
LONDON BOROUGH OF CAMDEN – APRIL 2026
ADDITIONAL VIABILITY TESTING OF CAMDEN'S LOCAL PLAN PROPOSED SUBMISSION
DRAFT POLICY CC6 - ENERGY USE AND THE GENERATION OF RENEWABLE ENERGY

1. Introduction

- 1.1. The London Borough of Camden (the 'Council') has prepared a review of its adopted Local Plan 2017. The Submission Draft Camden Local Plan 2025 ('SDCLP') sets out the Council's vision for future development in Camden for the next 15 years to 2041 and includes the planning policies and site allocations to achieve this. It identifies how many new residential units and jobs are required to support Camden's population, and where and how the Council considers they should be provided. The SDCLP includes policies on social inclusion, inequality, environment, climate change and sustainable neighbourhoods.
- 1.2. The Council commissioned BNP Paribas Real Estate to prepare a financial viability study to consider the ability of developments to accommodate the SDCLP policies alongside other Development Plan policies (including London Plan policies) and prevailing rates of Community Infrastructure Levy ('CIL') in the adopted Charging Schedule. In April 2025, the Council published the '*London Borough of Camden Local Plan Review Viability Study – Regulation 19 Update*' report dated April 2025 ('LPRVS') for consultation alongside the Submission Draft Camden Local Plan.
- 1.3. The LPRVS tested the impact of the Council's sustainability and climate change policies on supporting and delivering sustainable developments, minimising carbon emissions, energy use and requiring the generation of renewable energy onsite.
- 1.4. The LPRVS found that the sustainability and climate change policies in the Plan will increase base build costs by 7.75% to 11.75%. The study noted that whilst the impact of these additional costs will vary between schemes and between locations within the borough, this is shown to result in a reduction in the amount of viable affordable housing deliverable of up to 5% - 10% in the development typologies tested.
- 1.5. The Council has subsequently commissioned the Development Viability Team at BNP Paribas Real Estate, which transferred to Quintic Advisory on 1 March 2026, to undertake further viability testing of SDCLP Draft Policy CC6 Energy use and the generation of renewable energy. The purpose of this additional viability work is to isolate the elements of draft Policy CC6 considered in the LPRVS (namely Parts A2 – 3 and A4) and test their impact on scheme viability. This testing forms part of the evidence to inform the SDCLP and supplements the LPRVS.
- 1.6. This note accordingly outlines the results of our additional high level testing of the viability and deliverability of draft Policy CC6 Parts A2 to A4, within three of the residential typologies (reflecting a range of development density) and the purpose built student accommodation 'PBSA' typologies tested in the LPRVS. We have tested the policy requirements alongside the cumulative impact of the other policy requirements in the SDCLP and other Development Plan policies (including the London Plan), Section 106 obligations and prevailing rates of Borough and Mayoral CIL in the adopted Charging Schedules. This approach satisfies the requirements of the NPPF, the NPPG the RICS Guidance Note 'Assessing viability in Planning under the National Planning Policy Framework for England (2021)' and the Local Housing Delivery Group guidance 'Viability Testing Emerging Local Plans: Advice for planning practitioners' June 2012).
- 1.7. The viability analysis in this study provides a high level understanding of the viability of potential development sites in the context of the cumulative impact of the emerging SDCLP policies. It should be noted that some sites may require more detailed site and scheme specific viability analysis when they come forward through the development management process. In line with the requirements of the NPPF and NPPG, it will be up to applicants to

demonstrate to the Council whether particular circumstances justify the need for a viability assessment at the application stage.

2. Policy Context

Camden Local Plan Proposed Submission Draft

2.1. The Local Plan Proposed Submission Draft Policy CC6 Energy use and the generation of renewable energy sets out that:

“The Council will expect all new buildings, and developments where some existing built fabric is retained, to:

A1. be fossil fuel free (that is, not connected to the gas grid), be ultra-low energy, use low carbon heat (such as heat pumps), and maximise the generation of renewable energy (through solar PV) on-site;

A2. be designed to use as little energy as possible to heat them. Developers should achieve a space heating demand of 20 or less kWh/m² GIA/yr (kilowatt hour per square metre of gross internal area per year);

A3. minimise total energy use. For each of the building types set out below (or the nearest equivalent), the Council will expect development to meet the Energy Use Intensity targets set out below, unless it is demonstrated to the Council's satisfaction that it is not feasible:

a. residential buildings - 35 kWh/m²GIA/yr;

b. offices, Retail, Higher Education Teaching facilities, GP surgeries - 70 kWh/m² GIA/year;

c. student accommodation, care homes, extra care homes - 35 kWh/m² GIA/year;

d. hotels - 160 kWh/m² GIA/year;

e. light industrial units - 35 kWh/m² GIA/year; and

f. schools - 65 kWh/m² GIA/year.

A4. be designed and built to achieve an energy balance of net zero carbon in operation. Developers should ensure that renewable energy generation on site (through solar PV) matches, or is in excess of, the total energy use of the building (Energy Use Intensity). Where it can be demonstrated to the Council's satisfaction that it is not feasible for the amount of energy generated in a year through onsite renewable energy production to match the predicted annual energy demand of the building, a payment in lieu will be sought. The payment in lieu should be related to the scale of the shortfall, subject to viability.”

2.2. Where an offset payment is required, the offset price will be based upon the cost to install solar PV elsewhere in the Borough. Using a reasonable cost rate for a high output solar PV system with micro-inverters (i.e. £1,016/kWp) and applying a 10% additional rate for administering and managing the funding process, gives an energy offset price of £1.32/kWh/year. The energy offset contribution should equal the energy difference (kWh) x £1.32/kWh and will be secured by planning obligation. This approach is based on calculations from the 'Delivering Net Zero' study (2023). The offset price may be updated as required to reflect changes to the cost of solar installation.

2.3. The building specifications for space heating demand and Energy Use Intensity for residential archetypes are set out in Chapter 12.3 of the [Delivering net zero study](#) – based at 'Good practice'.

- 2.4. In accordance with the Written Ministerial Statement, the Local Plan also provides flexibility where it is demonstrated that the targets in the policy cannot be met (paragraph 8.83 – 8.84). *“If the space heating demand target cannot be achieved, it must be demonstrated to the Council’s satisfaction that every effort has been made to reach the targets set out in Policy CC6.”* And *“Where the EUI target cannot be met, the Energy Statement should demonstrate that every effort has been made to reach it.”*
- 2.5. Further background is provided in the Council’s Topic Paper [TP07 ‘Energy use and the generation of renewable energy’](#).

Written Ministerial Statement, December 2023

- 2.6. A Written Ministerial Statement entitled ‘Local Energy Efficiency Standards Update’ was made on 13 December 2023 by Baroness Penn, Parliamentary Under Secretary of State for Levelling Up, Housing and Communities. This states that:

“Any planning policies that propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale that ensures:

- i. That development remains viable, and the impact on housing supply and affordability is considered in accordance with the National Planning Policy Framework.*
- ii. The additional requirement is expressed as a percentage uplift of a dwelling’s Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP). Where plan policies go beyond current or planned building regulations, those policies should be applied flexibly to decisions on planning applications and appeals where the applicant can demonstrate that meeting the higher standards is not technically feasible.”*

Current Policy Approach

- 2.7. The Council’s current planning policy approach to climate change mitigation is set out in Policy CC1 Climate Change Mitigation of the Local Plan 2017. This requires *“all major development to demonstrate how London Plan targets for carbon dioxide emissions have been met’*.
- 2.8. [London Plan Policy SI2 Minimising greenhouse gas emissions](#) states:

“A Major development should be net zero-carbon. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:

- 1) be lean: use less energy and manage demand during operation*
- 2) be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly*
- 3) be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site*
- 4) be seen: monitor, verify and report on energy performance.*

B Major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy.

C A minimum on-site reduction of at least 35 per cent beyond Building Regulations is required for major development. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either: 1) through a cash in lieu contribution to the borough's carbon offset fund, or 2) off-site provided that an alternative proposal is identified and delivery is certain."

- 2.9. The [London Plan Energy Assessment Guidance](#) paragraph 1.7 states that for the avoidance of doubt energy assessments should:
- report estimated site-wide regulated CO2 emissions and reductions (broken down for the residential and non-residential elements of the development), expressed in tonnes per annum, after each stage of the energy hierarchy, using the GLA's carbon emissions reporting spreadsheet
 - demonstrate how the net zero-carbon target for major residential and non-residential development will be met, with at least a 35 per cent on-site carbon reduction beyond Part L 2021 (to be met separately for residential and non-residential elements of the development), and provide the value of the offset payment which will be paid into the relevant borough's carbon offset fund to make up any shortfall to achieve net zero-carbon, where required
 - commit that energy efficiency measures alone will reduce regulated CO2 emissions for residential uses by 10 per cent below those of a development compliant with Part L 2021 of the Building Regulations, and by 15 per cent for non-residential uses
 - demonstrate that the cooling hierarchy has been followed and include information demonstrating that the risk of overheating has been mitigated through the incorporation of passive design measures
 - demonstrate that connection to existing or planned district heating networks has been prioritised and provide correspondence to support this
 - commit to a communal heat network to allow connection to existing or planned district heating networks identified in the area
 - minimise the number of energy centres and provide a single point of connection to the District Heating Network (DHN)
 - investigate and commit to suitable low carbon and/or renewable heating plant for installation within the energy centre if connection can't be made to an area wide network
 - investigate and commit to maximising the installation of renewable technologies (including the potential for storage) on site
 - report the Energy Use Intensity (EUI) and the space heating demand of the development using the GLA's carbon emissions reporting spreadsheet
 - align with related documents and assessments that are submitted as part of the planning application, e.g. 'be seen' planning stage submissions, Whole Life-Cycle Carbon Assessments, Air Quality Assessments, Sustainability Statements.
- 2.10. London Plan Policy SI 2 requires that major developments achieve net zero-carbon by following the energy hierarchy. This means that regulated carbon emissions should be reduced so they are as close as possible to zero. Once on-site reductions have been maximised, the residual emissions should be offset via a payment into the relevant borough's carbon offset fund.

2.11. Policy SI 2 requires that major developments achieve a minimum 35 per cent on-site carbon reduction over Part L 2021. Residential developments are expected to be able to exceed this, and so an additional benchmark has been set that residential developments should be aiming to achieve. The benchmarks may be updated periodically to include additional building types and to reflect improvements in performance over time.

3. Typologies tested

3.1. We have tested three of the residential development typologies from the LPRVS as set out in Table 3.1.1. These typologies were selected for testing by the Council’s cost consultant in order to reflect a range of development densities and scale of development, and build costs commensurate with these differences, across the Borough.

