40% CIR	15%	£40,805,817	£44,001,011	£44,004,972	£44,012,416	£44,449,110	£45,459,094	£46,194,251
60% LAR - 40% CIR	20%	£42,338,373	£43,510,977	£43,509,729	£43,524,330	£47,185,271	£48,139,339	£48,139,339
60% LAR - 40% CIR	25%	£41,251,083	£44,001,011	£44,004,972	£44,012,416	£47,185,271	£48,139,339	£48,139,339
60% LAR - 40% CIR	30%	£48,245,386	£48,517,252	£48,512,924	£48,528,236	£49,289,725	£50,527,236	£51,493,399
60% LAR - 40% CIR	35%	£49,245,386	£49,517,252	£49,512,924	£49,528,236	£50,289,725	£51,527,236	£52,493,399
60% LAR - 40% CIR	40%	£49,245,386	£49,517,252	£49,512,924	£49,528,236	£50,289,725	£51,527,236	£52,493,399
60% LAR - 40% CIR	45%	£49,245,386	£49,517,252	£49,512,924	£49,528,236	£50,289,725	£51,527,236	£52,493,399
60% LAR - 40% CIR	50%	£49,245,386	£49,517,252	£49,512,924	£49,528,236	£50,289,725	£51,527,236	£52,493,399
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£57,186,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£9,373,910	£11,889,848	£11,724,575	£11,815,980	£12,844,593	£13,267,424	£14,177,357
60% LAR - 40% CIR	10%	£10,988,895	£13,113,124	£13,058,128	£13,149,354	£14,185,856	£14,608,687	£15,518,620
60% LAR - 40% CIR	15%	£11,788,273	£14,525,838	£14,461,079	£14,552,121	£15,269,985	£16,477,890	£17,414,260
60% LAR - 40% CIR	20%	£13,173,691	£16,548,041	£16,483,282	£16,574,324	£17,683,842	£18,136,737	£19,086,954
60% LAR - 40% CIR	25%	£15,152,144	£18,215,764	£18,241,462	£18,332,688	£19,686,095	£20,610,004	£21,533,071
60% LAR - 40% CIR	30%	£16,912,736	£19,896,418	£19,922,106	£20,013,332	£20,249,294	£21,498,411	£22,430,471
60% LAR - 40% CIR	35%	£18,685,117	£21,685,117	£21,710,804	£21,802,030	£22,134,627	£23,171,088	£24,113,158
60% LAR - 40% CIR	40%	£20,457,499	£23,474,499	£23,500,186	£23,591,412	£24,244,335	£25,280,826	£26,222,896
60% LAR - 40% CIR	45%	£22,229,881	£25,263,881	£25,289,568	£25,380,794	£26,135,459	£27,171,948	£28,113,918
60% LAR - 40% CIR	50%	£24,002,263	£27,053,263	£27,078,950	£27,170,176	£27,119,208	£28,263,130	£29,205,117
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£48,425,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£2,961,252	£1,915,364	£1,900,593	£1,915,364	£2,319,827	£3,330,299	£4,448,818
60% LAR - 40% CIR	10%	£1,296,355	£3,501,177	£3,455,124	£3,501,177	£3,501,177	£4,501,177	£5,501,177
60% LAR - 40% CIR	15%	£2,138,304	£5,211,861	£5,211,861	£5,211,861	£5,211,861	£5,211,861	£5,211,861
60% LAR - 40% CIR	20%	£3,851,884	£6,885,884	£6,885,884	£6,885,884	£6,885,884	£6,885,884	£6,885,884
60% LAR - 40% CIR	25%	£5,565,464	£8,559,464	£8,559,464	£8,559,464	£8,559,464	£8,559,464	£8,559,464
60% LAR - 40% CIR	30%	£7,279,044	£10,233,044	£10,233,044	£10,233,044	£10,233,044	£10,233,044	£10,233,044
60% LAR - 40% CIR	35%	£8,992,624	£11,906,624	£11,906,624	£11,906,624	£11,906,624	£11,906,624	£11,906,624
60% LAR - 40% CIR	40%	£10,706,204	£13,580,204	£13,580,204	£13,580,204	£13,580,204	£13,580,204	£13,580,204
60% LAR - 40% CIR	45%	£12,419,784	£15,253,784	£15,253,784	£15,253,784	£15,253,784	£15,253,784	£15,253,784
60% LAR - 40% CIR	50%	£14,133,364	£16,927,364	£16,927,364	£16,927,364	£16,927,364	£16,927,364	£16,927,364
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£26,601,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£16,055,116	£11,038,213	£10,987,867	£11,038,213	£11,038,213	£11,038,213	£11,038,213
60% LAR - 40% CIR	10%	£12,965,248	£9,867,063	£9,782,442	£9,867,063	£9,867,063	£9,867,063	£9,867,063
60% LAR - 40% CIR	15%	£11,260,452	£8,186,878	£8,101,817	£8,186,878	£8,186,878	£8,186,878	£8,186,878
60% LAR - 40% CIR	20%	£9,550,777	£6,507,193	£6,422,132	£6,507,193	£6,507,193	£6,507,193	£6,507,193
60% LAR - 40% CIR	25%	£7,841,102	£4,827,508	£4,742,447	£4,827,508	£4,827,508	£4,827,508	£4,827,508
60% LAR - 40% CIR	30%	£6,131,427	£3,147,823	£3,062,762	£3,147,823	£3,147,823	£3,147,823	£3,147,823
60% LAR - 40% CIR	35%	£4,421,752	£1,468,138	£1,383,077	£1,468,138	£1,468,138	£1,468,138	£1,468,138
60% LAR - 40% CIR	40%	£2,712,077	£0,000,000	£0,000,000	£2,712,077	£2,712,077	£2,712,077	£2,712,077
60% LAR - 40% CIR	45%	£1,002,402	£0,000,000	£0,000,000	£1,002,402	£1,002,402	£1,002,402	£1,002,402
60% LAR - 40% CIR	50%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000

LB Camden  
Local Plan Viability Testing 2025

C6 - 150 Bed Hotel and 90 residential units		Value Area		Zone A - Medium Central Zone		
No Units	90	Sales value inflation		Base		
Site Area	0.68 Ha	Build cost inflation		Base		
Residual land values:		Tenure		LAR, CIR		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	0%	£38,214,756	£34,762,258	£34,736,932	£34,645,523	£34,417,003
80% LAR - 40% CIR	5%	£36,123,495	£32,761,795	£32,736,125	£32,644,887	£32,416,781
80% LAR - 40% CIR	10%	£34,027,261	£30,755,514	£30,730,373	£30,638,291	£30,411,587
80% LAR - 40% CIR	15%	£31,926,001	£28,744,781	£28,719,720	£28,628,782	£28,401,435
80% LAR - 40% CIR	20%	£29,820,069	£26,735,203	£26,710,214	£26,619,168	£26,392,386
80% LAR - 40% CIR	25%	£27,708,187	£24,726,825	£24,698,902	£24,593,211	£24,366,484
80% LAR - 40% CIR	30%	£25,593,508	£22,718,098	£22,688,928	£22,580,829	£22,354,777
80% LAR - 40% CIR	35%	£23,473,130	£20,714,740	£20,689,159	£20,495,881	£20,268,888
80% LAR - 40% CIR	40%	£21,349,074	£18,715,459	£18,687,919	£18,495,724	£18,263,732
80% LAR - 40% CIR	45%	£19,223,619	£16,715,423	£16,389,918	£16,296,752	£16,063,575
80% LAR - 40% CIR	50%	£16,923,424	£14,308,682	£14,263,203	£14,190,133	£13,957,458

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

		£37,645,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	0%	£37,645,000	£33,645,000	£33,645,000	£33,645,000	£33,645,000	£33,645,000	£33,645,000
80% LAR - 40% CIR	5%	£35,549,750	£31,549,750	£31,549,750	£31,549,750	£31,549,750	£31,549,750	£31,549,750
80% LAR - 40% CIR	10%	£33,454,500	£29,454,500	£29,454,500	£29,454,500	£29,454,500	£29,454,500	£29,454,500
80% LAR - 40% CIR	15%	£31,359,250	£27,359,250	£27,359,250	£27,359,250	£27,359,250	£27,359,250	£27,359,250
80% LAR - 40% CIR	20%	£29,264,000	£25,264,000	£25,264,000	£25,264,000	£25,264,000	£25,264,000	£25,264,000
80% LAR - 40% CIR	25%	£27,168,750	£23,168,750	£23,168,750	£23,168,750	£23,168,750	£23,168,750	£23,168,750
80% LAR - 40% CIR	30%	£25,073,500	£21,073,500	£21,073,500	£21,073,500	£21,073,500	£21,073,500	£21,073,500
80% LAR - 40% CIR	35%	£22,978,250	£18,978,250	£18,978,250	£18,978,250	£18,978,250	£18,978,250	£18,978,250
80% LAR - 40% CIR	40%	£20,883,000	£16,883,000	£16,883,000	£16,883,000	£16,883,000	£16,883,000	£16,883,000
80% LAR - 40% CIR	45%	£18,787,750	£14,787,750	£14,787,750	£14,787,750	£14,787,750	£14,787,750	£14,787,750
80% LAR - 40% CIR	50%	£16,692,500	£12,692,500	£12,692,500	£12,692,500	£12,692,500	£12,692,500	£12,692,500

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

		£37,186,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	0%	£37,186,000	£33,186,000	£33,186,000	£33,186,000	£33,186,000	£33,186,000	£33,186,000
80% LAR - 40% CIR	5%	£35,090,750	£31,090,750	£31,090,750	£31,090,750	£31,090,750	£31,090,750	£31,090,750
80% LAR - 40% CIR	10%	£32,995,500	£28,995,500	£28,995,500	£28,995,500	£28,995,500	£28,995,500	£28,995,500
80% LAR - 40% CIR	15%	£30,900,250	£26,900,250	£26,900,250	£26,900,250	£26,900,250	£26,900,250	£26,900,250
80% LAR - 40% CIR	20%	£28,805,000	£24,805,000	£24,805,000	£24,805,000	£24,805,000	£24,805,000	£24,805,000
80% LAR - 40% CIR	25%	£26,709,750	£22,709,750	£22,709,750	£22,709,750	£22,709,750	£22,709,750	£22,709,750
80% LAR - 40% CIR	30%	£24,614,500	£20,614,500	£20,614,500	£20,614,500	£20,614,500	£20,614,500	£20,614,500
80% LAR - 40% CIR	35%	£22,519,250	£18,519,250	£18,519,250	£18,519,250	£18,519,250	£18,519,250	£18,519,250
80% LAR - 40% CIR	40%	£20,424,000	£16,424,000	£16,424,000	£16,424,000	£16,424,000	£16,424,000	£16,424,000
80% LAR - 40% CIR	45%	£18,328,750	£14,328,750	£14,328,750	£14,328,750	£14,328,750	£14,328,750	£14,328,750
80% LAR - 40% CIR	50%	£16,233,500	£12,233,500	£12,233,500	£12,233,500	£12,233,500	£12,233,500	£12,233,500

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

		£40,425,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	0%	£40,425,000	£36,425,000	£36,425,000	£36,425,000	£36,425,000	£36,425,000	£36,425,000
80% LAR - 40% CIR	5%	£38,329,750	£34,329,750	£34,329,750	£34,329,750	£34,329,750	£34,329,750	£34,329,750
80% LAR - 40% CIR	10%	£36,234,500	£32,234,500	£32,234,500	£32,234,500	£32,234,500	£32,234,500	£32,234,500
80% LAR - 40% CIR	15%	£34,139,250	£30,139,250	£30,139,250	£30,139,250	£30,139,250	£30,139,250	£30,139,250
80% LAR - 40% CIR	20%	£32,044,000	£28,044,000	£28,044,000	£28,044,000	£28,044,000	£28,044,000	£28,044,000
80% LAR - 40% CIR	25%	£29,948,750	£25,948,750	£25,948,750	£25,948,750	£25,948,750	£25,948,750	£25,948,750
80% LAR - 40% CIR	30%	£27,853,500	£23,853,500	£23,853,500	£23,853,500	£23,853,500	£23,853,500	£23,853,500
80% LAR - 40% CIR	35%	£25,758,250	£21,758,250	£21,758,250	£21,758,250	£21,758,250	£21,758,250	£21,758,250
80% LAR - 40% CIR	40%	£23,663,000	£19,663,000	£19,663,000	£19,663,000	£19,663,000	£19,663,000	£19,663,000
80% LAR - 40% CIR	45%	£21,567,750	£17,567,750	£17,567,750	£17,567,750	£17,567,750	£17,567,750	£17,567,750
80% LAR - 40% CIR	50%	£19,472,500	£15,472,500	£15,472,500	£15,472,500	£15,472,500	£15,472,500	£15,472,500