Table 3.1.1 Residential typologies tested

| Typology No. | Number of units | Housing type | Dev Density (units per ha) | Net Dev Area (ha) ¹ |
|--------------|-----------------|--------------|----------------------------|--------------------------------|
| Resi 9 | 30 | Flats | 300 | 0.10 |
| Resi 13 | 135 | Flats | 130 | 1.04 |
| Resi 15 | 200 | Flats | 700 | 0.29 |

3.2. We have also tested the PBSA typologies tested in the LPRVS. We set out details of the base scheme below.

Table 3.1.2: PBSA typology tested

| Use | No. Units | GIA (Sq m) | Site Area (Ha) |
|-----------------------|--|------------|----------------|
| Student accommodation | 150 units and 200 rooms -100 self-contained studio units (16 – 29 sq m); and - 50 two-bedroom apartment units (twodios) (100 rooms) (29 – 31 sq m). | 6,120 | 0.21 |

3.3. We have tested the following scenarios for the PBSA scheme:

- The PBSA scheme above with 0% - 50% affordable student accommodation at London Plan specified rental levels only.
- The PBSA scheme above with conventional on-site affordable housing as follows:
 - 35% (44 units) at 60% LAR and 40% CIR; and
 - 50% (63 units) at 60% LAR and 40% CIR.
- The PBSA scheme above with conventional on-site affordable housing and affordable student accommodation at the London Plan specified levels as follows:
 - 35% (44 units) at 60% LAR and 40% CIR and 0% - 50% affordable student accommodation;
 - 50% (63 units) at 60% LAR and 40% CIR and 0% - 50% affordable student accommodation.

4. Methodology

4.1. Our methodology follows standard development appraisal conventions and the standard methodology set out in the PPG. It is also consistent with the methodology adopted in the LPRVS. This study utilises the residual land value (‘RLV’) method of calculating the value of the development typologies and strategic sites tested. This method is used by developers when determining how much to bid for land and involves calculating the value of the

¹ Areas set are rounded to 2 decimal places from areas originally derived to 4 decimal places.

completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for the site.

- 4.2. In order to assess whether a development scheme can be regarded as economically viable, the study compares the RLVs of the development typologies and strategic sites to either a site specific or range of benchmark land values i.e. existing use values (plus a premium), herein after referred to as benchmark land values ('BLVs'). If a development incorporating the emerging SDCLP policy requirements generates a higher RLV than the BLV, then it can be judged that these policy requirements will not adversely impact scheme viability.

Table 4.3.1 Example layout of cumulative testing results schedules

| Cumulative Policy, legislation and regulation requirements | | | | + Camden emerging Policy CC6 Applied | |
|---|--|---|--|---|---|
| Base Build Costs 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) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |

5. Appraisal inputs

- 5.1. As this testing builds on the viability appraisal work already undertaken in the LPRVS, we have maintained consistent inputs to those adopted in these studies wherever possible and appropriate to do so. This ensures consistency across the Council's evidence base documents.
- 5.2. The key element requiring additional information as part of this work is isolating the policy costs associated with draft Policy CC6 (Parts A2 – 3 and A4).
- 5.3. The Council commissioned Stephen Brown formerly of CDM Project Services ('CDM') and now at Saville Brown Associates ('SBA'), to provide additional cost consultancy advice. The advice SBA have provided relates to the specific costs that are associated with the delivery of the relevant elements of Policy CC6 (Parts A 2 – 3 and A4), which CDM considered in LPRVS Appendix 1 (CDM project services-built cost advice) as part of the 'Sustainability Policy' and the 'Renewables offset' headings.
- 5.4. In order to assist in understanding the cost dynamics, SBA have summarised the proposed approach set out in draft Policy CC6 as follows.

- 5.5. Draft Policy CC6 is based on the energy use of a building, in the case of the typologies tested in this study, 35kw/m²/year (residential). It also sets a specific on site renewable energy target, with allowance for an energy offset payment to be made, based on the PVs required to meet the shortfall between the predicted annual energy use and annual renewable energy generation through solar PV. This is then paid via a Section 106 agreement.
- 5.6. We summarise the costs associated with draft Policy CC6 in Table 5.6.1. For full details and breakdown of all the costs see Appendix 1 for a copy of SBA's report.

Table 5.6.1 Summary of costs associated with Policy CC6

| Typologies | Units | Site area | Dwellings per Ha | Floors | Tenure | Base Rate 3Q | CC6 criteria A2 and A3 | | CC6 criteria A4 | |
|-----------------------|-------|-----------|------------------|--------|------------|------------------|------------------------|------------------|-----------------|------------------|
| | | | | | | £/m ² | % | £/m ² | % | £/m ² |
| Residential 9 | 30 | 0.1 | 300 | 6 | Private | £3,300 | 3.5% | £115.50 | 0.75% | £24.75 |
| | | | | | Affordable | £3,100 | 3.5% | £108.50 | 0.75% | £23.25 |
| Residential 13 | 135 | 1.04 | 130 | 18 | Private | £3,400 | 3.5% | £119.00 | 0.75% | £25.50 |
| | | | | | Affordable | £3,200 | 3.5% | £112.00 | 0.75% | £24.00 |
| Residential 15 | 200 | 0.29 | 700 | 11 | Private | £3,500 | 3.5% | £122.50 | 0.75% | £26.25 |
| | | | | | Affordable | £3,300 | 3.5% | £115.50 | 0.75% | £24.75 |
| Student Accommodation | 200 | 0.21 | 952 | 14 | All | £3,500 | 5.0% | £175.00 | 0.75% | £26.25 |

- 5.7. These costs are based on CDM and SBA's extensive data base of projects in Greater London, their own research and the interpolation of a range of published reports. These include: Delivering Net Zero Carbon (Rev 5, May 2023) by 18 London Boroughs in collaboration with Levitt Bernstein, Introba, Inkling, Currie & Brown and Etude; the Oxford City Local Plan Viability Study (July 2023); Building the Case for Net Zero published by Green Building Council (September 2020); and Towards Net Zero Carbon (May 2020) published by the London Boroughs of Barking and Dagenham, Ealing, Haringey, Royal Borough of Greenwich, the City of Westminster in collaboration with Elementa, Levitt Bernstein, Currie & Brown and Etude.
- 5.8. SBA have build up extensive knowledge, experience and data on achieving adopted sustainability and carbon policy requirements received from numerous developers, contractors and other quantity surveyors on the numerous projects CDM and SBA have reviewed over a number of years including actual cost data. They have then reviewed the CC6 policy and have taken their own view of the potential cost differences taking on board their own professional experience and taking into account the data indicated in the reports mentioned above.

6. Appraisal results and conclusions

- 6.1. We set out the full results of our testing at appendices 2 and 3. The results at Appendix 2 set out our testing of Residential typologies 9, 13 and 15 against the requirements in draft Policy CC6 (Parts A2 – A3 and A4) and Appendix 3 sets out the results of our testing of the PBSA typologies.
- 6.2. In the LPRVS, CDM identified that the cumulative cost of the Council's requirements towards sustainability and climate change policies supporting and delivering sustainable developments, minimising carbon emissions, energy use and requiring the generation of renewable energy onsite reflected a total cost ranging from 7.75% to 11.75% of base build costs.

- 6.3. The purpose of this further viability testing is to isolate the costs associated with the relevant elements of Policy CC6 (Parts A 2 – 3 and A4). SBA's report identifies that the cost associated with delivering parts A2 and A3 of draft Policy CC6 ranges from 3.5% to 5% of base build costs whilst part A4 of CC6 incurs a cost of 0.75% of base build costs. Cumulatively, this reflects a range of 4.25% to 5.75% of base build costs for draft Policy CC6.
- 6.4. In addition to providing their advice on the costs associated with delivering the requirements of Policy CC6, SBA have noted that based on their experience, the 35 kwh/m²GIA/yr requirement is technically more challenging to deliver for PBSA schemes. This is because this form of development is denser; has concentrated loads in shared spaces; and there will be different occupier behavioural patterns when compared to standard C3 residential occupiers.
- 6.5. As with the results in the LPRVS, our further testing identifies that the impact of these policy costs varies between schemes and between locations within the Borough.
- 6.6. The LPRVS found that the impact of the sustainability and climate change policies in the Plan have an opportunity cost/result in a reduction in the amount of viable affordable housing deliverable of up to 5% - 10% in the development typologies we have tested.
- 6.7. Our further viability testing of the costs associated with Policy CC6 (criterion A2 – 3 and A4), in isolation from the other sustainability and climate change policies, indicates that in a number of scenarios, the impact of Policy CC6 results in an opportunity cost, reducing the amount of viable affordable housing deliverable by up to circa 5%. However, we also note that in some instances, the cumulative application of Policy CC6 in combination with the other policy requirements does not reduce the viability to the next lowest 5% affordable housing band.
- 6.8. Where these targets cannot be met in proposed developments, Policy CC6 provides flexibility, requiring that in such instances, applicants should demonstrate to the Council's satisfaction that it is not feasible and or viable to do so. In this context we consider that the application of Policy CC6 is unlikely to have a significant impact on the delivery of development and new homes in the Borough.
- 6.9. Furthermore, as we previously identified in the LPRVS, we anticipate that the costs of addressing carbon reductions and energy efficiency targets are likely to decrease over time. This is expected to result from increased market take-up and economies of scale, ongoing research into more cost-effective delivery methods of delivering carbon zero developments; and additional investment by developers in technical solutions. Consequently, the delivery of measures required to meet the sustainability criteria set out in the SDCLP policies are likely to become more cost effective and efficient over the plan period.

APPENDIX 1 – SBA COST ADVICE

| Typologies | Base Rate 3Q 2023 | Base Rate 3Q 2023 | External works | Building Regulations 2022 and staircases | Sustainability Policy CC3 and CC9 | Sustainability Policy CC6 A2 and A3 | Renewables offset CC6 A4 | Embodied Carbon policy CC4 | Biodiversity NE02 | Adaptability D3 | Fixtures and fittings | Wheelchair homes D3 | Comments |
|--|-------------------|-------------------|----------------|--|-----------------------------------|-------------------------------------|--------------------------|----------------------------|-------------------|-----------------|-----------------------|---------------------|--|
| | £/m2 | £/ft2 | Percentage | £/m2 | Percentage | Percentage | Percentage | Percentage | Percentage | each £ | each £ | each £ | |
| Residential 9 (6) | 3300 | 305 | 8% | 1% | 1% | 3.50% | 0.75% | 2.50% | 0.30% | 900 | N/A | 5,000 | |
| Residential 9 (6) affordable | 3100 | 285 | 8% | 1% | 1% | 3.50% | 0.75% | 2.50% | 0.30% | 900 | N/A | 5,000 | |
| Residential 13 (10) | 3400 | 315 | 10% | 6% | 1% | 3.50% | 0.75% | 2.50% | 0.30% | 900 | N/A | 5,000 | |
| Residential 13 (10) affordable | 3200 | 295 | 10% | 6% | 1% | 3.50% | 0.75% | 2.50% | 0.30% | 900 | N/A | 5,000 | |
| Residential 15 (12) | 3500 | 345 | 6% | 4% | 1% | 3.50% | 0.75% | 2.50% | 0.30% | 900 | N/A | 5,000 | |
| Residential 15 (12) affordable | 3300 | 325 | 6% | 4% | 1% | 3.50% | 0.75% | 2.50% | 0.30% | 900 | N/A | 5,000 | |
| Student Accommodation | 3,500 | 325 | 6% | 1% | 2.5% | 5.00% | 0.75% | 3.50% | 0.30% | N/A | 7000 | 5,000 | |
| <u>Demolitions</u> | | | | | | | | | | | | | |
| Demolition of existing buildings | 200.00 | | | | | | | | | | | | Majority of sites will be existing buildings so use £200/m2 of existing GIA or £110/m2 of site aea |
| <p>Notes</p> <p>Costs are at 3rd Quarter 2023</p> <p>Costs exclude , contingency, professional fees, VAT , NHBC , latent defects insurance and the like</p> <p>Costs exclude site remediation, asbestos removal and the like</p> <p>Costs exclude off site infrastructure, service upgrades, service diversions or the like</p> <p>Costs exclude safeguarding habitats or species, public art , archaeology and the like</p> <p>Excludes Non Domestic BREEAM excellent allowance</p> <p>For additional fire escape staircaases we assumed 10 floors will be above 30m</p> <p>Includes allowance for carbon offset payments based on May 2023 delivering net zero report</p> <p>Please note percentages applied cummulatively</p> | | | | | | | | | | | | | |