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

		£20,601,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	0%	£20,601,000	£18,601,000	£18,601,000	£18,601,000	£18,601,000	£18,601,000	£18,601,000
80% LAR - 40% CIR	5%	£19,505,750	£17,505,750	£17,505,750	£17,505,750	£17,505,750	£17,505,750	£17,505,750
80% LAR - 40% CIR	10%	£18,410,500	£16,410,500	£16,410,500	£16,410,500	£16,410,500	£16,410,500	£16,410,500
80% LAR - 40% CIR	15%	£17,315,250	£15,315,250	£15,315,250	£15,315,250	£15,315,250	£15,315,250	£15,315,250
80% LAR - 40% CIR	20%	£16,220,000	£14,220,000	£14,220,000	£14,220,000	£14,220,000	£14,220,000	£14,220,000
80% LAR - 40% CIR	25%	£15,124,750	£13,124,750	£13,124,750	£13,124,750	£13,124,750	£13,124,750	£13,124,750
80% LAR - 40% CIR	30%	£14,029,500	£12,029,500	£12,029,500	£12,029,500	£12,029,500	£12,029,500	£12,029,500
80% LAR - 40% CIR	35%	£12,934,250	£10,934,250	£10,934,250	£10,934,250	£10,934,250	£10,934,250	£10,934,250
80% LAR - 40% CIR	40%	£11,839,000	£9,839,000	£9,839,000	£9,839,000	£9,839,000	£9,839,000	£9,839,000
80% LAR - 40% CIR	45%	£10,743,750	£8,743,750	£8,743,750	£8,743,750	£8,743,750	£8,743,750	£8,743,750
80% LAR - 40% CIR	50%	£9,648,500	£7,648,500	£7,648,500	£7,648,500	£7,648,500	£7,648,500	£7,648,500



LB Camden  
Local Plan Viability Testing 2025

C6 - 150 Bed Hotel and 99 residential units		Value Area	Zone A - Higher Central Zone					
No Units	90	Sales value inflation	Base					
Site Area	0.68 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR, CIR					
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£42,744,646	£39,219,715	£39,194,368	£39,192,980	£38,874,460	£37,661,539	£36,741,609
60% LAR, 40% CIR	10%	£40,626,861	£38,995,939	£38,970,720	£38,970,471	£38,651,375	£37,438,454	£36,518,524
60% LAR, 40% CIR	15%	£38,504,162	£38,767,225	£38,742,084	£38,742,084	£38,423,298	£37,210,377	£36,290,447
60% LAR, 40% CIR	20%	£35,776,507	£35,533,618	£35,508,558	£35,417,620	£35,190,273	£33,977,352	£33,057,422
60% LAR, 40% CIR	25%	£33,443,872	£33,295,168	£33,270,179	£33,179,371	£32,952,361	£31,739,440	£30,819,510
60% LAR, 40% CIR	30%	£31,106,604	£29,051,918	£28,026,994	£27,536,303	£27,045,612	£25,832,691	£24,912,761
60% LAR, 40% CIR	35%	£28,764,451	£25,803,918	£24,779,000	£24,288,309	£23,797,618	£22,584,697	£21,664,767
60% LAR, 40% CIR	40%	£26,421,559	£23,551,209	£22,526,380	£22,035,689	£21,545,000	£20,332,079	£19,412,149
60% LAR, 40% CIR	45%	£24,078,654	£21,214,170	£20,189,351	£19,698,660	£19,207,969	£18,000,048	£17,080,118
60% LAR, 40% CIR	50%	£21,691,668	£18,842,409	£17,817,590	£17,326,899	£16,836,208	£15,628,287	£14,708,357
60% LAR, 40% CIR	55%	£19,258,014	£16,605,942	£15,581,123	£15,090,432	£14,600,741	£13,392,820	£12,472,890
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£25,589,134	£23,020,267	£23,045,817	£23,045,817	£22,726,900	£21,513,979	£20,594,049
60% LAR, 40% CIR	10%	£27,812,963	£25,246,000	£25,271,550	£25,271,550	£24,952,633	£23,739,712	£22,819,782
60% LAR, 40% CIR	15%	£29,936,118	£27,369,155	£27,394,705	£27,394,705	£27,075,788	£25,862,867	£24,942,937
60% LAR, 40% CIR	20%	£32,059,273	£29,492,300	£29,517,850	£29,517,850	£29,198,933	£27,986,012	£27,066,082
60% LAR, 40% CIR	25%	£34,182,428	£31,615,445	£31,640,995	£31,640,995	£31,322,078	£30,109,157	£29,189,227
60% LAR, 40% CIR	30%	£36,305,583	£33,738,590	£33,764,140	£33,764,140	£33,445,223	£32,232,302	£31,312,372
60% LAR, 40% CIR	35%	£38,428,738	£35,861,735	£35,887,285	£35,887,285	£35,568,368	£34,355,447	£33,435,517
60% LAR, 40% CIR	40%	£40,551,893	£37,984,880	£38,010,430	£38,010,430	£37,691,513	£36,478,592	£35,558,662
60% LAR, 40% CIR	45%	£42,675,048	£40,108,025	£40,133,575	£40,133,575	£39,814,658	£38,601,737	£37,681,807
60% LAR, 40% CIR	50%	£44,798,203	£42,231,170	£42,256,720	£42,256,720	£41,937,803	£40,724,882	£39,804,952
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£57,186,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£4,083,888	£3,658,757	£3,653,411	£3,653,411	£3,628,222	£3,503,101	£3,478,912
60% LAR, 40% CIR	10%	£4,208,604	£3,783,473	£3,778,127	£3,778,127	£3,752,938	£3,627,817	£3,603,628
60% LAR, 40% CIR	15%	£4,333,320	£3,908,189	£3,902,843	£3,902,843	£3,877,654	£3,752,533	£3,728,344
60% LAR, 40% CIR	20%	£4,458,036	£4,032,905	£4,027,559	£4,027,559	£4,002,370	£3,877,249	£3,853,060
60% LAR, 40% CIR	25%	£4,582,752	£4,157,621	£4,152,275	£4,152,275	£4,127,086	£4,001,965	£3,977,776
60% LAR, 40% CIR	30%	£4,707,468	£4,282,337	£4,276,991	£4,276,991	£4,251,802	£4,126,681	£4,102,492
60% LAR, 40% CIR	35%	£4,832,184	£4,407,053	£4,401,707	£4,401,707	£4,376,518	£4,251,397	£4,227,208
60% LAR, 40% CIR	40%	£4,956,899	£4,531,769	£4,526,423	£4,526,423	£4,501,234	£4,376,113	£4,351,924
60% LAR, 40% CIR	45%	£5,081,615	£4,656,485	£4,651,139	£4,651,139	£4,625,950	£4,500,829	£4,476,640
60% LAR, 40% CIR	50%	£5,206,331	£4,781,201	£4,775,855	£4,775,855	£4,750,666	£4,625,545	£4,601,356
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£48,425,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£15,216,249	£11,893,516	£11,868,191	£11,876,783	£11,548,203	£10,335,342	£9,415,402
60% LAR, 40% CIR	10%	£13,100,684	£9,699,741	£9,644,512	£9,553,274	£9,325,178	£8,112,006	£7,192,066
60% LAR, 40% CIR	15%	£10,777,865	£7,441,026	£7,415,806	£7,324,800	£7,096,700	£5,883,528	£4,963,588
60% LAR, 40% CIR	20%	£8,455,040	£5,207,421	£5,182,201	£5,091,422	£4,863,076	£3,650,202	£2,730,262
60% LAR, 40% CIR	25%	£6,132,215	£2,968,571	£2,943,351	£2,852,172	£2,623,153	£1,410,280	£507,340
60% LAR, 40% CIR	30%	£3,809,390	£702,741	£697,521	£688,342	£679,163	£558,292	£437,352
60% LAR, 40% CIR	35%	£1,436,254	£1,522,261	£1,547,149	£1,637,738	£1,664,250	£1,644,763	£1,624,276
60% LAR, 40% CIR	40%	£2,260,223	£3,052,027	£3,076,807	£3,167,396	£3,193,908	£3,174,421	£3,154,934
60% LAR, 40% CIR	45%	£3,084,204	£3,876,026	£3,900,806	£3,991,395	£4,017,907	£4,000,420	£3,982,933
60% LAR, 40% CIR	50%	£3,908,185	£4,700,028	£4,724,808	£4,815,397	£4,841,909	£4,824,422	£4,806,935
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£26,601,000						
Tenure	%AH	Base Build Costs and Access Pmt M4(2) & Building Safety Levy	Base Build Costs, Access Pmt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£28,817,245	£25,422,210	£25,447,972	£25,447,972	£25,129,055	£23,916,134	£23,000,204
60% LAR, 40% CIR	10%	£24,176,726	£20,786,562	£20,812,324	£20,721,086	£20,402,169	£19,189,248	£18,273,318
60% LAR, 40% CIR	15%	£21,849,071	£18,558,192	£18,583,954	£18,492,716	£18,173,799	£16,960,878	£16,044,948
60% LAR, 40% CIR	20%	£19,521,416	£16,327,731	£16,353,493	£16,262,255	£15,943,338	£14,730,417	£13,814,487
60% LAR, 40% CIR	25%	£17,193,761	£14,097,270	£14,123,032	£14,031,794	£13,712,877	£12,500,956	£11,585,026
60% LAR, 40% CIR	30%	£14,866,106	£11,866,809	£11,892,571	£11,801,333	£11,482,416	£10,270,495	£9,354,565
60% LAR, 40% CIR	35%	£12,538,451	£9,637,152	£9,662,914	£9,571,676	£9,252,759	£8,040,838	£7,124,908
60% LAR, 40% CIR	40%	£10,210,796	£7,406,704	£7,432,466	£7,341,228	£7,022,311	£5,810,390	£4,894,460
60% LAR, 40% CIR	45%	£7,883,141	£5,176,253	£5,202,015	£5,110,777	£4,791,860	£3,580,939	£2,665,009
60% LAR, 40% CIR	50%	£5,555,486	£2,945,805	£2,971,567	£2,880,329	£2,561,412	£1,350,491	£45,544

LB Camden  
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units		Value Area	Zone B - Rest of Camden £900 paf					
No Units	60	Sales value inflation	Base					
Site Area	0.68 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAM CIR					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£7,189,325	£4,173,258	£4,147,153	£4,092,934	£3,817,387	£2,567,171	£1,618,949
60% LAR 40% CIR	5%	£8,859,312	£3,688,900	£3,662,586	£3,588,541	£3,333,431	£2,065,841	£1,136,078
60% LAR 40% CIR	10%	£6,024,268	£3,199,832	£3,172,918	£3,079,035	£2,844,329	£1,595,158	£853,740
60% LAR 40% CIR	15%	£5,434,143	£2,704,031	£2,678,189	£2,584,465	£2,350,128	£1,107,173	£162,986
60% LAR 40% CIR	20%	£4,838,568	£2,204,236	£2,178,479	£2,084,878	£1,850,377	£859,837	£38,214
60% LAR 40% CIR	25%	£4,238,793	£1,699,495	£1,673,804	£1,580,324	£1,346,626	£107,600	£847,294
60% LAR 40% CIR	30%	£3,633,965	£1,194,856	£1,169,224	£1,076,853	£837,423	£488,193	£139,715
60% LAR 40% CIR	35%	£3,029,711	£675,366	£649,785	£556,507	£323,315	£928,702	£1,881,428
60% LAR 40% CIR	40%	£2,424,662	£156,076	£130,536	£37,241	£142,339	£2,689,370	£4,966,370
60% LAR 40% CIR	45%	£1,789,284	£373,585	£395,478	£484,026	£1,363,051	£2,936,469	£2,936,469
60% LAR 40% CIR	50%	£1,164,939	£910,403	£936,270	£1,030,760	£1,266,886	£2,516,787	£3,471,759
Residual Land values compared to benchmark land values								
Higher Value Secondary Offices								
£97,649,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£55,493,851	£62,377,816	£63,353,841	£62,447,696	£62,662,794	£63,890,395	£64,377,147
60% LAR 40% CIR	5%	£56,891,927	£63,817,368	£64,843,308	£63,937,161	£64,171,266	£64,417,287	£65,462,486
60% LAR 40% CIR	10%	£56,561,086	£63,411,186	£64,388,068	£63,481,471	£63,696,082	£64,683,248	£65,652,248
60% LAR 40% CIR	15%	£57,177,297	£63,817,368	£64,843,308	£63,937,161	£64,171,266	£64,417,287	£65,462,486
60% LAR 40% CIR	20%	£57,177,297	£63,817,368	£64,843,308	£63,937,161	£64,171,266	£64,417,287	£65,462,486
60% LAR 40% CIR	25%	£57,177,297	£63,817,368	£64,843,308	£63,937,161	£64,171,266	£64,417,287	£65,462,486
60% LAR 40% CIR	30%	£57,177,297	£63,817,368	£64,843,308	£63,937,161	£64,171,266	£64,417,287	£65,462,486
60% LAR 40% CIR	35%	£57,177,297	£63,817,368	£64,843,308	£63,937,161	£64,171,266	£64,417,287	£65,462,486
60% LAR 40% CIR	40%	£57,177,297	£63,817,368	£64,843,308	£63,937,161	£64,171,266	£64,417,287	£65,462,486
60% LAR 40% CIR	45%	£57,177,297	£63,817,368	£64,843,308	£63,937,161	£64,171,266	£64,417,287	£65,462,486
60% LAR 40% CIR	50%	£57,177,297	£63,817,368	£64,843,308	£63,937,161	£64,171,266	£64,417,287	£65,462,486
Residual Land values compared to benchmark land values								
Medium Value Secondary Offices								
£67,196,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£31,471,633	£34,487,709	£34,513,805	£34,668,024	£34,843,570	£35,093,786	£35,042,008
60% LAR 40% CIR	5%	£34,933,881	£38,932,266	£38,968,323	£39,122,417	£39,297,525	£39,535,117	£39,542,886
60% LAR 40% CIR	10%	£32,636,660	£36,465,126	£36,488,340	£36,581,923	£36,816,629	£37,061,800	£36,997,218
60% LAR 40% CIR	15%	£33,225,875	£36,956,927	£36,979,926	£37,073,603	£37,318,332	£37,563,768	£37,500,229
60% LAR 40% CIR	20%	£33,821,805	£37,552,722	£37,575,721	£37,669,400	£37,914,129	£38,159,565	£38,096,026
60% LAR 40% CIR	25%	£34,422,184	£38,153,399	£38,176,398	£38,270,077	£38,514,806	£38,759,242	£38,695,703
60% LAR 40% CIR	30%	£35,021,263	£38,754,078	£38,777,077	£38,870,756	£39,115,485	£39,360,921	£39,297,382
60% LAR 40% CIR	35%	£35,621,247	£39,354,757	£39,377,756	£39,471,435	£39,716,164	£39,961,600	£39,898,061
60% LAR 40% CIR	40%	£36,221,231	£39,955,436	£39,978,435	£40,072,114	£40,316,843	£40,562,279	£40,498,740
60% LAR 40% CIR	45%	£36,821,215	£40,556,115	£40,579,114	£40,672,793	£40,917,522	£41,162,958	£41,099,419
60% LAR 40% CIR	50%	£37,421,199	£41,156,794	£41,179,793	£41,273,472	£41,518,201	£41,763,637	£41,699,098
Residual Land values compared to benchmark land values								
Lower Value Secondary Offices / Community Space								
£40,420,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£29,718,822	£24,837,697	£24,863,812	£25,757,857	£24,992,768	£25,449,337	£25,387,119
60% LAR 40% CIR	5%	£31,361,895	£26,481,762	£26,507,877	£27,401,922	£26,636,833	£27,093,402	£27,031,184
60% LAR 40% CIR	10%	£27,882,054	£24,837,697	£24,863,812	£25,757,857	£24,992,768	£25,449,337	£25,387,119
60% LAR 40% CIR	15%	£27,882,054	£24,837,697	£24,863,812	£25,757,857	£24,992,768	£25,449,337	£25,387,119
60% LAR 40% CIR	20%	£27,882,054	£24,837,697	£24,863,812	£25,757,857	£24,992,768	£25,449,337	£25,387,119
60% LAR 40% CIR	25%	£27,882,054	£24,837,697	£24,863,812	£25,757,857	£24,992,768	£25,449,337	£25,387,119
60% LAR 40% CIR	30%	£27,882,054	£24,837,697	£24,863,812	£25,757,857	£24,992,768	£25,449,337	£25,387,119
60% LAR 40% CIR	35%	£27,882,054	£24,837,697	£24,863,812	£25,757,857	£24,992,768	£25,449,337	£25,387,119
60% LAR 40% CIR	40%	£27,882,054	£24,837,697	£24,863,812	£25,757,857	£24,992,768	£25,449,337	£25,387,119
60% LAR 40% CIR	45%	£27,882,054	£24,837,697	£24,863,812	£25,757,857	£24,992,768	£25,449,337	£25,387,119
60% LAR 40% CIR	50%	£27,882,054	£24,837,697	£24,863,812	£25,757,857	£24,992,768	£25,449,337	£25,387,119
Residual Land values compared to benchmark land values								
Secondary Industrial/Storage/Distribution								
£20,601,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR 40% CIR	0%	£17,315,132	£10,235,817	£10,261,932	£10,755,977	£10,991,005	£11,041,596	£10,979,378
60% LAR 40% CIR	5%	£17,315,132	£10,235,817	£10,261,932	£10,755,977	£10,991,005	£11,041,596	£10,979,378
60% LAR 40% CIR	10%	£17,315,132	£10,235,817	£10,261,932	£10,755,977	£10,991,005	£11,041,596	£10,979,378
60% LAR 40% CIR	15%	£17,315,132	£10,235,817	£10,261,932	£10,755,977	£10,991,005	£11,041,596	£10,979,378
60% LAR 40% CIR	20%	£17,315,132	£10,235,817	£10,261,932	£10,755,977	£10,991,005	£11,041,596	£10,979,378
60% LAR 40% CIR	25%	£17,315,132	£10,235,817	£10,261,932	£10,755,977	£10,991,005	£11,041,596	£10,979,378
60% LAR 40% CIR	30%	£17,315,132	£10,235,817	£10,261,932	£10,755,977	£10,991,005	£11,041,596	£10,979,378
60% LAR 40% CIR	35%	£17,315,132	£10,235,817	£10,261,932	£10,755,977	£10,991,005	£11,041,596	£10,979,378
60% LAR 40% CIR	40%	£17,315,132	£10,235,817	£10,261,932	£10,755,977	£10,991,005	£11,041,596	£10,979,378
60% LAR 40% CIR	45%	£17,315,132	£10,235,817	£10,261,932	£10,755,977	£10,991,005	£11,041,596	£10,979,378
60% LAR 40% CIR	50%	£17,315,132	£10,235,817	£10,261,932	£10,755,977	£10,991,005	£11,041,596	£10,979,378







LB Camden  
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 99 residential units		Value Area		Zone B - Rest of Camden £1,650 psf	
No Units	90	Sales value inflation		Base	
Site Area	0.68 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR, CIR	
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Build Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£10,891,211	£7,619,148	£7,593,043	£7,498,824
60% LAR - 40% CIR	10%	£9,598,166	£6,902,186	£6,936,180	£6,842,139
60% LAR - 40% CIR	15%	£9,175,995	£6,300,133	£6,274,218	£6,180,336
60% LAR - 40% CIR	20%	£8,410,746	£5,633,038	£5,607,206	£5,513,472
60% LAR - 40% CIR	25%	£7,840,467	£4,960,847	£4,935,191	£4,841,591
60% LAR - 40% CIR	30%	£8,895,207	£4,283,912	£4,258,221	£4,164,743
60% LAR - 40% CIR	35%	£8,050,014	£3,581,979	£3,556,346	£3,462,874
60% LAR - 40% CIR	40%	£5,299,996	£2,915,194	£2,889,613	£2,796,336
60% LAR - 40% CIR	45%	£4,510,023	£2,209,069	£2,183,070	£2,089,834
60% LAR - 40% CIR	50%	£3,715,322	£1,527,599	£1,501,764	£1,408,638
60% LAR - 40% CIR	55%	£2,915,881	£826,225	£800,745	£707,676
60% LAR - 40% CIR	60%	£2,116,439	£551,762	£526,281	£433,204
60% LAR - 40% CIR	65%	£1,317,000	£276,735	£251,254	£158,227
60% LAR - 40% CIR	70%	£517,561	£77,287	£71,788	£22,728
60% LAR - 40% CIR	75%	£-282,069	£-122,232	£-116,733	£-61,234
60% LAR - 40% CIR	80%	£-1,082,618	£-322,781	£-317,282	£-262,283
60% LAR - 40% CIR	85%	£-1,883,167	£-603,330	£-597,831	£-542,832
60% LAR - 40% CIR	90%	£-2,683,716	£-883,879	£-878,380	£-823,881
60% LAR - 40% CIR	95%	£-3,484,265	£-1,164,428	£-1,158,929	£-1,103,930
60% LAR - 40% CIR	100%	£-4,284,814	£-1,444,977	£-1,439,478	£-1,384,479

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

Tenable		%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£29,980,599	£10,554,040	£10,560,045	£10,114,596	£9,609,199	£8,656,786	£1,803,552
60% LAR - 40% CIR	10%	£26,840,230	£9,716,092	£9,716,092	£9,268,690	£8,670,595	£7,715,768	£1,821,134
60% LAR - 40% CIR	15%	£22,660,440	£8,430,198	£8,430,198	£8,004,019	£7,400,127	£6,450,245	£1,844,231
60% LAR - 40% CIR	20%	£18,374,799	£7,150,278	£7,150,278	£6,714,338	£6,109,038	£5,159,170	£1,912,749
60% LAR - 40% CIR	25%	£14,089,113	£5,870,353	£5,870,353	£5,434,393	£4,829,093	£3,879,225	£2,000,488
60% LAR - 40% CIR	30%	£10,801,211	£4,590,428	£4,590,428	£4,154,448	£3,549,148	£2,599,287	£2,081,852
60% LAR - 40% CIR	35%	£7,513,269	£3,310,503	£3,310,503	£2,874,553	£2,269,253	£1,319,391	£2,094,449
60% LAR - 40% CIR	40%	£4,225,327	£2,030,578	£2,030,578	£1,594,628	£1,000,000	£500,000	£2,094,449
60% LAR - 40% CIR	45%	£2,937,385	£710,653	£710,653	£260,728	£-144,178	£-144,178	£2,094,449
60% LAR - 40% CIR	50%	£1,649,443	£-590,278	£-590,278	£-1,144,328	£-1,688,578	£-1,688,578	£2,094,449

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

								£57,186,000											

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

		£48,425,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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Residual Land values compared to benchmark land values  
Secondary Industrial/Storage/Distribution