**APPENDIX 2 – APPRAISAL RESULTS OF RESIDENTIAL TYPOLOGIES 9, 13 AND 15 TESTING
DRAFT POLICY CC6**

LB Camden
Local Plan Viability Testing 2026

| |
|-------------------|
| Resi 9 - 30 Flats |
|-------------------|

| | |
|------------|--|
| Value Area | Zone A - Zone 1 and Eastern Central Zone |
|------------|--|

| | |
|-----------|--------|
| No Units | 30 |
| Site Area | 0.1 Ha |

| | |
|-----------------------|----------|
| Sales value Inflation | Base |
| Build cost Inflation | Base |
| Tenure | LAR: CIR |

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|---|
| 0 | 0 | £2,992,858 | £2,992,858 | £2,992,858 | £2,992,858 | £2,992,858 | £2,992,858 |
| 60% LAR - 40% CIR | 5% | £2,450,599 | £2,071,544 | £2,071,544 | £2,071,544 | £2,071,544 | £2,071,544 |
| 60% LAR - 40% CIR | 10% | £2,199,853 | £1,840,409 | £1,840,409 | £1,840,409 | £1,840,409 | £1,840,409 |
| 60% LAR - 40% CIR | 15% | £1,998,850 | £1,609,275 | £1,609,275 | £1,609,275 | £1,609,275 | £1,609,275 |
| 60% LAR - 40% CIR | 20% | £1,797,848 | £1,378,140 | £1,378,140 | £1,378,140 | £1,378,140 | £1,378,140 |
| 60% LAR - 40% CIR | 25% | £1,596,845 | £1,147,005 | £1,147,005 | £1,147,005 | £1,147,005 | £1,147,005 |
| 60% LAR - 40% CIR | 30% | £1,395,843 | £915,870 | £915,870 | £915,870 | £915,870 | £915,870 |
| 60% LAR - 40% CIR | 35% | £1,194,841 | £684,735 | £684,735 | £684,735 | £684,735 | £684,735 |
| 60% LAR - 40% CIR | 40% | £993,837 | £453,600 | £453,600 | £453,600 | £453,600 | £453,600 |
| 60% LAR - 40% CIR | 45% | £792,835 | £222,465 | £222,465 | £222,465 | £222,465 | £222,465 |
| 60% LAR - 40% CIR | 50% | £591,833 | £1,111,330 | £1,111,330 | £1,111,330 | £1,111,330 | £1,111,330 |

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|---|
| £97,649,000 | | | | | | | |
| 0 | 0 | £13,836,958 | £12,137,778 | £12,137,778 | £12,137,778 | £12,137,778 | £12,137,778 |
| 60% LAR - 40% CIR | 5% | £12,635,956 | £11,036,844 | £11,036,844 | £11,036,844 | £11,036,844 | £11,036,844 |
| 60% LAR - 40% CIR | 10% | £11,434,953 | £9,875,509 | £9,875,509 | £9,875,509 | £9,875,509 | £9,875,509 |
| 60% LAR - 40% CIR | 15% | £10,233,950 | £8,744,375 | £8,744,375 | £8,744,375 | £8,744,375 | £8,744,375 |
| 60% LAR - 40% CIR | 20% | £9,032,948 | £7,613,240 | £7,613,240 | £7,613,240 | £7,613,240 | £7,613,240 |
| 60% LAR - 40% CIR | 25% | £7,831,945 | £6,482,105 | £6,482,105 | £6,482,105 | £6,482,105 | £6,482,105 |
| 60% LAR - 40% CIR | 30% | £6,630,943 | £5,350,970 | £5,350,970 | £5,350,970 | £5,350,970 | £5,350,970 |
| 60% LAR - 40% CIR | 35% | £5,429,941 | £4,219,835 | £4,219,835 | £4,219,835 | £4,219,835 | £4,219,835 |
| 60% LAR - 40% CIR | 40% | £4,228,937 | £3,088,700 | £3,088,700 | £3,088,700 | £3,088,700 | £3,088,700 |
| 60% LAR - 40% CIR | 45% | £3,027,935 | £1,957,565 | £1,957,565 | £1,957,565 | £1,957,565 | £1,957,565 |
| 60% LAR - 40% CIR | 50% | £1,826,933 | £826,430 | £826,430 | £826,430 | £826,430 | £826,430 |

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|---|
| £57,186,000 | | | | | | | |
| 0 | 0 | £17,383,258 | £16,184,078 | £16,184,078 | £16,184,078 | £16,184,078 | £16,184,078 |
| 60% LAR - 40% CIR | 5% | £16,182,256 | £15,052,944 | £15,052,944 | £15,052,944 | £15,052,944 | £15,052,944 |
| 60% LAR - 40% CIR | 10% | £15,021,253 | £13,921,809 | £13,921,809 | £13,921,809 | £13,921,809 | £13,921,809 |
| 60% LAR - 40% CIR | 15% | £14,280,250 | £12,790,675 | £12,790,675 | £12,790,675 | £12,790,675 | £12,790,675 |
| 60% LAR - 40% CIR | 20% | £13,079,248 | £11,659,540 | £11,659,540 | £11,659,540 | £11,659,540 | £11,659,540 |
| 60% LAR - 40% CIR | 25% | £11,878,245 | £10,528,405 | £10,528,405 | £10,528,405 | £10,528,405 | £10,528,405 |
| 60% LAR - 40% CIR | 30% | £10,677,243 | £9,397,270 | £9,397,270 | £9,397,270 | £9,397,270 | £9,397,270 |
| 60% LAR - 40% CIR | 35% | £9,476,241 | £8,266,135 | £8,266,135 | £8,266,135 | £8,266,135 | £8,266,135 |
| 60% LAR - 40% CIR | 40% | £8,275,237 | £7,135,000 | £7,135,000 | £7,135,000 | £7,135,000 | £7,135,000 |
| 60% LAR - 40% CIR | 45% | £7,074,235 | £6,003,865 | £6,003,865 | £6,003,865 | £6,003,865 | £6,003,865 |
| 60% LAR - 40% CIR | 50% | £5,873,233 | £4,872,730 | £4,872,730 | £4,872,730 | £4,872,730 | £4,872,730 |

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|---|
| £40,420,000 | | | | | | | |
| 0 | 0 | £19,596,858 | £17,880,678 | £17,880,678 | £17,880,678 | £17,880,678 | £17,880,678 |
| 60% LAR - 40% CIR | 5% | £18,395,856 | £16,749,544 | £16,749,544 | £16,749,544 | £16,749,544 | £16,749,544 |
| 60% LAR - 40% CIR | 10% | £17,194,853 | £15,618,409 | £15,618,409 | £15,618,409 | £15,618,409 | £15,618,409 |
| 60% LAR - 40% CIR | 15% | £16,280,250 | £14,487,275 | £14,487,275 | £14,487,275 | £14,487,275 | £14,487,275 |
| 60% LAR - 40% CIR | 20% | £15,079,248 | £13,356,140 | £13,356,140 | £13,356,140 | £13,356,140 | £13,356,140 |
| 60% LAR - 40% CIR | 25% | £13,878,245 | £12,225,005 | £12,225,005 | £12,225,005 | £12,225,005 | £12,225,005 |
| 60% LAR - 40% CIR | 30% | £12,677,243 | £11,093,870 | £11,093,870 | £11,093,870 | £11,093,870 | £11,093,870 |
| 60% LAR - 40% CIR | 35% | £11,476,241 | £9,962,735 | £9,962,735 | £9,962,735 | £9,962,735 | £9,962,735 |
| 60% LAR - 40% CIR | 40% | £10,275,237 | £8,831,600 | £8,831,600 | £8,831,600 | £8,831,600 | £8,831,600 |
| 60% LAR - 40% CIR | 45% | £9,074,235 | £7,700,465 | £7,700,465 | £7,700,465 | £7,700,465 | £7,700,465 |
| 60% LAR - 40% CIR | 50% | £7,873,233 | £6,569,330 | £6,569,330 | £6,569,330 | £6,569,330 | £6,569,330 |

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|---|
| £20,601,000 | | | | | | | |
| 0 | 0 | £21,541,758 | £19,842,578 | £19,842,578 | £19,842,578 | £19,842,578 | £19,842,578 |
| 60% LAR - 40% CIR | 5% | £20,340,756 | £18,711,444 | £18,711,444 | £18,711,444 | £18,711,444 | £18,711,444 |
| 60% LAR - 40% CIR | 10% | £19,139,753 | £17,580,309 | £17,580,309 | £17,580,309 | £17,580,309 | £17,580,309 |
| 60% LAR - 40% CIR | 15% | £17,938,750 | £16,449,175 | £16,449,175 | £16,449,175 | £16,449,175 | £16,449,175 |
| 60% LAR - 40% CIR | 20% | £16,737,748 | £15,318,040 | £15,318,040 | £15,318,040 | £15,318,040 | £15,318,040 |
| 60% LAR - 40% CIR | 25% | £15,536,745 | £14,186,905 | £14,186,905 | £14,186,905 | £14,186,905 | £14,186,905 |
| 60% LAR - 40% CIR | 30% | £14,335,743 | £13,055,770 | £13,055,770 | £13,055,770 | £13,055,770 | £13,055,770 |
| 60% LAR - 40% CIR | 35% | £13,134,741 | £11,924,635 | £11,924,635 | £11,924,635 | £11,924,635 | £11,924,635 |
| 60% LAR - 40% CIR | 40% | £11,933,737 | £10,793,500 | £10,793,500 | £10,793,500 | £10,793,500 | £10,793,500 |
| 60% LAR - 40% CIR | 45% | £10,732,735 | £9,662,365 | £9,662,365 | £9,662,365 | £9,662,365 | £9,662,365 |
| 60% LAR - 40% CIR | 50% | £9,531,733 | £8,531,230 | £8,531,230 | £8,531,230 | £8,531,230 | £8,531,230 |