		£26,601,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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LB Camden  
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 90 residential units		Value Area		Zone B - Rest of Camden £1,100 psf							
No Units		Sales value inflation		Base							
Site Area		Build cost inflation		Base							
		Tenure		LAR - CIR							
Residual land values:											
				Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure		% AH									
60% LAR - 40% CIR		5%		£11,858,505		£8,787,779		£8,741,873		£8,647,454	
60% LAR - 40% CIR		5%		£11,843,097		£8,653,384		£8,627,318		£8,533,335	
60% LAR - 40% CIR		10%		£10,226,561		£7,533,900		£7,307,985		£7,214,103	
60% LAR - 40% CIR		15%		£9,402,947		£6,609,373		£6,383,542		£6,489,807	
60% LAR - 40% CIR		20%		£8,574,304		£5,679,862		£5,454,026		£5,560,493	
60% LAR - 40% CIR		25%		£7,740,678		£5,145,385		£5,119,694		£5,026,214	
60% LAR - 40% CIR		30%		£6,902,121		£4,508,030		£4,380,387		£4,287,038	
60% LAR - 40% CIR		35%		£6,058,678		£3,661,805		£3,636,222		£3,542,948	
60% LAR - 40% CIR		40%		£5,212,690		£2,812,197		£2,887,242		£2,794,004	
60% LAR - 40% CIR		45%		£4,357,334		£2,156,016		£2,133,511		£2,040,385	
60% LAR - 40% CIR		50%		£3,499,539		£1,400,540		£1,375,061		£1,281,991	
										£1,049,316	
Residual Land values compared to benchmark land values											
Higher Value Secondary Offices										£97,649,000	
								Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
Tenure		% AH									
60% LAR - 40% CIR		5%		£24,397,128		£27,962,841		£27,969,847		£28,053,851	
60% LAR - 40% CIR		10%		£25,169,864		£28,652,225		£28,706,240		£28,852,128	
60% LAR - 40% CIR		15%		£26,114,478		£29,499,003		£29,543,084		£29,688,972	
60% LAR - 40% CIR		20%		£27,241,992		£30,139,373		£30,183,337		£30,227,301	
60% LAR - 40% CIR		25%		£28,566,614		£30,978,847		£31,022,811		£31,066,775	
60% LAR - 40% CIR		30%		£29,114,354		£31,610,208		£31,654,172		£31,698,136	
60% LAR - 40% CIR		35%		£29,889,842		£32,445,447		£32,489,411		£32,533,375	
60% LAR - 40% CIR		40%		£30,805,825		£33,101,438		£33,145,402		£33,189,366	
60% LAR - 40% CIR		45%		£31,853,981		£33,877,209		£33,921,173		£33,965,137	
60% LAR - 40% CIR		50%		£32,918,698		£34,613,086		£34,656,950		£34,700,814	
Residual Land values compared to benchmark land values											
Medium Value Secondary Offices										£57,186,000	
								Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
Tenure		% AH									
60% LAR - 40% CIR		5%		£29,892,492		£29,893,179		£29,919,288		£29,919,593	
60% LAR - 40% CIR		10%		£29,892,492		£29,893,179		£29,919,288		£29,919,593	
60% LAR - 40% CIR		15%		£29,892,492		£29,893,179		£29,919,288		£29,919,593	
60% LAR - 40% CIR		20%		£29,892,492		£29,893,179		£29,919,288		£29,919,593	
60% LAR - 40% CIR		25%		£29,892,492		£29,893,179		£29,919,288		£29,919,593	
60% LAR - 40% CIR		30%		£29,892,492		£29,893,179		£29,919,288		£29,919,593	
60% LAR - 40% CIR		35%		£29,892,492		£29,893,179		£29,919,288		£29,919,593	
60% LAR - 40% CIR		40%		£29,892,492		£29,893,179		£29,919,288		£29,919,593	
60% LAR - 40% CIR		45%		£29,892,492		£29,893,179		£29,919,288		£29,919,593	
60% LAR - 40% CIR		50%		£29,892,492		£29,893,179		£29,919,288		£29,919,593	
Residual Land values compared to benchmark land values											
Lower Value Secondary Offices / Community Space										£49,425,000	
								Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
Tenure		% AH									
60% LAR - 40% CIR		5%		£19,281,150		£19,272,813		£19,288,819		£19,289,892	
60% LAR - 40% CIR		10%		£19,281,150		£19,272,813		£19,288,819		£19,289,892	
60% LAR - 40% CIR		15%		£19,281,150		£19,272,813		£19,288,819		£19,289,892	
60% LAR - 40% CIR		20%		£19,281,150		£19,272,813		£19,288,819		£19,289,892	
60% LAR - 40% CIR		25%		£19,281,150		£19,272,813		£19,288,819		£19,289,892	
60% LAR - 40% CIR		30%		£19,281,150		£19,272,813		£19,288,819		£19,289,892	
60% LAR - 40% CIR		35%		£19,281,150		£19,272,813		£19,288,819		£19,289,892	
60% LAR - 40% CIR		40%		£19,281,150		£19,272,813		£19,288,819		£19,289,892	
60% LAR - 40% CIR		45%		£19,281,150		£19,272,813		£19,288,819		£19,289,892	
60% LAR - 40% CIR		50%		£19,281,150		£19,272,813		£19,288,819		£19,289,892	
Residual Land values compared to benchmark land values											
Secondary Industrial/Storage/Distribution										£26,601,000	
								Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
Tenure		% AH									
60% LAR - 40% CIR		5%		£2,863,345		£2,874,053		£2,880,000		£2,884,000	
60% LAR - 40% CIR		10%		£2,863,345		£2,874,053		£2,880,000		£2,884,000	
60% LAR - 40% CIR		15%		£2,863,345		£2,874,053		£2,880,000		£2,884,000	
60% LAR - 40% CIR		20%		£2,863,345		£2,874,053		£2,880,000		£2,884,000	
60% LAR - 40% CIR		25%		£2,863,345		£2,874,053		£2,880,000		£2,884,000	
60% LAR - 40% CIR		30%		£2,863,345		£2,874,053		£2,880,000		£2,884,000	
60% LAR - 40% CIR		35%		£2,863,345		£2,874,053		£2,880,000		£2,884,000	
60% LAR - 40% CIR		40%		£2,863,345		£2,874,053		£2,880,000		£2,884,000	
60% LAR - 40% CIR		45%		£2,863,345		£2,874,053		£2,880,000		£2,884,000	
60% LAR - 40% CIR		50%		£2,863,345		£2,874,053		£2,880,000		£2,884,000	





LB Camden  
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 90 residential units		Value Area	Zone B - Rest of Camden £1,200 psf					
No Units	90	Sales value inflation	Base					
Site Area	0.68 Ha	Build cost inflation	Base					
Residual land values:		Tenure	LAR, CIR					
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£14,193,096	£11,965,039	£11,038,933	£10,944,715	£10,709,167	£9,458,951	£8,510,729
60% LAR, 40% CIR	10%	£13,282,467	£10,235,781	£10,209,778	£10,115,731	£9,880,692	£8,633,032	£7,686,265
60% LAR, 40% CIR	15%	£12,527,693	£9,401,433	£9,375,519	£9,281,637	£9,046,931	£7,801,760	£6,856,342
60% LAR, 40% CIR	20%	£11,287,349	£8,562,044	£8,536,212	£8,442,477	£8,208,141	£6,965,186	£6,021,000
60% LAR, 40% CIR	25%	£10,441,978	£7,717,680	£7,691,803	£7,598,302	£7,364,301	£6,123,381	£5,180,293
60% LAR, 40% CIR	30%	£9,491,621	£6,868,329	£6,842,640	£6,749,160	£6,515,481	£5,276,334	£4,334,274
60% LAR, 40% CIR	35%	£8,536,334	£5,914,102	£5,888,489	£5,795,008	£5,561,680	£4,324,157	£3,482,096
60% LAR, 40% CIR	40%	£7,578,183	£5,155,023	£5,129,441	£5,036,165	£4,802,972	£3,566,881	£2,628,607
60% LAR, 40% CIR	45%	£6,611,164	£4,395,143	£4,369,004	£4,276,408	£4,043,441	£2,724,655	£1,784,863
60% LAR, 40% CIR	50%	£5,641,359	£3,632,599	£3,597,004	£3,505,878	£3,273,062	£1,951,251	£968,112
60% LAR, 40% CIR	55%	£4,666,804	£2,849,189	£2,823,691	£2,732,621	£2,499,945	£1,178,957	£26,309
Residual Land values compared to benchmark land values		Higher Value Secondary Offices						
		£97,649,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£52,753,248	£50,780,445	£50,806,450	£50,550,494	£50,135,693	£47,381,194	£46,325,655
60% LAR, 40% CIR	10%	£51,668,593	£49,614,792	£49,640,796	£49,384,840	£48,969,944	£46,214,405	£45,158,863
60% LAR, 40% CIR	15%	£50,600,817	£48,454,015	£48,480,019	£48,224,063	£47,809,167	£45,059,626	£44,004,084
60% LAR, 40% CIR	20%	£49,514,249	£47,298,263	£47,324,267	£47,068,311	£46,653,415	£43,903,874	£42,848,332
60% LAR, 40% CIR	25%	£48,418,681	£46,142,486	£46,168,490	£45,912,534	£45,497,638	£42,748,093	£41,692,551
60% LAR, 40% CIR	30%	£47,318,981	£45,002,124	£45,028,128	£44,772,172	£44,357,276	£41,598,048	£40,542,506
60% LAR, 40% CIR	35%	£46,218,281	£43,861,762	£43,887,766	£43,631,810	£43,216,914	£40,457,710	£39,402,168
60% LAR, 40% CIR	40%	£45,118,581	£42,721,400	£42,747,404	£42,491,448	£42,076,552	£39,317,352	£38,261,810
60% LAR, 40% CIR	45%	£44,018,881	£41,581,038	£41,607,042	£41,351,086	£40,936,190	£38,177,002	£37,121,460
60% LAR, 40% CIR	50%	£42,919,181	£40,440,676	£40,466,680	£40,210,724	£39,795,828	£37,037,204	£35,981,662
Residual Land values compared to benchmark land values		Medium Value Secondary Offices						
		£57,186,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£24,467,862	£27,568,919	£27,622,026	£27,718,243	£27,951,791	£29,262,907	£30,159,229
60% LAR, 40% CIR	10%	£23,568,991	£26,669,117	£26,722,224	£26,818,441	£27,051,989	£28,363,105	£29,259,427
60% LAR, 40% CIR	15%	£22,669,120	£25,769,315	£25,822,422	£25,918,639	£26,152,187	£27,463,303	£28,359,625
60% LAR, 40% CIR	20%	£21,770,249	£24,869,513	£24,922,620	£25,018,837	£25,252,385	£26,563,501	£27,459,847
60% LAR, 40% CIR	25%	£20,871,378	£23,969,711	£24,022,818	£24,119,035	£24,352,583	£25,663,700	£26,559,993
60% LAR, 40% CIR	30%	£19,972,507	£23,069,909	£23,123,016	£23,219,233	£23,452,781	£24,763,897	£25,656,122
60% LAR, 40% CIR	35%	£19,073,636	£22,170,107	£22,223,214	£22,319,431	£22,552,979	£23,864,095	£24,752,251
60% LAR, 40% CIR	40%	£18,174,765	£21,270,305	£21,323,412	£21,419,629	£21,653,177	£22,964,293	£23,848,376
60% LAR, 40% CIR	45%	£17,275,894	£20,370,503	£20,423,610	£20,519,827	£20,753,375	£22,065,409	£22,944,489
60% LAR, 40% CIR	50%	£16,377,023	£19,470,701	£19,523,808	£19,620,025	£19,853,573	£21,166,525	£22,040,607
Residual Land values compared to benchmark land values		Lower Value Secondary Offices / Community Space						
		£46,425,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£19,959,692	£17,060,418	£17,118,421	£17,215,486	£17,445,575	£18,693,198	£19,639,529
60% LAR, 40% CIR	10%	£19,060,821	£16,161,547	£16,219,550	£16,316,615	£16,546,704	£17,794,327	£18,740,658
60% LAR, 40% CIR	15%	£18,161,950	£15,262,676	£15,320,679	£15,417,744	£15,647,833	£16,895,456	£17,841,787
60% LAR, 40% CIR	20%	£17,263,079	£14,363,805	£14,421,808	£14,518,873	£14,748,962	£15,996,585	£16,942,916
60% LAR, 40% CIR	25%	£16,364,208	£13,464,934	£13,522,937	£13,619,002	£13,849,091	£15,096,714	£16,043,045
60% LAR, 40% CIR	30%	£15,465,337	£12,566,063	£12,624,066	£12,720,131	£12,950,220	£14,197,843	£15,144,174
60% LAR, 40% CIR	35%	£14,566,466	£11,667,192	£11,725,195	£11,821,260	£12,051,349	£13,298,972	£14,245,305
60% LAR, 40% CIR	40%	£13,667,595	£10,768,321	£10,826,324	£10,922,389	£11,152,478	£12,400,595	£13,346,636
60% LAR, 40% CIR	45%	£12,768,724	£9,869,450	£9,927,453	£10,023,518	£10,253,607	£11,501,212	£12,447,253
60% LAR, 40% CIR	50%	£11,869,853	£8,970,579	£9,028,582	£9,124,647	£9,354,736	£10,601,831	£11,547,872
Residual Land values compared to benchmark land values		Secondary Industrial/Storage/Distribution						
		£26,601,000						
Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR, 40% CIR	5%	£664,486	£1,061,595	£1,171,861	£1,871,705	£2,148,814	£3,254,205	£3,241,185
60% LAR, 40% CIR	10%	£1,260,744	£1,658,063	£1,861,818	£2,648,005	£2,880,505	£4,125,977	£4,071,089
60% LAR, 40% CIR	15%	£1,461,988	£1,859,306	£2,061,225	£2,848,409	£3,119,295	£4,366,201	£4,306,401
60% LAR, 40% CIR	20%	£1,663,232	£1,960,550	£2,162,134	£2,949,319	£3,263,735	£4,503,425	£4,443,625
60% LAR, 40% CIR	25%	£1,864,476	£2,061,794	£2,263,157	£3,050,563	£3,364,979	£4,640,649	£4,580,849
60% LAR, 40% CIR	30%	£2,065,720	£2,163,038	£2,364,282	£3,151,807	£3,466,223	£4,777,873	£4,718,073
60% LAR, 40% CIR	35%	£2,266,964	£2,264,282	£2,465,526	£3,253,051	£3,567,467	£4,915,097	£4,855,297
60% LAR, 40% CIR	40%	£2,468,208	£2,365,526	£2,566,770	£3,354,295	£3,668,711	£5,052,321	£4,992,521
60% LAR, 40% CIR	45%	£2,669,452	£2,466,770	£2,668,014	£3,455,539	£3,769,955	£5,189,545	£5,129,745
60% LAR, 40% CIR	50%	£2,870,696	£2,568,014	£2,769,258	£3,556,783	£3,871,199	£5,326,769	£5,270,969