LB Camden
Local Plan Viability Testing 2026

| |
|-------------------|
| Resi 9 - 30 Flats |
|-------------------|

| | |
|------------|----------------------------|
| Value Area | Zone A - Kings Cross Lower |
|------------|----------------------------|

| | |
|-----------|--------|
| No Units | 30 |
| Site Area | 0.1 Ha |

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

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|---|--|
| 60% LAR - 40% CIR | 5% | £23,907,856 | £21,992,678 | £21,977,942 | £21,727,753 | £21,312,217 | £21,467,317 |
| 60% LAR - 40% CIR | 10% | £22,460,856 | £20,771,944 | £20,740,987 | £20,590,618 | £20,381,662 | £20,336,162 |
| 60% LAR - 40% CIR | 15% | £21,199,853 | £19,640,409 | £19,609,152 | £19,459,483 | £19,249,948 | £19,205,047 |
| 60% LAR - 40% CIR | 20% | £19,998,930 | £18,509,275 | £18,478,017 | £18,328,349 | £18,118,814 | £18,073,913 |
| 60% LAR - 40% CIR | 25% | £18,797,848 | £17,378,140 | £17,346,883 | £17,197,215 | £16,987,679 | £16,942,778 |
| 60% LAR - 40% CIR | 30% | £17,596,845 | £16,247,005 | £16,215,748 | £16,066,080 | £15,856,544 | £15,811,644 |
| 60% LAR - 40% CIR | 35% | £16,395,843 | £15,115,870 | £15,084,614 | £14,934,945 | £14,725,409 | £14,680,509 |
| 60% LAR - 40% CIR | 40% | £15,194,841 | £13,984,735 | £13,953,478 | £13,803,810 | £13,594,275 | £13,549,374 |
| 60% LAR - 40% CIR | 45% | £13,993,837 | £12,853,600 | £12,822,344 | £12,672,676 | £12,463,140 | £12,418,239 |
| 60% LAR - 40% CIR | 50% | £12,792,835 | £11,722,467 | £11,691,210 | £11,541,541 | £11,332,005 | £11,287,104 |
| 60% LAR - 40% CIR | 55% | £11,591,833 | £10,591,332 | £10,560,075 | £10,410,406 | £10,200,870 | £10,155,970 |

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, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|---|--|
| 60% LAR - 40% CIR | 0% | £13,836,956 | £12,137,778 | £12,106,821 | £11,956,953 | £11,747,317 | £11,702,417 |
| 60% LAR - 40% CIR | 5% | £12,635,956 | £11,006,844 | £10,975,887 | £10,825,718 | £10,616,182 | £10,571,282 |
| 60% LAR - 40% CIR | 10% | £11,434,953 | £9,875,909 | £9,844,252 | £9,694,583 | £9,485,048 | £9,440,147 |
| 60% LAR - 40% CIR | 15% | £10,233,950 | £8,744,975 | £8,713,317 | £8,563,449 | £8,353,914 | £8,309,013 |
| 60% LAR - 40% CIR | 20% | £9,032,948 | £7,614,040 | £7,582,383 | £7,432,515 | £7,222,979 | £7,178,078 |
| 60% LAR - 40% CIR | 25% | £7,831,945 | £6,483,105 | £6,451,448 | £6,301,580 | £6,092,044 | £6,047,144 |
| 60% LAR - 40% CIR | 30% | £6,630,943 | £5,352,170 | £5,320,513 | £5,170,645 | £4,961,109 | £4,916,209 |
| 60% LAR - 40% CIR | 35% | £5,429,941 | £4,221,235 | £4,189,578 | £4,039,710 | £3,829,174 | £3,784,274 |
| 60% LAR - 40% CIR | 40% | £4,228,937 | £3,090,300 | £3,058,643 | £2,908,775 | £2,698,239 | £2,653,339 |
| 60% LAR - 40% CIR | 45% | £3,027,935 | £1,959,365 | £1,927,708 | £1,777,841 | £1,567,305 | £1,522,404 |
| 60% LAR - 40% CIR | 50% | £1,826,933 | £826,432 | £795,175 | £645,506 | £435,970 | £391,070 |

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, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|---|--|
| 60% LAR - 40% CIR | 0% | £17,883,256 | £16,184,078 | £16,152,821 | £16,003,153 | £15,793,517 | £15,748,617 |
| 60% LAR - 40% CIR | 5% | £16,682,256 | £15,053,144 | £15,021,887 | £14,872,218 | £14,662,682 | £14,617,782 |
| 60% LAR - 40% CIR | 10% | £15,481,253 | £13,922,209 | £13,890,552 | £13,740,883 | £13,531,348 | £13,486,447 |
| 60% LAR - 40% CIR | 15% | £14,280,250 | £12,791,275 | £12,759,617 | £12,609,949 | £12,400,414 | £12,355,513 |
| 60% LAR - 40% CIR | 20% | £13,079,248 | £11,660,340 | £11,628,683 | £11,479,015 | £11,269,479 | £11,224,578 |
| 60% LAR - 40% CIR | 25% | £11,878,245 | £10,529,405 | £10,497,748 | £10,347,480 | £10,137,944 | £10,093,044 |
| 60% LAR - 40% CIR | 30% | £10,677,243 | £9,398,470 | £9,366,813 | £9,216,345 | £9,006,809 | £8,961,909 |
| 60% LAR - 40% CIR | 35% | £9,476,241 | £8,267,535 | £8,235,878 | £8,085,410 | £7,875,874 | £7,830,974 |
| 60% LAR - 40% CIR | 40% | £8,275,237 | £7,136,600 | £7,104,943 | £6,954,475 | £6,744,939 | £6,699,939 |
| 60% LAR - 40% CIR | 45% | £7,074,235 | £6,005,665 | £5,974,008 | £5,823,540 | £5,614,004 | £5,569,104 |
| 60% LAR - 40% CIR | 50% | £5,873,233 | £4,874,730 | £4,843,073 | £4,692,605 | £4,483,069 | £4,438,169 |

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, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|---|--|
| 60% LAR - 40% CIR | 0% | £19,559,858 | £17,860,678 | £17,829,421 | £17,679,753 | £17,470,217 | £17,425,317 |
| 60% LAR - 40% CIR | 5% | £18,358,856 | £16,729,744 | £16,698,487 | £16,548,818 | £16,339,282 | £16,294,382 |
| 60% LAR - 40% CIR | 10% | £17,157,853 | £15,598,809 | £15,567,552 | £15,417,883 | £15,207,348 | £15,162,447 |
| 60% LAR - 40% CIR | 15% | £15,956,850 | £14,467,875 | £14,436,617 | £14,286,949 | £14,076,414 | £14,031,513 |
| 60% LAR - 40% CIR | 20% | £14,755,848 | £13,336,940 | £13,305,683 | £13,156,015 | £12,945,479 | £12,900,578 |
| 60% LAR - 40% CIR | 25% | £13,554,845 | £12,206,005 | £12,174,748 | £12,024,080 | £11,813,544 | £11,768,644 |
| 60% LAR - 40% CIR | 30% | £12,353,843 | £11,075,070 | £11,043,813 | £10,894,145 | £10,683,609 | £10,638,709 |
| 60% LAR - 40% CIR | 35% | £11,152,841 | £9,944,135 | £9,912,878 | £9,763,210 | £9,552,674 | £9,507,774 |
| 60% LAR - 40% CIR | 40% | £9,951,837 | £8,813,200 | £8,781,943 | £8,632,275 | £8,421,739 | £8,376,839 |
| 60% LAR - 40% CIR | 45% | £8,750,835 | £7,682,265 | £7,651,008 | £7,491,340 | £7,280,804 | £7,235,904 |
| 60% LAR - 40% CIR | 50% | £7,549,833 | £6,551,330 | £6,520,073 | £6,360,405 | £6,150,869 | £6,105,969 |

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, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|---|--|
| 60% LAR - 40% CIR | 0% | £21,541,756 | £19,842,578 | £19,811,321 | £19,661,653 | £19,452,117 | £19,407,217 |
| 60% LAR - 40% CIR | 5% | £20,340,756 | £18,711,644 | £18,680,387 | £18,530,718 | £18,321,182 | £18,276,282 |
| 60% LAR - 40% CIR | 10% | £19,139,753 | £17,580,709 | £17,549,452 | £17,399,783 | £17,189,248 | £17,144,347 |
| 60% LAR - 40% CIR | 15% | £17,938,750 | £16,449,775 | £16,418,517 | £16,268,849 | £16,058,314 | £16,013,413 |
| 60% LAR - 40% CIR | 20% | £16,737,748 | £15,318,840 | £15,287,583 | £15,137,915 | £14,927,379 | £14,882,478 |
| 60% LAR - 40% CIR | 25% | £15,536,745 | £14,187,905 | £14,156,648 | £14,006,980 | £13,796,444 | £13,751,544 |
| 60% LAR - 40% CIR | 30% | £14,335,743 | £13,056,970 | £13,025,713 | £12,876,045 | £12,665,509 | £12,620,609 |
| 60% LAR - 40% CIR | 35% | £13,134,741 | £11,926,035 | £11,894,778 | £11,745,110 | £11,534,574 | £11,489,674 |
| 60% LAR - 40% CIR | 40% | £11,933,737 | £10,795,100 | £10,763,843 | £10,614,175 | £10,403,639 | £10,358,739 |
| 60% LAR - 40% CIR | 45% | £10,732,735 | £9,664,165 | £9,632,908 | £9,483,240 | £9,272,704 | £9,227,804 |
| 60% LAR - 40% CIR | 50% | £9,531,733 | £8,533,230 | £8,499,973 | £8,350,305 | £8,140,770 | £8,095,870 |

LB Camden
Local Plan Viability Testing 2026

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|-------------------|
| Resi 9 - 30 Flats |
|-------------------|

| | |
|------------|-----------------------------|
| Value Area | Zone A - Kings Cross Higher |
|------------|-----------------------------|

| | |
|-----------|--------|
| No Units | 30 |
| Site Area | 0.1 Ha |

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

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|--|---|
| 60% LAR / 40% CIR | 5% | £26,451,631 | £24,706,883 | £26,675,925 | £24,525,957 | £24,316,422 | £24,271,521 |
| 60% LAR / 40% CIR | 10% | £23,764,649 | £23,435,938 | £23,404,981 | £23,294,813 | £23,045,077 | £23,000,178 |
| 60% LAR / 40% CIR | 15% | £22,421,157 | £22,184,193 | £22,132,936 | £21,983,286 | £21,773,732 | £21,729,831 |
| 60% LAR / 40% CIR | 20% | £21,077,666 | £20,992,848 | £20,961,591 | £20,711,923 | £20,502,387 | £20,457,488 |
| 60% LAR / 40% CIR | 25% | £19,734,175 | £19,621,503 | £19,580,246 | £19,440,578 | £19,231,042 | £19,186,141 |
| 60% LAR / 40% CIR | 30% | £18,390,683 | £18,350,158 | £18,318,901 | £18,169,233 | £17,959,697 | £17,914,797 |
| 60% LAR / 40% CIR | 35% | £17,047,192 | £17,078,913 | £17,047,557 | £16,897,889 | £16,688,352 | £16,643,452 |
| 60% LAR / 40% CIR | 40% | £15,703,701 | £15,807,458 | £15,776,212 | £15,626,543 | £15,417,007 | £15,372,107 |
| 60% LAR / 40% CIR | 45% | £14,360,210 | £14,536,123 | £14,504,867 | £14,355,198 | £14,145,662 | £14,100,762 |
| 60% LAR / 40% CIR | 50% | £13,016,719 | £13,264,779 | £13,233,522 | £13,083,853 | £12,874,317 | £12,829,417 |
| 60% LAR / 40% CIR | 55% | £11,673,228 | £11,993,434 | £11,962,177 | £11,812,508 | £11,602,973 | £11,558,072 |

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, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|--|---|
| 60% LAR / 40% CIR | 0% | £16,686,731 | £14,841,983 | £14,910,725 | £14,781,057 | £14,551,522 | £14,506,621 |
| 60% LAR / 40% CIR | 5% | £15,343,240 | £13,670,638 | £13,639,381 | £13,499,713 | £13,269,177 | £13,224,276 |
| 60% LAR / 40% CIR | 10% | £13,999,749 | £12,327,293 | £12,296,036 | £12,156,368 | £11,925,832 | £11,880,931 |
| 60% LAR / 40% CIR | 15% | £12,656,257 | £11,127,948 | £11,096,691 | £10,947,023 | £10,716,487 | £10,671,586 |
| 60% LAR / 40% CIR | 20% | £11,312,766 | £9,886,603 | £9,855,346 | £9,675,678 | £9,445,142 | £9,400,241 |
| 60% LAR / 40% CIR | 25% | £9,969,275 | £8,585,258 | £8,554,001 | £8,354,333 | £8,123,797 | £8,078,896 |
| 60% LAR / 40% CIR | 30% | £8,625,783 | £7,313,913 | £7,282,656 | £7,063,988 | £6,833,452 | £6,788,551 |
| 60% LAR / 40% CIR | 35% | £7,282,292 | £6,042,568 | £6,011,311 | £5,792,643 | £5,562,107 | £5,517,206 |
| 60% LAR / 40% CIR | 40% | £5,938,801 | £4,771,223 | £4,739,966 | £4,521,298 | £4,290,762 | £4,245,861 |
| 60% LAR / 40% CIR | 45% | £4,595,310 | £3,499,875 | £3,468,618 | £3,249,950 | £3,019,414 | £2,974,513 |
| 60% LAR / 40% CIR | 50% | £3,251,819 | £2,228,524 | £2,197,267 | £2,008,600 | £1,838,064 | £1,793,163 |

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, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|--|---|
| 60% LAR / 40% CIR | 0% | £20,733,031 | £18,988,283 | £18,957,025 | £18,807,357 | £18,597,822 | £18,552,921 |
| 60% LAR / 40% CIR | 5% | £19,389,540 | £17,716,938 | £17,685,681 | £17,536,013 | £17,326,477 | £17,281,576 |
| 60% LAR / 40% CIR | 10% | £18,046,049 | £16,445,593 | £16,414,336 | £16,264,668 | £16,055,132 | £16,010,231 |
| 60% LAR / 40% CIR | 15% | £16,702,557 | £15,174,248 | £15,142,991 | £14,993,323 | £14,783,787 | £14,738,886 |
| 60% LAR / 40% CIR | 20% | £15,359,066 | £13,903,103 | £13,871,846 | £13,722,178 | £13,512,642 | £13,467,741 |
| 60% LAR / 40% CIR | 25% | £14,015,575 | £12,631,958 | £12,600,701 | £12,451,033 | £12,241,497 | £12,196,596 |
| 60% LAR / 40% CIR | 30% | £12,672,083 | £11,360,813 | £11,329,556 | £11,179,888 | £10,969,352 | £10,924,451 |
| 60% LAR / 40% CIR | 35% | £11,328,592 | £10,089,668 | £10,058,411 | £9,908,743 | £9,698,207 | £9,653,306 |
| 60% LAR / 40% CIR | 40% | £9,985,101 | £8,817,523 | £8,786,266 | £8,636,598 | £8,427,062 | £8,382,161 |
| 60% LAR / 40% CIR | 45% | £8,641,610 | £7,545,378 | £7,514,121 | £7,364,453 | £7,154,917 | £7,109,916 |
| 60% LAR / 40% CIR | 50% | £7,298,119 | £6,273,234 | £6,241,977 | £6,092,309 | £5,882,773 | £5,837,872 |

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, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|--|---|
| 60% LAR / 40% CIR | 0% | £22,409,631 | £20,664,883 | £20,633,625 | £20,483,957 | £20,274,422 | £20,229,521 |
| 60% LAR / 40% CIR | 5% | £21,066,140 | £19,393,538 | £19,362,281 | £19,212,613 | £19,003,077 | £18,958,176 |
| 60% LAR / 40% CIR | 10% | £19,722,649 | £18,122,193 | £18,090,936 | £17,941,268 | £17,731,732 | £17,686,831 |
| 60% LAR / 40% CIR | 15% | £18,379,157 | £16,850,848 | £16,819,591 | £16,669,923 | £16,460,387 | £16,415,486 |
| 60% LAR / 40% CIR | 20% | £17,035,666 | £15,579,503 | £15,548,246 | £15,398,578 | £15,189,042 | £15,144,141 |
| 60% LAR / 40% CIR | 25% | £15,692,175 | £14,308,158 | £14,276,901 | £14,127,233 | £13,917,697 | £13,872,797 |
| 60% LAR / 40% CIR | 30% | £14,348,683 | £13,036,813 | £13,005,556 | £12,855,888 | £12,646,352 | £12,601,451 |
| 60% LAR / 40% CIR | 35% | £13,005,192 | £11,765,468 | £11,734,211 | £11,584,543 | £11,375,007 | £11,330,106 |
| 60% LAR / 40% CIR | 40% | £11,661,701 | £10,494,123 | £10,462,866 | £10,313,198 | £10,103,662 | £10,058,762 |
| 60% LAR / 40% CIR | 45% | £10,318,210 | £9,222,779 | £9,191,522 | £9,041,853 | £8,832,317 | £8,787,417 |
| 60% LAR / 40% CIR | 50% | £8,974,719 | £7,951,434 | £7,920,177 | £7,770,508 | £7,560,973 | £7,516,072 |

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, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|--|---|
| 60% LAR / 40% CIR | 0% | £24,391,531 | £22,646,783 | £22,615,525 | £22,465,857 | £22,256,322 | £22,211,421 |
| 60% LAR / 40% CIR | 5% | £23,048,040 | £21,375,438 | £21,344,181 | £21,194,513 | £20,984,977 | £20,940,076 |
| 60% LAR / 40% CIR | 10% | £21,704,549 | £20,104,093 | £20,072,836 | £19,923,168 | £19,713,632 | £19,668,731 |
| 60% LAR / 40% CIR | 15% | £20,361,057 | £18,832,748 | £18,801,491 | £18,651,823 | £18,442,287 | £18,397,386 |
| 60% LAR / 40% CIR | 20% | £19,017,566 | £17,561,403 | £17,530,146 | £17,380,478 | £17,170,942 | £17,126,041 |
| 60% LAR / 40% CIR | 25% | £17,674,075 | £16,290,058 | £16,258,801 | £16,109,133 | £15,899,597 | £15,854,697 |
| 60% LAR / 40% CIR | 30% | £16,330,583 | £15,018,713 | £14,987,456 | £14,837,788 | £14,628,252 | £14,583,351 |
| 60% LAR / 40% CIR | 35% | £14,987,092 | £13,747,368 | £13,716,111 | £13,566,443 | £13,356,907 | £13,312,006 |
| 60% LAR / 40% CIR | 40% | £13,643,601 | £12,476,023 | £12,444,766 | £12,295,098 | £12,085,562 | £12,040,662 |
| 60% LAR / 40% CIR | 45% | £12,300,110 | £11,204,679 | £11,173,422 | £11,023,753 | £10,814,217 | £10,769,317 |
| 60% LAR / 40% CIR | 50% | £10,956,619 | £9,933,334 | £9,902,077 | £9,752,408 | £9,542,873 | £9,497,972 |

LB Camden
Local Plan Viability Testing 2026

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| Resil 9 - 30 Flats | |
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| Value Area | Zone A - Lower Central Zone |
|------------|-----------------------------|

| | |
|-----------|--------|
| No Units | 30 |
| Site Area | 0.3 Ha |

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

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset C6G A4 |
|-------------------|------|--|--|---|--|--|---|
| 60% LAR / 40% CIR | 5% | £27,361,452 | £27,511,085 | £27,479,830 | £27,350,161 | £27,120,625 | £27,075,725 |
| 60% LAR / 40% CIR | 10% | £26,329,444 | £26,069,531 | £26,069,272 | £26,196,596 | £25,709,070 | £25,664,170 |
| 60% LAR / 40% CIR | 15% | £24,843,464 | £23,276,421 | £24,686,720 | £23,245,165 | £24,297,515 | £24,252,615 |
| 60% LAR / 40% CIR | 20% | £23,357,484 | £21,864,866 | £21,833,610 | £21,883,941 | £21,474,405 | £21,429,505 |
| 60% LAR / 40% CIR | 25% | £21,871,504 | £20,453,311 | £20,422,054 | £20,272,386 | £20,062,850 | £20,017,950 |
| 60% LAR / 40% CIR | 30% | £20,385,524 | £19,041,756 | £19,010,499 | £18,860,831 | £18,651,295 | £18,606,394 |
| 60% LAR / 40% CIR | 35% | £18,899,544 | £17,630,201 | £17,598,944 | £17,449,276 | £17,239,740 | £17,194,839 |
| 60% LAR / 40% CIR | 40% | £17,413,564 | £16,218,646 | £16,187,389 | £16,037,721 | £15,828,185 | £15,783,284 |
| 60% LAR / 40% CIR | 45% | £15,927,584 | £14,807,091 | £14,775,834 | £14,626,166 | £14,416,630 | £14,371,729 |
| 60% LAR / 40% CIR | 50% | £14,441,604 | £13,395,536 | £13,364,279 | £13,214,611 | £13,005,075 | £12,960,174 |

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, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset C6G A4 |
|-------------------|------|--|--|---|--|--|---|
| 60% LAR / 40% CIR | 0% | £19,536,502 | £17,746,186 | £17,714,930 | £17,665,261 | £17,355,725 | £17,310,825 |
| 60% LAR / 40% CIR | 5% | £18,050,522 | £16,334,631 | £16,303,375 | £16,253,706 | £15,944,170 | £15,899,270 |
| 60% LAR / 40% CIR | 10% | £16,564,542 | £14,923,076 | £14,891,820 | £14,742,151 | £14,532,615 | £14,487,715 |
| 60% LAR / 40% CIR | 15% | £15,078,562 | £13,511,521 | £13,480,265 | £13,330,596 | £13,121,060 | £13,076,160 |
| 60% LAR / 40% CIR | 20% | £13,592,582 | £12,100,066 | £12,068,810 | £11,919,141 | £11,709,605 | £11,664,705 |
| 60% LAR / 40% CIR | 25% | £12,106,602 | £10,688,411 | £10,657,154 | £10,507,486 | £10,297,950 | £10,253,050 |
| 60% LAR / 40% CIR | 30% | £10,620,622 | £9,276,856 | £9,245,599 | £9,095,931 | £8,886,395 | £8,841,494 |
| 60% LAR / 40% CIR | 35% | £9,134,642 | £7,865,301 | £7,834,044 | £7,684,376 | £7,474,840 | £7,429,939 |
| 60% LAR / 40% CIR | 40% | £7,648,662 | £6,453,746 | £6,422,489 | £6,272,821 | £6,063,285 | £6,018,384 |
| 60% LAR / 40% CIR | 45% | £6,162,682 | £5,042,191 | £5,010,934 | £4,861,266 | £4,651,730 | £4,606,829 |
| 60% LAR / 40% CIR | 50% | £4,676,702 | £3,630,636 | £3,599,379 | £3,449,711 | £3,240,175 | £3,195,274 |