LB Camden  
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units		Value Area		Zone B - Rest of Camden £1,250 psf											
No Units		Sales value inflation		Base											
Site Area		Build cost inflation		Base											
		Tenure		LAR, CIR											
Residual land values:															
		Base Build Costs, Access Prt M4(2) & Building Safety Levy		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon			
Tenure		%AH													
60% LAR, 40% CIR		5%		£15,360,391		£12,213,666		£12,187,563		£12,093,344		£11,857,797		£10,807,580	
60% LAR, 40% CIR		10%		£14,371,885		£11,326,980		£11,300,914		£11,298,630		£10,917,861		£9,724,230	
60% LAR, 40% CIR		15%		£13,378,258		£10,435,200		£10,409,266		£10,315,404		£10,080,697		£8,835,527	
60% LAR, 40% CIR		20%		£12,379,550		£9,538,380		£9,512,547		£9,416,813		£9,184,477		£7,941,522	
60% LAR, 40% CIR		25%		£11,375,812		£8,636,560		£8,610,807		£8,517,207		£8,282,206		£7,042,266	
60% LAR, 40% CIR		30%		£10,367,093		£7,729,802		£7,704,111		£7,610,632		£7,376,934		£6,137,807	
60% LAR, 40% CIR		35%		£9,353,441		£6,816,142		£6,792,510		£6,698,138		£6,465,709		£5,228,186	
60% LAR, 40% CIR		40%		£8,334,904		£5,901,833		£5,878,051		£5,782,774		£5,549,581		£4,313,481	
60% LAR, 40% CIR		45%		£7,311,532		£4,986,574		£4,963,971		£4,867,598		£4,634,588		£3,403,754	
60% LAR, 40% CIR		50%		£6,283,372		£4,055,256		£4,028,751		£3,935,624		£3,702,808		£2,468,977	
60% LAR, 40% CIR		55%		£5,250,471		£3,123,484		£3,098,006		£3,004,936		£2,772,260		£1,539,273	
Residual Land values compared to benchmark land values															
Higher Value Secondary Offices															

LB Camden  
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 99 residential units		Value Area		Zone B - Rest of Camden £1,300 psf					
No Units	90	Sales value inflation		Base					
Site Area	0.68 Ha	Build cost inflation		Base					
		Tenure		LAR - CIR					
Residual land values:									
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments					
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon					
Tenure	% AH	£16,927,886	£13,362,298	£13,336,193	£13,241,974	£13,008,427	£11,756,211	£10,807,989	
60% LAR - 40% CIR	5%	£15,480,819	£12,418,178	£12,392,172	£12,288,129	£12,063,020	£10,815,428	£9,869,667	
60% LAR - 40% CIR	10%	£14,428,824	£11,468,967	£11,443,053	£11,348,171	£11,114,484	£9,869,284	£8,923,876	
60% LAR - 40% CIR	15%	£13,371,751	£10,514,715	£10,488,884	£10,395,149	£10,160,812	£8,917,857	£7,973,870	
60% LAR - 40% CIR	20%	£12,303,648	£9,565,468	£9,539,711	£9,446,110	£9,202,109	£7,961,198	£7,018,101	
60% LAR - 40% CIR	25%	£11,242,564	£8,591,275	£8,565,584	£8,472,105	£8,228,407	£6,999,280	£6,057,219	
60% LAR - 40% CIR	30%	£10,170,548	£7,522,183	£7,506,551	£7,413,051	£7,169,180	£5,951,077	£5,009,077	
60% LAR - 40% CIR	35%	£9,093,646	£6,448,242	£6,422,661	£6,329,383	£6,085,190	£5,060,100	£4,119,727	
60% LAR - 40% CIR	40%	£8,011,649	£5,369,300	£5,343,660	£5,250,182	£5,005,716	£4,062,511	£3,123,119	
60% LAR - 40% CIR	45%	£6,925,384	£4,288,002	£4,262,407	£4,169,370	£3,924,555	£3,100,724	£2,161,605	
60% LAR - 40% CIR	50%	£5,834,119	£3,197,799	£3,172,321	£3,079,251	£2,834,575	£2,113,588	£1,174,938	
Residual Land values compared to benchmark land values						£97,649,000			
Higher Value Secondary Offices									
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH	£50,335,407	£33,598,047	£33,624,053	£33,519,594	£33,363,205	£30,200,797	£26,147,559	£21,095,245
60% LAR - 40% CIR	5%	£43,367,492	£28,547,238	£28,573,172	£28,467,584	£28,311,781	£25,148,831	£21,095,245	£16,049,255
60% LAR - 40% CIR	10%	£36,444,614	£23,501,410	£23,527,262	£23,421,742	£23,265,814	£20,102,436	£16,049,255	£11,050,265
60% LAR - 40% CIR	15%	£29,521,736	£18,490,757	£18,498,519	£18,393,115	£18,237,518	£15,080,124	£11,026,324	£6,026,334
60% LAR - 40% CIR	20%	£23,345,573	£11,468,967	£11,476,932	£11,371,528	£11,215,931	£8,093,386	£4,040,148	£-1,017,807
60% LAR - 40% CIR	25%	£19,464,517	£7,458,015	£7,466,080	£7,360,676	£7,205,079	£4,084,248	£-1,017,807	£-4,040,148
60% LAR - 40% CIR	30%	£15,904,517	£3,448,063	£3,456,128	£3,350,724	£3,195,127	£-1,034,070	£-4,040,148	£-8,084,248
60% LAR - 40% CIR	35%	£12,660,941	£-130,223	£-130,725	£-144,858	£-161,871	£-252,515,502	£-253,854,020	£-254,861,257
60% LAR - 40% CIR	40%	£9,842,106	£-612,418	£-612,920	£-626,955	£-643,968	£-735,002,675	£-736,461,257	£-737,472,502
60% LAR - 40% CIR	45%	£7,018,363	£-3,012,718	£-3,012,717	£-3,012,716	£-3,012,715	£-3,012,714	£-3,012,713	£-3,012,712
60% LAR - 40% CIR	50%	£4,711,521	£-4,040,148	£-4,040,147	£-4,040,146	£-4,040,145	£-4,040,144	£-4,040,143	£-4,040,142
Residual Land values compared to benchmark land values						£57,186,000			
Medium Value Secondary Offices									
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH	£22,133,272	£9,298,860	£9,324,765	£9,219,984	£9,064,531	£7,804,747	£6,552,969	£5,302,187
60% LAR - 40% CIR	5%	£19,388,346	£7,458,015	£7,483,920	£7,379,139	£7,223,686	£5,963,298	£4,711,521	£3,460,740
60% LAR - 40% CIR	10%	£16,232,134	£5,617,960	£5,643,865	£5,539,084	£5,383,631	£4,123,864	£2,871,882	£1,620,899
60% LAR - 40% CIR	15%	£13,299,207	£3,777,905	£3,803,810	£3,699,029	£3,543,576	£2,284,000	£1,032,025	£-219,055
60% LAR - 40% CIR	20%	£10,551,510	£1,937,845	£1,963,750	£1,858,969	£1,703,516	£430,948	£-181,837	£-430,948
60% LAR - 40% CIR	25%	£7,918,363	£109,881	£110,373	£109,880	£109,372	£-181,837	£-430,948	£-881,885
60% LAR - 40% CIR	30%	£5,400,410	£-1,034,074	£-1,034,073	£-1,034,072	£-1,034,071	£-1,034,070	£-1,034,069	£-1,034,068
60% LAR - 40% CIR	35%	£2,967,312	£-3,012,718	£-3,012,717	£-3,012,716	£-3,012,715	£-3,012,714	£-3,012,713	£-3,012,712
60% LAR - 40% CIR	40%	£59,949,898	£3,967,468	£3,967,468	£3,967,468	£3,967,468	£3,967,468	£3,967,468	£3,967,468
60% LAR - 40% CIR	45%	£1,735,174	£3,012,718	£3,012,718	£3,012,718	£3,012,718	£3,012,718	£3,012,718	£3,012,718
60% LAR - 40% CIR	50%	£27,668,668	£3,967,468	£3,967,468	£3,967,468	£3,967,468	£3,967,468	£3,967,468	£3,967,468
Residual Land values compared to benchmark land values						£48,425,000			
Lower Value Secondary Offices / Community Space									
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH	£11,845,379	£4,809,910	£4,834,925	£4,729,998	£4,574,545	£3,314,790	£2,064,731	£819,738
60% LAR - 40% CIR	5%	£10,807,819	£3,862,350	£3,887,365	£3,782,438	£3,626,985	£2,367,230	£1,117,171	£-142,811
60% LAR - 40% CIR	10%	£9,765,259	£2,914,789	£2,939,804	£2,834,877	£2,679,424	£1,417,675	£1,169,612	£-142,811
60% LAR - 40% CIR	15%	£8,722,699	£1,967,228	£1,992,243	£1,887,316	£1,731,863	£467,126	£219,055	£-142,811
60% LAR - 40% CIR	20%	£7,680,139	£1,019,667	£1,044,682	£1,039,755	£1,034,828	£31,279	£-133,718	£-142,811
60% LAR - 40% CIR	25%	£6,637,579	£52,106	£77,121	£72,194	£67,267	£-133,718	£-228,741	£-142,811
60% LAR - 40% CIR	30%	£5,595,019	£-435,461	£-435,460	£-435,459	£-435,458	£-435,457	£-435,456	£-142,811
60% LAR - 40% CIR	35%	£4,552,459	£-930,912	£-930,911	£-930,910	£-930,909	£-930,908	£-930,907	£-142,811
60% LAR - 40% CIR	40%	£3,509,900	£-1,426,363	£-1,426,362	£-1,426,361	£-1,426,360	£-1,426,359	£-1,426,358	£-142,811
60% LAR - 40% CIR	45%	£2,467,340	£-1,921,814	£-1,921,813	£-1,921,812	£-1,921,811	£-1,921,810	£-1,921,809	£-142,811
60% LAR - 40% CIR	50%	£1,424,781	£-2,417,265	£-2,417,264	£-2,417,263	£-2,417,262	£-2,417,261	£-2,417,260	£-142,811
Residual Land values compared to benchmark land values						£26,601,000			
Secondary Industrial/Storage/Distribution									
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
Tenure	% AH	£1,553,381	£1,559,358	£1,555,343	£1,551,328	£1,547,313	£1,543,298	£1,539,283	£1,535,268
60% LAR - 40% CIR	5%	£1,001,387	£9,469,499	£9,464,484	£9,459,469	£9,454,454	£9,449,439	£9,444,424	£9,439,409
60% LAR - 40% CIR	10%	£1,187,788	£4,317,369	£4,312,354	£4,307,339	£4,302,324	£4,297,309	£4,292,294	£4,287,279
60% LAR - 40% CIR	15%	£1,864,823	£5,088,305	£5,083,290	£5,078,275	£5,073,260	£5,068,245	£5,063,230	£5,058,215
60% LAR - 40% CIR	20%	£1,758,844	£6,309,253	£6,304,238	£6,299,223	£6,294,208	£6,289,193	£6,284,178	£6,279,163
60% LAR - 40% CIR	25%	£2,433,311	£7,279,195	£7,274,180	£7,269,165	£7,264,150	£7,259,135	£7,254,120	£7,249,105
60% LAR - 40% CIR	30%	£1,415,564	£8,250,137	£8,245,122	£8,240,107	£8,235,092	£8,230,077	£8,225,062	£8,220,047
60% LAR - 40% CIR	35%	£7,002,093	£9,341,434	£9,336,419	£9,331,404	£9,326,389	£9,321,374	£9,316,359	£9,311,344
60% LAR - 40% CIR	40%	£3,063,317	£10,268,038	£10,263,023	£10,258,008	£10,252,993	£10,247,978	£10,242,963	£10,237,948