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, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset C6G A4 |
|-------------------|------|--|--|---|--|--|---|
| 60% LAR / 40% CIR | 0% | £23,582,802 | £21,792,486 | £21,761,230 | £21,611,561 | £21,402,025 | £21,357,125 |
| 60% LAR / 40% CIR | 5% | £22,096,822 | £20,380,931 | £20,349,675 | £20,200,006 | £19,990,470 | £19,945,570 |
| 60% LAR / 40% CIR | 10% | £20,610,842 | £18,969,376 | £18,938,120 | £18,788,451 | £18,578,915 | £18,534,015 |
| 60% LAR / 40% CIR | 15% | £19,124,862 | £17,557,821 | £17,526,565 | £17,376,896 | £17,167,360 | £17,122,460 |
| 60% LAR / 40% CIR | 20% | £17,638,882 | £16,146,266 | £16,115,010 | £15,965,341 | £15,755,805 | £15,710,905 |
| 60% LAR / 40% CIR | 25% | £16,152,902 | £14,734,711 | £14,703,454 | £14,553,786 | £14,344,250 | £14,299,350 |
| 60% LAR / 40% CIR | 30% | £14,666,922 | £13,323,156 | £13,291,899 | £13,142,231 | £12,932,695 | £12,887,794 |
| 60% LAR / 40% CIR | 35% | £13,180,942 | £11,911,601 | £11,880,344 | £11,730,676 | £11,521,140 | £11,476,239 |
| 60% LAR / 40% CIR | 40% | £11,694,962 | £10,500,046 | £10,468,789 | £10,319,121 | £10,109,585 | £10,064,684 |
| 60% LAR / 40% CIR | 45% | £10,208,982 | £9,088,491 | £9,057,234 | £8,907,566 | £8,698,030 | £8,653,129 |
| 60% LAR / 40% CIR | 50% | £8,723,002 | £7,676,936 | £7,645,679 | £7,496,011 | £7,286,475 | £7,241,574 |

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, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset C6G A4 |
|-------------------|------|--|--|---|--|--|---|
| 60% LAR / 40% CIR | 0% | £25,259,402 | £23,469,086 | £23,437,830 | £23,288,161 | £23,078,625 | £23,033,725 |
| 60% LAR / 40% CIR | 5% | £23,773,422 | £22,057,531 | £22,026,275 | £21,876,606 | £21,667,070 | £21,622,170 |
| 60% LAR / 40% CIR | 10% | £22,287,442 | £20,645,976 | £20,614,720 | £20,465,051 | £20,255,515 | £20,210,615 |
| 60% LAR / 40% CIR | 15% | £20,801,462 | £19,234,421 | £19,203,165 | £19,053,496 | £18,843,960 | £18,799,060 |
| 60% LAR / 40% CIR | 20% | £19,315,482 | £17,822,866 | £17,791,610 | £17,641,941 | £17,432,405 | £17,387,505 |
| 60% LAR / 40% CIR | 25% | £17,829,502 | £16,411,311 | £16,380,054 | £16,230,386 | £16,020,850 | £15,975,950 |
| 60% LAR / 40% CIR | 30% | £16,343,522 | £14,999,756 | £14,968,499 | £14,818,831 | £14,609,295 | £14,564,394 |
| 60% LAR / 40% CIR | 35% | £14,857,542 | £13,588,201 | £13,556,944 | £13,407,276 | £13,197,740 | £13,152,839 |
| 60% LAR / 40% CIR | 40% | £13,371,562 | £12,176,646 | £12,145,389 | £11,995,721 | £11,786,185 | £11,741,284 |
| 60% LAR / 40% CIR | 45% | £11,885,582 | £10,765,091 | £10,733,834 | £10,584,166 | £10,374,630 | £10,329,729 |
| 60% LAR / 40% CIR | 50% | £10,399,602 | £9,353,536 | £9,322,279 | £9,172,611 | £8,963,075 | £8,918,174 |

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, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset C6G A4 |
|-------------------|------|--|--|---|--|--|---|
| 60% LAR / 40% CIR | 0% | £27,241,302 | £25,450,986 | £25,419,730 | £25,270,061 | £25,060,525 | £25,015,625 |
| 60% LAR / 40% CIR | 5% | £25,755,322 | £24,039,431 | £24,008,175 | £23,858,506 | £23,648,970 | £23,604,070 |
| 60% LAR / 40% CIR | 10% | £24,269,342 | £22,627,876 | £22,596,620 | £22,446,951 | £22,237,415 | £22,192,515 |
| 60% LAR / 40% CIR | 15% | £22,783,362 | £21,216,321 | £21,185,065 | £21,035,396 | £20,825,860 | £20,780,960 |
| 60% LAR / 40% CIR | 20% | £21,297,382 | £19,804,766 | £19,773,510 | £19,623,841 | £19,414,305 | £19,369,405 |
| 60% LAR / 40% CIR | 25% | £19,811,402 | £18,393,211 | £18,361,954 | £18,212,286 | £18,002,750 | £17,957,850 |
| 60% LAR / 40% CIR | 30% | £18,325,422 | £16,981,656 | £16,950,399 | £16,800,731 | £16,591,195 | £16,546,294 |
| 60% LAR / 40% CIR | 35% | £16,839,442 | £15,570,101 | £15,538,844 | £15,389,176 | £15,179,640 | £15,134,739 |
| 60% LAR / 40% CIR | 40% | £15,353,462 | £14,158,546 | £14,127,289 | £13,977,621 | £13,768,085 | £13,723,184 |
| 60% LAR / 40% CIR | 45% | £13,867,482 | £12,746,991 | £12,715,734 | £12,566,066 | £12,356,530 | £12,311,629 |
| 60% LAR / 40% CIR | 50% | £12,381,502 | £11,335,436 | £11,304,179 | £11,154,511 | £10,944,975 | £10,900,074 |

**LB Camden
Local Plan Viability Testing 2026**

| | |
|-------------------|--|
| Resi 9 - 30 Flats | |
|-------------------|--|

| | |
|-----------|--------|
| No Units | 30 |
| Site Area | 0.1 Ha |

| | |
|------------|------------------------------|
| Value Area | Zone A - Medium Central Zone |
|------------|------------------------------|

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

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Resenables offset C6 A4 |
|-------------------|------|--|---|--|---|---|---|
| 60% LAR - 40% CIR | 5% | £33,959,872 | £34,058,235 | £34,022,972 | £33,873,304 | £33,853,788 | £33,618,967 |
| 60% LAR - 40% CIR | 10% | £34,132,419 | £32,315,577 | £32,284,993 | £31,934,992 | £31,953,056 | £31,663,155 |
| 60% LAR - 40% CIR | 15% | £33,313,955 | £30,576,805 | £30,545,548 | £30,395,980 | £30,188,344 | £30,141,443 |
| 60% LAR - 40% CIR | 20% | £33,495,512 | £28,838,003 | £28,806,938 | £28,657,168 | £28,447,032 | £28,402,731 |
| 60% LAR - 40% CIR | 25% | £28,677,058 | £27,099,381 | £27,068,124 | £26,918,456 | £26,708,920 | £26,664,019 |
| 60% LAR - 40% CIR | 30% | £26,858,605 | £25,360,669 | £25,329,411 | £25,179,743 | £24,970,207 | £24,925,306 |
| 60% LAR - 40% CIR | 35% | £25,040,152 | £23,621,956 | £23,590,699 | £23,441,031 | £23,231,495 | £23,186,594 |
| 60% LAR - 40% CIR | 40% | £23,221,699 | £21,883,243 | £21,851,987 | £21,702,319 | £21,492,783 | £21,447,882 |
| 60% LAR - 40% CIR | 45% | £21,403,246 | £20,144,531 | £20,113,275 | £19,963,606 | £19,754,071 | £19,709,170 |
| 60% LAR - 40% CIR | 50% | £19,584,793 | £18,405,819 | £18,374,563 | £18,224,894 | £18,015,359 | £17,970,458 |
| 60% LAR - 40% CIR | 55% | £17,766,339 | £16,667,107 | £16,635,851 | £16,486,182 | £16,276,647 | £16,231,746 |

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, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Resenables offset C6 A4 |
|-------------------|------|--|---|--|---|---|---|
| 60% LAR - 40% CIR | 0% | £26,185,972 | £24,289,330 | £24,258,072 | £24,108,404 | £23,898,968 | £23,853,967 |
| 60% LAR - 40% CIR | 5% | £24,361,519 | £22,550,617 | £22,519,360 | £22,369,692 | £22,160,156 | £22,115,255 |
| 60% LAR - 40% CIR | 10% | £22,549,065 | £20,811,905 | £20,780,648 | £20,630,980 | £20,421,444 | £20,376,543 |
| 60% LAR - 40% CIR | 15% | £20,730,612 | £19,073,193 | £19,041,936 | £18,892,268 | £18,682,732 | £18,637,831 |
| 60% LAR - 40% CIR | 20% | £18,912,158 | £17,334,481 | £17,303,224 | £17,153,556 | £16,944,020 | £16,899,119 |
| 60% LAR - 40% CIR | 25% | £17,093,705 | £15,595,769 | £15,564,511 | £15,414,843 | £15,205,307 | £15,160,406 |
| 60% LAR - 40% CIR | 30% | £15,275,252 | £13,857,056 | £13,825,799 | £13,676,131 | £13,466,595 | £13,421,694 |
| 60% LAR - 40% CIR | 35% | £13,456,799 | £12,118,343 | £12,087,087 | £11,937,419 | £11,727,883 | £11,682,982 |
| 60% LAR - 40% CIR | 40% | £11,638,346 | £10,379,631 | £10,348,375 | £10,198,706 | £9,989,171 | £9,944,270 |
| 60% LAR - 40% CIR | 45% | £9,819,893 | £8,640,919 | £8,610,162 | £8,460,494 | £8,250,958 | £8,205,057 |
| 60% LAR - 40% CIR | 50% | £8,001,439 | £6,902,207 | £6,871,451 | £6,721,782 | £6,512,247 | £6,467,346 |

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, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Resenables offset C6 A4 |
|-------------------|------|--|---|--|---|---|---|
| 60% LAR - 40% CIR | 0% | £30,232,272 | £28,335,630 | £28,304,372 | £28,154,704 | £27,945,168 | £27,900,267 |
| 60% LAR - 40% CIR | 5% | £28,413,819 | £26,596,917 | £26,565,660 | £26,416,002 | £26,206,466 | £26,161,565 |
| 60% LAR - 40% CIR | 10% | £26,595,365 | £24,858,205 | £24,826,948 | £24,677,280 | £24,467,744 | £24,422,843 |
| 60% LAR - 40% CIR | 15% | £24,776,912 | £23,119,493 | £23,088,236 | £22,938,568 | £22,729,032 | £22,684,131 |
| 60% LAR - 40% CIR | 20% | £22,958,458 | £21,380,781 | £21,349,524 | £21,199,856 | £20,990,320 | £20,945,419 |
| 60% LAR - 40% CIR | 25% | £21,140,005 | £19,642,069 | £19,610,811 | £19,461,143 | £19,251,607 | £19,206,706 |
| 60% LAR - 40% CIR | 30% | £19,321,552 | £17,903,356 | £17,872,099 | £17,722,431 | £17,512,895 | £17,467,994 |
| 60% LAR - 40% CIR | 35% | £17,503,099 | £16,164,643 | £16,133,386 | £15,983,718 | £15,774,182 | £15,729,281 |
| 60% LAR - 40% CIR | 40% | £15,684,646 | £14,425,931 | £14,394,675 | £14,245,006 | £14,035,471 | £13,990,570 |
| 60% LAR - 40% CIR | 45% | £13,866,193 | £12,687,219 | £12,655,962 | £12,506,294 | £12,296,758 | £12,251,857 |
| 60% LAR - 40% CIR | 50% | £12,047,739 | £10,948,507 | £10,917,251 | £10,767,582 | £10,558,047 | £10,513,146 |

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, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Resenables offset C6 A4 |
|-------------------|------|--|---|--|---|---|---|
| 60% LAR - 40% CIR | 0% | £31,908,872 | £30,012,230 | £29,980,972 | £29,831,304 | £29,621,768 | £29,576,867 |
| 60% LAR - 40% CIR | 5% | £30,090,419 | £28,273,517 | £28,242,260 | £28,092,592 | £27,883,056 | £27,838,155 |
| 60% LAR - 40% CIR | 10% | £28,271,965 | £26,534,805 | £26,503,548 | £26,353,880 | £26,144,344 | £26,099,443 |
| 60% LAR - 40% CIR | 15% | £26,453,512 | £24,796,093 | £24,764,836 | £24,615,168 | £24,405,632 | £24,360,731 |
| 60% LAR - 40% CIR | 20% | £24,635,058 | £23,057,381 | £23,026,124 | £22,876,456 | £22,666,920 | £22,622,019 |
| 60% LAR - 40% CIR | 25% | £22,816,605 | £21,318,669 | £21,287,411 | £21,137,743 | £20,928,207 | £20,883,306 |
| 60% LAR - 40% CIR | 30% | £20,998,152 | £19,579,956 | £19,548,699 | £19,399,031 | £19,189,495 | £19,144,594 |
| 60% LAR - 40% CIR | 35% | £19,179,699 | £17,841,243 | £17,810,007 | £17,660,339 | £17,450,803 | £17,405,902 |
| 60% LAR - 40% CIR | 40% | £17,361,246 | £16,102,531 | £16,071,275 | £15,921,606 | £15,712,071 | £15,667,170 |
| 60% LAR - 40% CIR | 45% | £15,542,793 | £14,363,819 | £14,332,563 | £14,182,894 | £13,973,359 | £13,928,458 |
| 60% LAR - 40% CIR | 50% | £13,724,339 | £12,625,107 | £12,593,851 | £12,444,182 | £12,234,647 | £12,189,746 |

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, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Resenables offset C6 A4 |
|-------------------|------|--|---|--|---|---|---|
| 60% LAR - 40% CIR | 0% | £33,890,772 | £31,994,130 | £31,962,872 | £31,813,204 | £31,603,668 | £31,558,767 |
| 60% LAR - 40% CIR | 5% | £32,072,319 | £30,255,417 | £30,224,160 | £30,074,492 | £29,864,956 | £29,820,055 |
| 60% LAR - 40% CIR | 10% | £30,253,865 | £28,516,705 | £28,485,448 | £28,335,780 | £28,126,244 | £28,081,343 |
| 60% LAR - 40% CIR | 15% | £28,435,412 | £26,777,993 | £26,746,736 | £26,597,068 | £26,387,532 | £26,342,631 |
| 60% LAR - 40% CIR | 20% | £26,616,958 | £25,039,281 | £25,008,024 | £24,858,356 | £24,648,820 | £24,603,919 |
| 60% LAR - 40% CIR | 25% | £24,798,505 | £23,300,569 | £23,269,311 | £23,119,643 | £22,910,107 | £22,865,206 |
| 60% LAR - 40% CIR | 30% | £22,980,052 | £21,561,856 | £21,530,599 | £21,380,931 | £21,171,395 | £21,126,494 |
| 60% LAR - 40% CIR | 35% | £21,161,599 | £19,823,143 | £19,791,887 | £19,642,219 | £19,432,683 | £19,387,782 |
| 60% LAR - 40% CIR | 40% | £19,343,146 | £18,084,431 | £18,053,175 | £17,903,506 | £17,693,971 | £17,649,070 |
| 60% LAR - 40% CIR | 45% | £17,524,693 | £16,345,719 | £16,314,463 | £16,164,794 | £15,955,259 | £15,910,358 |
| 60% LAR - 40% CIR | 50% | £15,706,239 | £14,607,007 | £14,575,751 | £14,426,082 | £14,216,547 | £14,171,646 |

LB Camden
Local Plan Viability Testing 2026

| |
|-------------------|
| Res1 9 - 30 Flats |
|-------------------|

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

| | |
|-----------|--------|
| No Units | 30 |
| Site Area | 0.3 Ha |

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

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|--|---|
| | | £35,755,568 | £37,783,168 | £37,783,161 | £37,812,242 | £37,822,707 | £37,357,806 |
| 60% LAR - 40% CIR | 5% | £35,755,568 | £35,807,655 | £35,836,252 | £35,866,994 | £35,877,646 | £35,432,147 |
| 60% LAR - 40% CIR | 10% | £35,733,692 | £33,841,850 | £33,910,593 | £33,760,925 | £33,551,389 | £33,506,488 |
| 60% LAR - 40% CIR | 15% | £33,725,254 | £32,016,191 | £31,984,933 | £31,855,265 | £31,625,729 | £31,580,828 |
| 60% LAR - 40% CIR | 20% | £31,716,816 | £30,090,531 | £30,059,275 | £29,909,606 | £29,700,070 | £29,655,170 |
| 60% LAR - 40% CIR | 25% | £29,708,378 | £28,164,872 | £28,133,616 | £27,983,947 | £27,774,411 | £27,729,511 |
| 60% LAR - 40% CIR | 30% | £27,699,940 | £26,239,213 | £26,207,957 | £26,058,288 | £25,848,752 | £25,803,852 |
| 60% LAR - 40% CIR | 35% | £25,691,502 | £24,313,554 | £24,282,297 | £24,132,628 | £23,923,093 | £23,878,192 |
| 60% LAR - 40% CIR | 40% | £23,683,064 | £22,387,895 | £22,356,638 | £22,206,970 | £21,997,434 | £21,952,533 |
| 60% LAR - 40% CIR | 45% | £21,674,626 | £20,462,236 | £20,430,979 | £20,281,311 | £20,071,775 | £20,026,874 |
| 60% LAR - 40% CIR | 50% | £19,666,188 | £18,536,577 | £18,505,319 | £18,355,651 | £18,146,115 | £18,101,215 |

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, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|--|---|
| | | £29,985,666 | £28,028,268 | £27,997,011 | £27,847,342 | £27,837,807 | £27,592,906 |
| 60% LAR - 40% CIR | 0% | £27,977,230 | £29,102,805 | £29,071,352 | £29,061,884 | £29,052,416 | £29,042,948 |
| 60% LAR - 40% CIR | 5% | £25,968,792 | £24,176,950 | £24,145,693 | £23,996,025 | £23,786,489 | £23,741,588 |
| 60% LAR - 40% CIR | 10% | £23,960,354 | £22,251,291 | £22,220,033 | £22,070,365 | £21,860,829 | £21,815,928 |
| 60% LAR - 40% CIR | 15% | £21,951,916 | £20,325,631 | £20,294,376 | £20,144,708 | £19,935,172 | £19,890,271 |
| 60% LAR - 40% CIR | 25% | £19,943,478 | £18,399,972 | £18,368,715 | £18,219,047 | £18,009,511 | £17,964,610 |
| 60% LAR - 40% CIR | 30% | £17,935,040 | £16,474,313 | £16,443,057 | £16,293,389 | £16,083,853 | £16,038,952 |
| 60% LAR - 40% CIR | 35% | £15,926,602 | £14,548,654 | £14,517,397 | £14,367,729 | £14,158,193 | £14,113,292 |
| 60% LAR - 40% CIR | 40% | £13,918,164 | £12,622,995 | £12,591,738 | £12,442,070 | £12,232,534 | £12,187,633 |
| 60% LAR - 40% CIR | 45% | £11,909,726 | £10,697,336 | £10,666,079 | £10,516,411 | £10,306,875 | £10,261,974 |
| 60% LAR - 40% CIR | 50% | £9,901,288 | £8,771,677 | £8,740,419 | £8,590,751 | £8,381,215 | £8,336,315 |

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, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|--|---|
| | | £34,031,968 | £32,074,568 | £32,043,311 | £31,893,642 | £31,884,107 | £31,639,206 |
| 60% LAR - 40% CIR | 0% | £32,023,530 | £34,148,905 | £34,117,648 | £33,967,979 | £33,958,444 | £33,713,543 |
| 60% LAR - 40% CIR | 5% | £30,015,092 | £28,223,250 | £28,191,993 | £28,042,325 | £27,832,789 | £27,787,888 |
| 60% LAR - 40% CIR | 10% | £28,006,654 | £26,297,591 | £26,266,333 | £26,116,665 | £25,907,129 | £25,862,228 |
| 60% LAR - 40% CIR | 15% | £25,998,216 | £24,371,931 | £24,340,674 | £24,191,006 | £23,981,470 | £23,936,569 |
| 60% LAR - 40% CIR | 25% | £23,989,778 | £22,446,272 | £22,415,015 | £22,265,347 | £22,055,811 | £22,010,911 |
| 60% LAR - 40% CIR | 30% | £21,981,340 | £20,520,613 | £20,489,357 | £20,339,689 | £20,130,152 | £20,085,252 |
| 60% LAR - 40% CIR | 35% | £19,972,902 | £18,594,954 | £18,563,697 | £18,414,029 | £18,204,493 | £18,159,592 |
| 60% LAR - 40% CIR | 40% | £17,964,464 | £16,669,295 | £16,638,038 | £16,488,370 | £16,278,834 | £16,233,933 |
| 60% LAR - 40% CIR | 45% | £15,956,026 | £14,743,636 | £14,712,379 | £14,562,711 | £14,353,175 | £14,308,274 |
| 60% LAR - 40% CIR | 50% | £13,947,588 | £12,817,977 | £12,786,719 | £12,637,051 | £12,427,515 | £12,382,615 |

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, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|--|---|
| | | £35,708,568 | £33,751,168 | £33,719,911 | £33,570,242 | £33,360,707 | £33,315,806 |
| 60% LAR - 40% CIR | 0% | £33,700,130 | £35,825,595 | £35,794,252 | £35,644,584 | £35,435,048 | £35,390,147 |
| 60% LAR - 40% CIR | 5% | £31,691,692 | £29,899,850 | £29,868,593 | £29,718,925 | £29,509,389 | £29,464,488 |
| 60% LAR - 40% CIR | 10% | £29,683,254 | £27,974,191 | £27,942,933 | £27,793,265 | £27,583,729 | £27,538,828 |
| 60% LAR - 40% CIR | 15% | £27,674,816 | £26,048,531 | £26,017,275 | £25,867,606 | £25,658,070 | £25,613,170 |
| 60% LAR - 40% CIR | 25% | £25,666,378 | £24,122,872 | £24,091,616 | £23,941,947 | £23,732,411 | £23,687,511 |
| 60% LAR - 40% CIR | 30% | £23,657,940 | £22,197,213 | £22,165,957 | £22,016,288 | £21,806,752 | £21,761,852 |
| 60% LAR - 40% CIR | 35% | £21,649,502 | £20,271,554 | £20,240,297 | £20,090,629 | £19,881,093 | £19,836,192 |
| 60% LAR - 40% CIR | 40% | £19,641,064 | £18,345,895 | £18,314,638 | £18,164,970 | £17,955,434 | £17,910,533 |
| 60% LAR - 40% CIR | 45% | £17,632,626 | £16,420,236 | £16,388,979 | £16,239,311 | £16,029,775 | £15,984,874 |
| 60% LAR - 40% CIR | 50% | £15,624,188 | £14,494,577 | £14,463,319 | £14,313,651 | £14,104,115 | £14,059,215 |