LB Camden  
Local Plan Viability Testing 2025

C6 - 150 Bed Hotel and 55 residential units			Value Area	Zone C - £1,050 paf			
No Units	80		Sales value inflation	Base	Base		
Site Area	0.68 Ha		Build cost inflation	Base	Base		
Residual land values:			Tenure	LAR	CR		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0% LAR - 40% CR	0%	£3,781,811	£1,577,305	£1,551,299	£1,457,258	£1,222,146	£25,833
0% LAR - 40% CR	5%	£3,781,446	1,683,302	1,607,247	1,603,705	1,603,369	£23,311
0% LAR - 40% CR	10%	£4,256,191	1,684,657	1,688,836	1,650,091	£30,754	£1,230,887
0% LAR - 40% CR	15%	£4,885,972	£2,222,386	£2,222,386	£2,135,135	£87,251	£1,133,133
0% LAR - 40% CR	20%	£2,710,852	£840,901	£855,653	£981,189	£1,198,853	£2,245,888
0% LAR - 40% CR	25%	£1,930,439	£1,463,647	£1,469,671	£1,984,467	£1,821,458	£3,077,851
0% LAR - 40% CR	30%	£1,145,381	£2,081,619	£2,117,581	£2,212,281	£2,440,842	£3,730,980
0% LAR - 40% CR	35%	£395,466	£2,724,464	£2,750,393	£2,845,011	£3,981,565	£4,335,281
0% LAR - 40% CR	40%	£444,335	£3,362,137	£3,388,032	£3,482,079	£3,718,848	£4,971,894
0% LAR - 40% CR	50%	£1,267,574	£4,004,588	£4,030,454	£4,124,945	£4,361,170	£5,612,971
Residual Land values compared to benchmark land values			£37,645,000				
Higher Value Secondary Offices							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
0% LAR - 40% CR	0%	£15,239,536	£13,859,208	£13,859,208	£13,859,208	£14,206,236	£14,206,236
0% LAR - 40% CR	5%	£15,239,536	£14,434,601	£14,434,601	£14,434,601	£14,434,601	£14,434,601
0% LAR - 40% CR	10%	£15,239,536	£14,434,601	£14,434,601	£14,434,601	£14,434,601	£14,434,601
0% LAR - 40% CR	15%	£15,239,536	£14,434,601	£14,434,601	£14,434,601	£14,434,601	£14,434,601
0% LAR - 40% CR	20%	£15,239,536	£14,434,601	£14,434,601	£14,434,601	£14,434,601	£14,434,601
0% LAR - 40% CR	25%	£15,239,536	£14,434,601	£14,434,601	£14,434,601	£14,434,601	£14,434,601
0% LAR - 40% CR	30%	£15,239,536	£14,434,601	£14,434,601	£14,434,601	£14,434,601	£14,434,601
0% LAR - 40% CR	35%	£15,239,536	£14,434,601	£14,434,601	£14,434,601	£14,434,601	£14,434,601
0% LAR - 40% CR	40%	£15,239,536	£14,434,601	£14,434,601	£14,434,601	£14,434,601	£14,434,601
0% LAR - 40% CR	45%	£15,239,536	£14,434,601	£14,434,601	£14,434,601	£14,434,601	£14,434,601
0% LAR - 40% CR	50%	£15,239,536	£14,434,601	£14,434,601	£14,434,601	£14,434,601	£14,434,601
Residual Land values compared to benchmark land values			£37,184,000				
Medium Value Secondary Offices							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
0% LAR - 40% CR	0%	£12,375,746	£13,444,841	£13,444,841	£13,444,841	£13,444,841	£13,444,841
0% LAR - 40% CR	5%	£12,375,746	£13,444,841	£13,444,841	£13,444,841	£13,444,841	£13,444,841
0% LAR - 40% CR	10%	£12,375,746	£13,444,841	£13,444,841	£13,444,841	£13,444,841	£13,444,841
0% LAR - 40% CR	15%	£12,375,746	£13,444,841	£13,444,841	£13,444,841	£13,444,841	£13,444,841
0% LAR - 40% CR	20%	£12,375,746	£13,444,841	£13,444,841	£13,444,841	£13,444,841	£13,444,841
0% LAR - 40% CR	25%	£12,375,746	£13,444,841	£13,444,841	£13,444,841	£13,444,841	£13,444,841
0% LAR - 40% CR	30%	£12,375,746	£13,444,841	£13,444,841	£13,444,841	£13,444,841	£13,444,841
0% LAR - 40% CR	35%	£12,375,746	£13,444,841	£13,444,841	£13,444,841	£13,444,841	£13,444,841
0% LAR - 40% CR	40%	£12,375,746	£13,444,841	£13,444,841	£13,444,841	£13,444,841	£13,444,841
0% LAR - 40% CR	45%	£12,375,746	£13,444,841	£13,444,841	£13,444,841	£13,444,841	£13,444,841
0% LAR - 40% CR	50%	£12,375,746	£13,444,841	£13,444,841	£13,444,841	£13,444,841	£13,444,841
Residual Land values compared to benchmark land values			£40,420,000				
Lower Value Secondary Offices / Community Space							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
0% LAR - 40% CR	0%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	5%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	10%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	15%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	20%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	25%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	30%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	35%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	40%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	45%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	50%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
Residual Land values compared to benchmark land values			£40,420,000				
Lower Value Secondary Offices / Community Space							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
0% LAR - 40% CR	0%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	5%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	10%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	15%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	20%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	25%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	30%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	35%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	40%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	45%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	50%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
Residual Land values compared to benchmark land values			£40,420,000				
Secondary Industrial/Storage/Distribution							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
0% LAR - 40% CR	0%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	5%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	10%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	15%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	20%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	25%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	30%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	35%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	40%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	45%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	50%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
Residual Land values compared to benchmark land values			£20,661,000				
Secondary Industrial/Storage/Distribution							
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability
0% LAR - 40% CR	0%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	5%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	10%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	15%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	20%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	25%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	30%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	35%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	40%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	45%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892
0% LAR - 40% CR	50%	£21,544,096	£29,749,892	£29,749,892	£29,749,892	£29,749,892	£29,749,892

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Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M(2) & Building Safety Levy	Base Build Costs, Access Prt M(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whchwr Prt M(3) & BREEM Excellent	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchwr Prt M(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchwr Prt M(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchwr Prt M(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whchwr Prt M(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Embodied Carbon
0%	237,144.40	£19,552,490	£21,779,294	£21,779,294	£21,779,294	£21,779,294	£21,779,294	£21,779,294
50% LAR 40% CRB	0%	£25,295,524	£27,521,673	£27,521,673	£27,521,673	£27,521,673	£27,521,673	£27,521,673
60% LAR 40% CRB	0%	£28,983,854	£31,209,989	£31,209,989	£31,209,989	£31,209,989	£31,209,989	£31,209,989
70% LAR 40% CRB	0%	£33,173,854	£35,399,989	£35,399,989	£35,399,989	£35,399,989	£35,399,989	£35,399,989
80% LAR 40% CRB	20%	£60,562,841	£64,750,989	£64,750,989	£64,750,989	£64,750,989	£64,750,989	£64,750,989
90% LAR 40% CRB	20%	£101,254,841	£105,601,989	£105,601,989	£105,601,989	£105,601,989	£105,601,989	£105,601,989
100% LAR 40% CRB	20%	£141,102,841	£145,449,989	£145,449,989	£145,449,989	£145,449,989	£145,449,989	£145,449,989
60% LAR 50% CRB	30%	£131,301,989	£135,601,841	£135,601,841	£135,601,841	£135,601,841	£135,601,841	£135,601,841
70% LAR 50% CRB	30%	£150,301,841	£154,601,841	£154,601,841	£154,601,841	£154,601,841	£154,601,841	£154,601,841
80% LAR 40% CRB	40%	£171,434,434	£175,601,841	£175,601,841	£175,601,841	£175,601,841	£175,601,841	£175,601,841
90% LAR 40% CRB	40%	£191,434,434	£195,601,841	£195,601,841	£195,601,841	£195,601,841	£195,601,841	£195,601,841
100% LAR 40% CRB	40%	£211,434,434	£215,601,841	£215,601,841	£215,601,841	£215,601,841	£215,601,841	£215,601,841

Residual Land values compared to benchmark land values

### Residual Land values compared Medium Value Secondary Offices

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Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M(2) & Building Safety Levy	Base Build Costs, Access Prt M(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Whcar Prt M(3) & BREAM Excellent	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whcar Prt M(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whcar Prt M(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whcar Prt M(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whcar Prt M(3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	0%	£18,554,561	£22,889,923	£22,889,926	£22,889,926	£23,218,459	£24,489,087	£25,417,229
50% LAR, 40% CIR	10%	£21,552,953	£25,980,325	£25,980,328	£25,980,328	£26,309,861	£27,580,489	£28,508,631
60% LAR, 40% CIR	20%	£24,278,181	£28,478,181	£28,478,181	£28,478,181	£28,829,634	£30,100,262	£31,028,404
70% LAR, 40% CIR	30%	£26,849,458	£30,849,458	£30,849,458	£30,849,458	£31,211,911	£32,482,539	£33,410,681
80% LAR, 40% CIR	40%	£29,173,912	£32,973,912	£32,973,912	£32,973,912	£33,604,365	£34,875,000	£35,803,142
90% LAR, 40% CIR	50%	£31,082,802	£34,612,802	£34,612,802	£34,612,802	£35,016,255	£36,286,890	£37,215,032
100% LAR, 40% CIR	60%	£32,609,268	£35,929,268	£35,929,268	£35,929,268	£36,342,716	£37,613,351	£38,541,493
50% LAR, 40% CIR	35%	£24,381,351	£27,381,351	£27,381,351	£27,381,351	£27,743,884	£29,014,462	£29,942,604
60% LAR, 40% CIR	45%	£26,469,458	£29,469,458	£29,469,458	£29,469,458	£29,831,991	£31,102,569	£32,030,711
70% LAR, 40% CIR	55%	£28,187,565	£31,187,565	£31,187,565	£31,187,565	£31,549,096	£32,819,674	£33,747,816
80% LAR, 40% CIR	65%	£29,581,923	£32,581,923	£32,581,923	£32,581,923	£32,943,454	£34,214,032	£35,142,174
90% LAR, 40% CIR	75%	£30,684,968	£33,684,968	£33,684,968	£33,684,968	£34,046,499	£35,317,077	£36,245,219
100% LAR, 40% CIR	85%	£31,513,513	£34,513,513	£34,513,513	£34,513,513	£34,875,000	£36,146,622	£37,074,764

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

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LB Camden  
Local Plan Viability Testing 2025

C6 - 150 Bed Hotel and 50 residential units		Value Area		Zone C - £1,350 paf	
No Units	50	Sales value inflation		Base	
Site Area	0.68 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR - CR	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent		Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

			£37,658,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£33,881,032	£37,891,730	£35,917,739	£38,011,779	£58,246,698	£59,494,480	£60,441,241
60% LAR - 40% CR	5%	£39,459,714	£39,459,714	£39,459,714	£39,459,714	£39,459,714	£39,459,714	£39,459,714
60% LAR - 40% CR	10%	£36,885,623	£36,885,623	£36,885,623	£36,885,623	£36,885,623	£36,885,623	£36,885,623
60% LAR - 40% CR	15%	£34,211,295	£34,211,295	£34,211,295	£34,211,295	£34,211,295	£34,211,295	£34,211,295
60% LAR - 40% CR	20%	£31,537,967	£31,537,967	£31,537,967	£31,537,967	£31,537,967	£31,537,967	£31,537,967
60% LAR - 40% CR	25%	£28,864,639	£28,864,639	£28,864,639	£28,864,639	£28,864,639	£28,864,639	£28,864,639
60% LAR - 40% CR	30%	£26,191,311	£26,191,311	£26,191,311	£26,191,311	£26,191,311	£26,191,311	£26,191,311
60% LAR - 40% CR	35%	£23,517,983	£23,517,983	£23,517,983	£23,517,983	£23,517,983	£23,517,983	£23,517,983
60% LAR - 40% CR	40%	£20,844,655	£20,844,655	£20,844,655	£20,844,655	£20,844,655	£20,844,655	£20,844,655
60% LAR - 40% CR	45%	£18,171,327	£18,171,327	£18,171,327	£18,171,327	£18,171,327	£18,171,327	£18,171,327
60% LAR - 40% CR	50%	£15,498,000	£15,498,000	£15,498,000	£15,498,000	£15,498,000	£15,498,000	£15,498,000

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

			£37,186,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£33,211,762	£37,222,460	£35,248,469	£37,342,511	£57,577,630	£58,825,412	£59,772,173
60% LAR - 40% CR	5%	£38,790,444	£38,790,444	£38,790,444	£38,790,444	£38,790,444	£38,790,444	£38,790,444
60% LAR - 40% CR	10%	£36,216,353	£36,216,353	£36,216,353	£36,216,353	£36,216,353	£36,216,353	£36,216,353
60% LAR - 40% CR	15%	£33,642,262	£33,642,262	£33,642,262	£33,642,262	£33,642,262	£33,642,262	£33,642,262
60% LAR - 40% CR	20%	£31,068,171	£31,068,171	£31,068,171	£31,068,171	£31,068,171	£31,068,171	£31,068,171
60% LAR - 40% CR	25%	£28,494,080	£28,494,080	£28,494,080	£28,494,080	£28,494,080	£28,494,080	£28,494,080
60% LAR - 40% CR	30%	£25,919,989	£25,919,989	£25,919,989	£25,919,989	£25,919,989	£25,919,989	£25,919,989
60% LAR - 40% CR	35%	£23,345,898	£23,345,898	£23,345,898	£23,345,898	£23,345,898	£23,345,898	£23,345,898
60% LAR - 40% CR	40%	£20,771,807	£20,771,807	£20,771,807	£20,771,807	£20,771,807	£20,771,807	£20,771,807
60% LAR - 40% CR	45%	£18,197,716	£18,197,716	£18,197,716	£18,197,716	£18,197,716	£18,197,716	£18,197,716
60% LAR - 40% CR	50%	£15,623,625	£15,623,625	£15,623,625	£15,623,625	£15,623,625	£15,623,625	£15,623,625

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

			£40,420,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£38,891,054	£40,420,000	£38,891,054	£40,420,000	£59,999,999	£60,420,000	£61,241,241
60% LAR - 40% CR	5%	£43,891,054	£43,891,054	£43,891,054	£43,891,054	£43,891,054	£43,891,054	£43,891,054
60% LAR - 40% CR	10%	£41,391,054	£41,391,054	£41,391,054	£41,391,054	£41,391,054	£41,391,054	£41,391,054
60% LAR - 40% CR	15%	£38,891,054	£38,891,054	£38,891,054	£38,891,054	£38,891,054	£38,891,054	£38,891,054
60% LAR - 40% CR	20%	£36,391,054	£36,391,054	£36,391,054	£36,391,054	£36,391,054	£36,391,054	£36,391,054
60% LAR - 40% CR	25%	£33,891,054	£33,891,054	£33,891,054	£33,891,054	£33,891,054	£33,891,054	£33,891,054
60% LAR - 40% CR	30%	£31,391,054	£31,391,054	£31,391,054	£31,391,054	£31,391,054	£31,391,054	£31,391,054
60% LAR - 40% CR	35%	£28,891,054	£28,891,054	£28,891,054	£28,891,054	£28,891,054	£28,891,054	£28,891,054
60% LAR - 40% CR	40%	£26,391,054	£26,391,054	£26,391,054	£26,391,054	£26,391,054	£26,391,054	£26,391,054
60% LAR - 40% CR	45%	£23,891,054	£23,891,054	£23,891,054	£23,891,054	£23,891,054	£23,891,054	£23,891,054
60% LAR - 40% CR	50%	£21,391,054	£21,391,054	£21,391,054	£21,391,054	£21,391,054	£21,391,054	£21,391,054

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

			£20,401,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£1,492,243	£3,892,841	£3,892,841	£3,892,841	£3,138,099	£7,458,891	£3,352,433
60% LAR - 40% CR	5%	£1,592,243	£3,992,841	£3,992,841	£3,992,841	£3,238,099	£7,558,891	£3,452,433
60% LAR - 40% CR	10%	£1,692,243	£4,092,841	£4,092,841	£4,092,841	£3,338,099	£7,658,891	£3,552,433
60% LAR - 40% CR	15%	£1,792,243	£4,192,841	£4,192,841	£4,192,841	£3,438,099	£7,758,891	£3,652,433
60% LAR - 40% CR	20%	£1,892,243	£4,292,841	£4,292,841	£4,292,841	£3,538,099	£7,858,891	£3,752,433
60% LAR - 40% CR	25%	£1,992,243	£4,392,841	£4,392,841	£4,392,841	£3,638,099	£7,958,891	£3,852,433
60% LAR - 40% CR	30%	£2,092,243	£4,492,841	£4,492,841	£4,492,841	£3,738,099	£8,058,891	£3,952,433
60% LAR - 40% CR	35%	£2,192,243	£4,592,841	£4,592,841	£4,592,841	£3,838,099	£8,158,891	£4,052,433
60% LAR - 40% CR	40%	£2,292,243	£4,692,841	£4,692,841	£4,692,841	£3,938,099	£8,258,891	£4,152,433
60% LAR - 40% CR	45%	£2,392,243	£4,792,841	£4,792,841	£4,792,841	£4,038,099	£8,358,891	£4,252,433
60% LAR - 40% CR	50%	£2,492,243	£4,892,841	£4,892,841	£4,892,841	£4,138,099	£8,458,891	£4,352,433

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

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

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

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

LB Camden Local Plan Viability Testing Results 2025



LB Camden  
Local Plan Viability Testing 2025

C6 - 150 Bed Hotel and 50 residential units		Value Area		Zone C - £1,750 paf	
No Units	50	Sales value inflation		Base	
Site Area	0.69 Ha	Build cost inflation		Base	
Residual land values:		Tenure		LAR - CR	

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

			£37,649,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£44,859,775	£49,162,142	£49,168,149	£49,252,191	£49,517,300	£50,764,691	£51,711,654
60% LAR - 40% CR	10%	£37,879,087	£41,360,871	£41,366,703	£41,450,746	£41,715,855	£42,963,246	£43,910,209
60% LAR - 40% CR	15%	£47,871,087	£51,362,871	£51,368,503	£51,452,546	£51,717,655	£52,965,046	£53,912,009
60% LAR - 40% CR	20%	£49,459,607	£53,701,751	£53,708,509	£53,792,552	£54,057,661	£55,305,052	£56,252,015
60% LAR - 40% CR	25%	£51,744,917	£54,749,577	£54,756,335	£54,840,378	£55,105,487	£56,352,878	£57,300,841
60% LAR - 40% CR	30%	£52,449,273	£56,261,362	£56,268,120	£56,352,163	£56,617,272	£57,864,663	£58,812,626
60% LAR - 40% CR	35%	£52,449,273	£56,261,362	£56,268,120	£56,352,163	£56,617,272	£57,864,663	£58,812,626
60% LAR - 40% CR	40%	£50,879,458	£54,762,898	£54,769,656	£54,853,699	£55,118,808	£56,366,199	£57,314,162
60% LAR - 40% CR	45%	£49,317,277	£53,361,743	£53,368,501	£53,452,544	£53,717,653	£54,965,044	£55,912,007
60% LAR - 40% CR	50%	£47,461,295	£50,445,345	£50,452,103	£50,536,146	£50,801,255	£52,048,646	£52,995,609
60% LAR - 40% CR	55%	£46,861,813	£48,590,218	£48,597,076	£48,681,119	£48,946,228	£50,193,619	£51,140,582

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

			£37,186,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£17,283,207	£21,566,074	£21,572,880	£21,656,924	£21,922,033	£23,169,424	£24,116,387
60% LAR - 40% CR	10%	£12,928,112	£16,160,812	£16,167,618	£16,251,662	£16,516,771	£17,764,162	£18,711,125
60% LAR - 40% CR	15%	£13,011,213	£16,207,604	£16,214,410	£16,298,454	£16,563,563	£17,810,954	£18,757,917
60% LAR - 40% CR	20%	£15,731,739	£18,015,440	£18,022,246	£18,106,290	£18,371,400	£19,618,791	£20,565,754
60% LAR - 40% CR	25%	£17,144,917	£19,428,618	£19,435,424	£19,519,468	£19,784,577	£21,031,968	£21,978,931
60% LAR - 40% CR	30%	£16,291,035	£18,540,034	£18,546,840	£18,630,884	£18,895,993	£20,143,384	£21,090,347
60% LAR - 40% CR	35%	£16,864,136	£19,108,669	£19,115,475	£19,200,519	£19,465,628	£20,711,013	£21,657,976
60% LAR - 40% CR	40%	£16,939,210	£19,189,985	£19,196,791	£19,281,835	£19,546,944	£20,792,327	£21,739,290
60% LAR - 40% CR	45%	£16,124,015	£18,374,878	£18,381,684	£18,466,728	£18,731,837	£19,979,228	£20,926,191
60% LAR - 40% CR	50%	£15,258,957	£17,564,800	£17,571,606	£17,656,650	£17,921,759	£19,168,149	£20,113,132

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

			£40,420,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£9,113,747	£10,472,114	£10,478,320	£10,562,364	£10,827,473	£12,074,864	£13,021,827
60% LAR - 40% CR	10%	£7,641,141	£8,995,507	£8,998,679	£9,082,722	£9,347,831	£10,595,222	£11,542,185
60% LAR - 40% CR	15%	£9,189,688	£10,572,843	£10,578,075	£10,662,118	£10,927,227	£12,174,608	£13,121,571
60% LAR - 40% CR	20%	£10,764,074	£12,148,229	£12,153,461	£12,237,504	£12,502,613	£13,749,004	£14,695,967
60% LAR - 40% CR	25%	£10,384,841	£11,769,040	£11,774,272	£11,858,315	£12,123,424	£13,369,815	£14,316,778
60% LAR - 40% CR	30%	£11,056,245	£12,441,274	£12,446,506	£12,530,549	£12,795,658	£14,042,046	£15,088,001
60% LAR - 40% CR	35%	£11,683,121	£13,068,648	£13,073,880	£13,157,923	£13,423,032	£14,669,217	£15,615,176
60% LAR - 40% CR	40%	£12,171,419	£13,557,224	£13,562,456	£13,646,499	£13,911,608	£15,157,791	£16,103,754
60% LAR - 40% CR	45%	£12,367,801	£13,753,606	£13,758,838	£13,842,881	£14,107,990	£15,354,173	£16,300,136
60% LAR - 40% CR	50%	£12,564,183	£13,950,088	£13,955,320	£14,039,363	£14,304,472	£15,550,655	£16,496,618

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

			£20,401,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CR	0%	£7,283,014	£8,628,647	£8,635,841	£8,719,885	£9,084,994	£10,332,386	£11,579,778
60% LAR - 40% CR	10%	£6,123,117	£7,468,750	£7,475,944	£7,559,988	£7,925,097	£9,172,489	£10,419,881
60% LAR - 40% CR	15%	£4,219,592	£5,565,177	£5,572,371	£5,656,415	£6,021,524	£7,268,916	£8,516,308
60% LAR - 40% CR	20%	£4,152,182	£5,497,767	£5,504,961	£5,588,005	£5,953,114	£7,200,506	£8,447,898
60% LAR - 40% CR	25%	£7,039,916	£8,384,769	£8,391,963	£8,476,007	£8,841,116	£10,088,508	£11,335,900
60% LAR - 40% CR	30%	£6,967,481	£8,312,353	£8,319,547	£8,403,591	£8,768,700	£10,016,090	£11,263,482
60% LAR - 40% CR	35%	£6,109,687	£7,454,557	£7,461,751	£7,545,795	£7,910,904	£9,158,296	£10,405,688
60% LAR - 40% CR	40%	£4,769,699	£6,114,564	£6,121,758	£6,205,802	£6,570,911	£7,818,303	£9,065,695
60% LAR - 40% CR	45%	£4,378,496	£5,723,361	£5,730,555	£5,814,599	£6,179,708	£7,426,100	£8,673,492
60% LAR - 40% CR	50%	£4,869,944	£6,214,809	£6,222,003	£6,306,047	£6,671,156	£7,918,548	£9,165,940

LB Camden  
Local Plan Viability Testing 2025

C6 - 150 Bed Hotel and 50 residential units		Value Area		Zone C - £1,900 paf			
No Units	50	Sales value inflation		Base			
Site Area	0.68 Ha	Build cost inflation		Base			
Residual land values:		Tenure		LAR - CR			
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	5%	£24,431,998	£20,058,037	£20,032,809	£19,841,570	£19,713,474	£18,503,151
60% LAR - 40% CR	10%	£22,718,125	£18,334,863	£18,309,951	£18,118,793	£18,000,206	£16,897,887
60% LAR - 40% CR	15%	£21,033,334	£16,582,361	£16,558,528	£16,367,794	£16,249,458	£15,385,503
60% LAR - 40% CR	20%	£19,383,058	£14,821,136	£14,797,303	£14,606,569	£14,488,233	£13,824,897
60% LAR - 40% CR	25%	£17,763,665	£13,059,895	£13,035,972	£12,845,805	£12,727,469	£12,225,070
60% LAR - 40% CR	30%	£16,181,272	£11,297,046	£11,273,114	£11,082,643	£10,964,307	£10,637,102
60% LAR - 40% CR	35%	£14,643,984	£9,534,718	£9,510,786	£9,320,315	£9,201,979	£8,944,138
60% LAR - 40% CR	40%	£12,261,879	£7,032,507	£7,008,567	£6,818,772	£6,699,784	£6,445,900
60% LAR - 40% CR	45%	£10,474,877	£4,800,092	£4,776,152	£4,586,460	£4,467,472	£4,242,884
60% LAR - 40% CR	50%	£8,683,335	£2,818,992	£2,795,473	£2,610,404	£2,491,416	£2,294,741

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

			£37,449,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	5%	£41,578,225	£48,868,188	£48,958,418	£48,074,506	£48,202,781	£47,111,125	£48,438,058
60% LAR - 40% CR	10%	£40,000,000	£47,180,000	£47,270,230	£46,386,318	£46,514,603	£45,422,947	£46,750,000
60% LAR - 40% CR	15%	£38,421,802	£45,493,802	£45,584,052	£44,700,140	£44,828,425	£43,736,769	£45,063,800
60% LAR - 40% CR	20%	£36,843,584	£43,805,584	£43,895,834	£43,011,618	£43,140,003	£42,048,347	£43,370,831
60% LAR - 40% CR	25%	£35,265,366	£42,117,366	£42,207,616	£41,327,402	£41,455,787	£40,364,091	£41,682,615
60% LAR - 40% CR	30%	£33,687,148	£40,429,148	£40,519,398	£39,645,186	£39,773,571	£38,681,915	£39,994,389
60% LAR - 40% CR	35%	£32,108,930	£38,740,930	£38,831,180	£37,956,974	£38,085,359	£36,993,703	£38,306,863
60% LAR - 40% CR	40%	£30,530,712	£37,052,712	£37,142,962	£36,262,762	£36,391,147	£35,299,481	£36,619,337
60% LAR - 40% CR	45%	£28,952,494	£35,364,494	£35,454,744	£34,572,552	£34,700,937	£33,609,271	£34,931,811
60% LAR - 40% CR	50%	£27,374,276	£33,676,276	£33,766,526	£32,684,340	£32,812,725	£31,721,059	£33,244,255

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

			£37,186,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	5%	£31,221,963	£36,052,052	£36,142,302	£35,258,390	£35,386,665	£34,295,009	£35,622,062
60% LAR - 40% CR	10%	£29,643,745	£34,363,734	£34,454,000	£33,570,078	£33,698,353	£32,606,707	£33,933,860
60% LAR - 40% CR	15%	£28,065,527	£32,675,416	£32,765,682	£31,885,956	£32,014,231	£30,922,571	£32,250,013
60% LAR - 40% CR	20%	£26,487,309	£30,987,098	£31,077,364	£31,000,638	£31,128,913	£30,037,255	£31,367,455
60% LAR - 40% CR	25%	£24,909,091	£29,298,780	£29,389,046	£29,412,312	£29,540,587	£28,448,931	£29,774,895
60% LAR - 40% CR	30%	£23,330,873	£27,610,462	£27,700,728	£27,723,584	£27,851,859	£26,760,193	£28,191,339
60% LAR - 40% CR	35%	£21,752,655	£25,922,144	£26,012,410	£25,935,260	£26,063,535	£24,968,527	£26,602,783
60% LAR - 40% CR	40%	£20,174,437	£24,233,826	£24,324,092	£24,237,932	£24,366,207	£23,276,861	£24,914,227
60% LAR - 40% CR	45%	£18,596,219	£22,545,508	£22,635,774	£22,549,612	£22,677,887	£21,585,195	£23,225,673
60% LAR - 40% CR	50%	£17,018,001	£20,857,190	£20,947,456	£20,861,294	£20,989,569	£19,897,509	£21,533,117

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

			£40,420,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	5%	£42,888,828	£47,268,189	£47,293,899	£47,384,828	£47,410,538	£46,318,882	£47,646,000
60% LAR - 40% CR	10%	£41,310,610	£45,579,871	£45,605,581	£45,696,510	£45,722,220	£44,630,564	£45,957,682
60% LAR - 40% CR	15%	£39,732,392	£43,891,553	£43,917,263	£44,008,192	£44,033,902	£42,942,246	£44,269,800
60% LAR - 40% CR	20%	£38,154,174	£42,203,235	£42,228,945	£42,319,874	£42,345,584	£41,253,928	£42,586,854
60% LAR - 40% CR	25%	£36,575,956	£40,514,917	£40,540,627	£40,631,556	£40,657,266	£39,565,610	£40,897,900
60% LAR - 40% CR	30%	£35,000,000	£38,826,599	£38,852,309	£38,943,238	£38,968,948	£37,877,154	£39,208,950
60% LAR - 40% CR	35%	£33,422,000	£37,138,281	£37,163,991	£37,254,920	£37,280,630	£36,188,836	£37,520,000
60% LAR - 40% CR	40%	£31,844,000	£35,449,963	£35,475,673	£35,566,602	£35,592,312	£34,500,442	£35,831,050
60% LAR - 40% CR	45%	£30,266,000	£33,761,645	£33,787,355	£33,878,284	£33,903,994	£32,808,574	£34,142,100
60% LAR - 40% CR	50%	£28,688,000	£32,073,327	£32,099,037	£32,189,966	£32,215,676	£31,117,156	£32,453,150

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

			£20,601,000					
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CR	5%	£18,510,361	£8,139,601	£8,155,371	£8,014,133	£8,039,803	£6,575,664	£8,080,730
60% LAR - 40% CR	10%	£16,932,143	£6,451,283	£6,467,053	£6,325,815	£6,351,485	£4,901,346	£6,405,796
60% LAR - 40% CR	15%	£15,353,925	£4,762,965	£4,778,735	£4,637,597	£4,663,267	£3,211,207	£4,716,846
60% LAR - 40% CR	20%	£13,775,707	£3,074,647	£3,090,417	£2,949,279	£2,974,949	£1,761,047	£3,221,896
60% LAR - 40% CR	25%	£12,197,489	£1,386,329	£1,402,099	£1,260,961	£1,286,631	£750,845	£1,726,946
60% LAR - 40% CR	30%	£10,619,271	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	35%	£9,041,053	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	40%	£7,462,835	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	45%	£5,884,617	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR - 40% CR	50%	£4,306,399	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000

LB Camden  
Local Plan Viability Testing 2025

C6 - 150 Bed Hotel and 50 residential units			Value Area		Zone C - £2,000 paf			
			Sales value inflation		Base			
			Build cost inflation		Base			
			Tenure		LAR - CIR			
Residual land values:								

[illegible]

Residual Land values compared to benchmark land values

Higher Value Secondary Offices				\$37,649,000				
				Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREAM Excellent, Biodiversity	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
Tenure	% AH	Base Build Costs and Access Prt M(4)(2) & Building Safety Levy	Base Build Costs, Access Prt M(4)(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, BREAM Excellent	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREAM Excellent, Biodiversity	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4)(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
	0%	\$27,801,743	\$32,367,295	\$32,832,595	\$35,923,667	\$35,104,173	\$38,265,234	
80% LAR - 40% CIR	10%	\$27,801,743	\$32,367,295	\$32,832,595	\$35,923,667	\$35,104,173	\$38,265,234	
80% LAR - 40% CIR	20%	\$27,801,743	\$32,367,295	\$32,832,595	\$35,923,667	\$35,104,173	\$38,265,234	
80% LAR - 40% CIR	30%	\$27,801,743	\$32,367,295	\$32,832,595	\$35,923,667	\$35,104,173	\$38,265,234	
80% LAR - 40% CIR	40%	\$27,801,743	\$32,367,295	\$32,832,595	\$35,923,667	\$35,104,173	\$38,265,234	
80% LAR - 40% CIR	50%	\$27,801,743	\$32,367,295	\$32,832,595	\$35,923,667	\$35,104,173	\$38,265,234	
80% LAR - 40% CIR	60%	\$27,801,743	\$32,367,295	\$32,832,595	\$35,923,667	\$35,104,173	\$38,265,234	
80% LAR - 40% CIR	70%	\$27,801,743	\$32,367,295	\$32,832,595	\$35,923,667	\$35,104,173	\$38,265,234	
80% LAR - 40% CIR	80%	\$27,801,743	\$32,367,295	\$32,832,595	\$35,923,667	\$35,104,173	\$38,265,234	
80% LAR - 40% CIR	90%	\$27,801,743	\$32,367,295	\$32,832,595	\$35,923,667	\$35,104,173	\$38,265,234	
80% LAR - 40% CIR	100%	\$27,801,743	\$32,367,295	\$32,832,595	\$35,923,667	\$35,104,173	\$38,265,234	

### Residual Land values compared to benchmark land values

[illegible]

### Residual Land values compared to benchmark land values

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

LB Camden  
Local Plan Viability Testing 2025

C6 - 150 Bed Hotel and 50 residential units			Value Area	Zone C - RP Periphery £2,490 paf		
No Units	50		Sales value inflation	Base		
Site Area	0.68 Ha		Build cost inflation	Base		
Residual land values:			Tenure	LAR, CR		
Tenure	% AH		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability	Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon	
		£2,944,672	£7,245,996	£7,347,588	£7,317,039	£16,108,148
		£40,426,891	£35,535,286	£35,510,057	£35,190,723	£33,961,881
		£38,104,162	£33,990,811	£33,974,176	£33,654,088	£32,424,444
		£35,776,507	£31,258,444	£31,233,362	£30,915,099	£29,739,203
		£34,443,972	£29,117,731	£29,092,649	£28,774,119	£27,599,707
		£33,106,004	£26,922,220	£26,937,291	£26,618,879	£25,451,351
		£28,764,451	£24,806,957	£24,782,090	£24,463,604	£23,301,399
		£26,471,559	£22,646,980	£22,622,113	£22,303,676	£21,151,444
		£24,065,674	£20,437,738	£20,412,198	£20,119,003	£19,019,456
		£21,691,668	£18,201,586	£18,176,061	£17,880,118	£16,877,169
		£19,258,014	£15,960,089	£15,935,211	£15,642,141	£14,703,852

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

£37,449,000						
Tenure	% AH		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	
60% LAR, 40% CIR	0%	£35,885,334	£30,480,539	£30,505,169	£30,597,408	£30,625,502
60% LAR, 40% CIR	5%	£33,919,816	£28,919,016	£28,943,646	£29,035,885	£29,063,979
60% LAR, 40% CIR	15%	£30,269,718	£24,759,782	£24,784,613	£24,876,851	£24,901,682
60% LAR, 40% CIR	20%	£29,072,019	£23,901,484	£23,926,315	£24,018,553	£24,043,384
60% LAR, 40% CIR	25%	£27,864,001	£22,954,025	£22,978,856	£23,070,594	£23,095,425
60% LAR, 40% CIR	30%	£27,217,719	£21,509,268	£21,534,118	£21,625,857	£21,650,688
60% LAR, 40% CIR	35%	£24,919,211	£19,349,288	£19,374,138	£19,465,880	£19,490,711
60% LAR, 40% CIR	40%	£21,930,211	£16,919,348	£16,944,198	£17,035,940	£17,060,771
60% LAR, 40% CIR	45%	£19,441,211	£14,689,408	£14,714,258	£14,805,900	£14,830,731
60% LAR, 40% CIR	50%	£16,952,211	£12,459,468	£12,484,318	£12,575,960	£12,600,791

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

£37,186,000						
Tenure	% AH		Base Build Costs, Access Pmt M4(2), Building Safety Levy, 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	
60% LAR, 40% CIR	0%	£1,785,334	£1,120,071	£1,120,071	£1,120,071	£1,120,071
60% LAR, 40% CIR	5%	£1,785,334	£1,120,071	£1,120,071	£1,120,071	£1,120,071
60% LAR, 40% CIR	15%	£1,785,334	£1,120,071	£1,120,071	£1,120,071	£1,120,071
60% LAR, 40% CIR	20%	£1,785,334	£1,120,071	£1,120,071	£1,120,071	£1,120,071
60% LAR, 40% CIR	25%	£1,785,334	£1,120,071	£1,120,071	£1,120,071	£1,120,071
60% LAR, 40% CIR	30%	£1,785,334	£1,120,071	£1,120,071	£1,120,071	£1,120,071
60% LAR, 40% CIR	35%	£1,785,334	£1,120,071	£1,120,071	£1,120,071	£1,120,071
60% LAR, 40% CIR	40%	£1,785,334	£1,120,071	£1,120,071	£1,120,071	£1,120,071
60% LAR, 40% CIR	45%	£1,785,334	£1,120,071	£1,120,071	£1,120,071	£1,120,071
60% LAR, 40% CIR	50%	£1,785,334	£1,120,071	£1,120,071	£1,120,071	£1,120,071

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

£40,420,000						
Tenure	% AH		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	
60% LAR, 40% CIR	0%	£11,100,000	£8,200,000	£8,180,000	£8,200,000	£8,180,000
60% LAR, 40% CIR	5%	£10,900,000	£8,000,000	£7,980,000	£8,000,000	£7,980,000
60% LAR, 40% CIR	15%	£10,700,000	£7,800,000	£7,780,000	£7,800,000	£7,780,000
60% LAR, 40% CIR	20%	£10,500,000	£7,600,000	£7,580,000	£7,600,000	£7,580,000
60% LAR, 40% CIR	25%	£10,300,000	£7,400,000	£7,380,000	£7,400,000	£7,380,000
60% LAR, 40% CIR	30%	£10,100,000	£7,200,000	£7,180,000	£7,200,000	£7,180,000
60% LAR, 40% CIR	35%	£9,900,000	£7,000,000	£6,980,000	£7,000,000	£6,980,000
60% LAR, 40% CIR	40%	£9,700,000	£6,800,000	£6,780,000	£6,800,000	£6,780,000
60% LAR, 40% CIR	45%	£9,500,000	£6,600,000	£6,580,000	£6,600,000	£6,580,000
60% LAR, 40% CIR	50%	£9,300,000	£6,400,000	£6,380,000	£6,400,000	£6,380,000

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

£20,601,000						
Tenure	% AH		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Pmt M4(3) & BREEAM Excellent		Base Build Costs, Access Pmt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pmt M4(3), BREEAM Excellent & Biodiversity	
60% LAR, 40% CIR	0%	£20,601,000	£15,450,000	£15,450,000	£15,450,000	£15,450,000
60% LAR, 40% CIR	5%	£20,401,000	£15,250,000	£15,250,000	£15,250,000	£15,250,000
60% LAR, 40% CIR	15%	£20,201,000	£15,050,000	£15,050,000	£15,050,000	£15,050,000
60% LAR, 40% CIR	20%	£20,001,000	£14,850,000	£14,850,000	£14,850,000	£14,850,000
60% LAR, 40% CIR	25%	£19,801,000	£14,650,000	£14,650,000	£14,650,000	£14,650,000
60% LAR, 40% CIR	30%	£19,601,000	£14,450,000	£14,450,000	£14,450,000	£14,450,000
60% LAR, 40% CIR	35%	£19,401,000	£14,250,000	£14,250,000	£14,250,000	£14,250,000
60% LAR, 40% CIR	40%	£19,201,000	£14,050,000	£14,050,000	£14,050,000	£14,050,000
60% LAR, 40% CIR	45%	£19,001,000	£13,850,000	£13,850,000	£13,850,000	£13,850,000
60% LAR, 40% CIR	50%	£18,801,000	£13,650,000	£13,650,000	£13,650,000	£13,650,000