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, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|--|---|
| | | £37,690,488 | £35,733,088 | £35,701,811 | £35,552,142 | £35,342,607 | £35,297,706 |
| 60% LAR - 40% CIR | 0% | £35,682,050 | £37,807,495 | £37,776,152 | £37,626,484 | £37,416,948 | £37,372,047 |
| 60% LAR - 40% CIR | 5% | £33,673,612 | £31,881,750 | £31,850,493 | £31,700,825 | £31,491,289 | £31,446,388 |
| 60% LAR - 40% CIR | 10% | £31,665,174 | £29,956,091 | £29,924,833 | £29,775,165 | £29,565,629 | £29,520,728 |
| 60% LAR - 40% CIR | 15% | £29,656,736 | £28,030,431 | £27,999,174 | £27,849,506 | £27,639,970 | £27,595,069 |
| 60% LAR - 40% CIR | 25% | £27,648,298 | £26,104,772 | £26,073,515 | £25,923,847 | £25,714,311 | £25,669,411 |
| 60% LAR - 40% CIR | 30% | £25,639,860 | £24,179,113 | £24,147,857 | £23,998,189 | £23,788,653 | £23,743,752 |
| 60% LAR - 40% CIR | 35% | £23,631,422 | £22,253,454 | £22,222,197 | £22,072,528 | £21,863,000 | £21,818,100 |
| 60% LAR - 40% CIR | 40% | £21,622,984 | £20,327,795 | £20,296,538 | £20,146,870 | £19,937,334 | £19,892,433 |
| 60% LAR - 40% CIR | 45% | £19,614,546 | £18,402,136 | £18,370,879 | £18,221,211 | £18,011,675 | £17,966,774 |
| 60% LAR - 40% CIR | 50% | £17,606,108 | £16,476,477 | £16,445,219 | £16,295,551 | £16,086,015 | £16,041,115 |

LB Camden Local Plan Viability Testing 2026

Table with 2 columns: Item, Value. Row 1: Resil 13 - 135 Flats.

Table with 2 columns: Value Area, Zone A - Higher Central Zone.

Table with 2 columns: No Units, 138; Site Area, 1.04 Ha.

Table with 2 columns: Sales value inflation, Base; Build cost inflation, Base; Tenure, LAR : CIR.

Table with 8 columns: Tenure, % AH, and various cost components (Base Build Costs, Access Prt M4(2), Building Safety Levy, Biodiversity, etc.).

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

£97,649,000

Table with 8 columns: Tenure, % AH, and various cost components (Base Build Costs, Access Prt M4(2), Building Safety Levy, Biodiversity, etc.).

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

£57,186,000

Table with 8 columns: Tenure, % AH, and various cost components (Base Build Costs, Access Prt M4(2), Building Safety Levy, Biodiversity, etc.).

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

£40,420,000

Table with 8 columns: Tenure, % AH, and various cost components (Base Build Costs, Access Prt M4(2), Building Safety Levy, Biodiversity, etc.).

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

£20,601,000

Table with 8 columns: Tenure, % AH, and various cost components (Base Build Costs, Access Prt M4(2), Building Safety Levy, Biodiversity, etc.).

LB Camden
Local Plan Viability Testing 2026

Table with 2 columns: No Units, Site Area. Values: 200, 0.29 Ha.

Table with 2 columns: Value Area, Zone A - Higher Central Zone.

Residual land values:

Main table for Residual Land Values. Columns: Tenure, % AH, and 6 columns of cost/valuation data. Includes sub-headers for Base Build Costs and various Policy CCs.

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Table for Higher Value Secondary Offices. Columns: Tenure, % AH, and 6 columns of cost/valuation data.

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Table for Medium Value Secondary Offices. Columns: Tenure, % AH, and 6 columns of cost/valuation data.

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Table for Lower Value Secondary Offices / Community Space. Columns: Tenure, % AH, and 6 columns of cost/valuation data.

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Table for Secondary Industrial/Storage/Distribution. Columns: Tenure, % AH, and 6 columns of cost/valuation data.

LB Camden
Local Plan Viability Testing 2026

| |
|-------------------|
| Resi 9 - 30 Flats |
|-------------------|

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

| | |
|-----------|--------|
| No Units | 30 |
| Site Area | 0.1 Ha |

| | |
|-----------------------|-----------|
| Sales value Inflation | Base |
| Build cost Inflation | Base |
| Tenure | LAR : CIR |

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--------------|---|--|---|--|--|
| 0% | 0% | £10,302,921 | £8,816,383 | £8,785,136 | £8,635,467 | £8,425,931 | £8,381,031 | |
| 60% LAR - 40% CIR | 5% | £9,786,865 | £8,339,572 | £8,308,316 | £8,158,647 | £7,949,111 | £7,904,211 | |
| 60% LAR - 40% CIR | 10% | £9,230,869 | £7,884,752 | £7,853,495 | £7,703,826 | £7,494,291 | £7,449,391 | |
| 60% LAR - 40% CIR | 15% | £8,684,754 | £7,355,932 | £7,324,675 | £7,175,006 | £6,965,471 | £6,920,571 | |
| 60% LAR - 40% CIR | 20% | £8,158,688 | £6,909,112 | £6,877,854 | £6,728,186 | £6,518,650 | £6,473,750 | |
| 60% LAR - 40% CIR | 25% | £7,622,643 | £6,432,291 | £6,401,034 | £6,251,366 | £6,041,830 | £5,996,930 | |
| 60% LAR - 40% CIR | 30% | £7,086,587 | £5,955,471 | £5,924,214 | £5,774,545 | £5,565,009 | £5,520,109 | |
| 60% LAR - 40% CIR | 35% | £6,550,531 | £5,478,650 | £5,447,394 | £5,297,725 | £5,088,189 | £5,043,289 | |
| 60% LAR - 40% CIR | 40% | £6,014,475 | £5,001,830 | £4,970,573 | £4,820,904 | £4,611,368 | £4,566,468 | |
| 60% LAR - 40% CIR | 45% | £5,478,420 | £4,525,009 | £4,493,753 | £4,344,084 | £4,134,548 | £4,089,648 | |
| 60% LAR - 40% CIR | 50% | £4,942,364 | £4,048,189 | £4,016,932 | £3,867,264 | £3,657,728 | £3,612,828 | |

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 | Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--------------|--|---|--|--|
| 0% | 0% | £538,021 | £988,507 | £979,767 | £1,129,433 | £1,138,969 | £1,381,888 |
| 60% LAR - 40% CIR | 5% | £1,995 | £1,435,259 | £1,436,984 | £1,608,253 | £1,615,788 | £1,980,688 |
| 60% LAR - 40% CIR | 10% | £534,051 | £1,902,148 | £1,903,405 | £2,083,074 | £2,090,609 | £2,537,510 |
| 60% LAR - 40% CIR | 15% | £1,070,146 | £2,378,988 | £2,410,235 | £2,595,893 | £2,603,428 | £3,150,329 |
| 60% LAR - 40% CIR | 20% | £2,440,086 | £2,855,788 | £2,897,035 | £3,082,714 | £3,090,249 | £3,737,150 |
| 60% LAR - 40% CIR | 25% | £2,142,257 | £3,332,609 | £3,363,856 | £3,551,534 | £3,559,069 | £4,377,970 |
| 60% LAR - 40% CIR | 30% | £2,676,313 | £3,809,428 | £3,840,675 | £3,999,355 | £4,006,890 | £4,944,791 |
| 60% LAR - 40% CIR | 35% | £3,210,369 | £4,286,248 | £4,317,495 | £4,491,175 | £4,508,710 | £5,572,611 |
| 60% LAR - 40% CIR | 40% | £3,744,424 | £4,763,070 | £4,794,317 | £4,943,998 | £4,961,533 | £6,150,434 |
| 60% LAR - 40% CIR | 45% | £4,278,479 | £5,239,891 | £5,271,138 | £5,439,818 | £5,457,353 | £6,776,254 |
| 60% LAR - 40% CIR | 50% | £4,812,534 | £5,716,710 | £5,747,957 | £5,897,638 | £5,915,173 | £7,382,074 |

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 | Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--------------|--|---|--|--|
| 0% | 0% | £4,584,321 | £3,097,793 | £3,066,536 | £2,916,867 | £2,707,331 | £2,662,431 |
| 60% LAR - 40% CIR | 5% | £4,048,265 | £2,620,972 | £2,589,716 | £2,440,047 | £2,230,511 | £2,185,611 |
| 60% LAR - 40% CIR | 10% | £3,512,209 | £2,144,152 | £2,112,895 | £1,963,226 | £1,753,690 | £1,708,790 |
| 60% LAR - 40% CIR | 15% | £2,976,154 | £1,667,332 | £1,636,075 | £1,486,407 | £1,276,871 | £1,231,971 |
| 60% LAR - 40% CIR | 20% | £2,440,086 | £1,190,512 | £1,159,255 | £1,108,586 | £900,050 | £855,150 |
| 60% LAR - 40% CIR | 25% | £1,904,043 | £713,691 | £682,434 | £532,766 | £323,230 | £278,330 |
| 60% LAR - 40% CIR | 30% | £1,367,987 | £236,871 | £205,614 | £55,945 | £153,809 | £108,909 |
| 60% LAR - 40% CIR | 35% | £831,931 | £24,051 | £2,231 | £52,974 | £1,000 | £57,074 |
| 60% LAR - 40% CIR | 40% | £295,876 | £718,778 | £748,027 | £987,696 | £1,107,232 | £1,152,132 |
| 60% LAR - 40% CIR | 45% | £648,989 | £1,195,558 | £1,226,805 | £1,377,475 | £1,528,011 | £1,678,551 |
| 60% LAR - 40% CIR | 50% | £775,236 | £1,672,340 | £1,703,587 | £1,854,256 | £2,004,792 | £2,155,332 |

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 | Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--------------|--|---|--|--|
| 0% | 0% | £6,262,921 | £4,774,393 | £4,743,136 | £4,593,467 | £4,383,931 | £4,339,031 |
| 60% LAR - 40% CIR | 5% | £5,726,865 | £4,297,572 | £4,266,316 | £4,116,647 | £3,907,111 | £3,862,211 |
| 60% LAR - 40% CIR | 10% | £5,188,809 | £3,820,752 | £3,789,495 | £3,639,826 | £3,430,291 | £3,385,391 |
| 60% LAR - 40% CIR | 15% | £4,652,754 | £3,343,932 | £3,312,675 | £3,163,006 | £2,953,471 | £2,908,571 |
| 60% LAR - 40% CIR | 20% | £4,116,688 | £2,867,112 | £2,835,854 | £2,686,186 | £2,476,650 | £2,431,750 |
| 60% LAR - 40% CIR | 25% | £3,580,643 | £2,390,291 | £2,359,034 | £2,209,366 | £1,999,830 | £1,954,930 |
| 60% LAR - 40% CIR | 30% | £3,044,587 | £1,913,471 | £1,882,214 | £1,732,545 | £1,523,009 | £1,478,109 |
| 60% LAR - 40% CIR | 35% | £2,508,531 | £1,436,650 | £1,405,394 | £1,255,725 | £1,046,189 | £1,001,289 |
| 60% LAR - 40% CIR | 40% | £1,972,475 | £959,830 | £928,573 | £778,904 | £569,368 | £524,468 |
| 60% LAR - 40% CIR | 45% | £1,436,420 | £483,009 | £451,753 | £302,084 | £92,549 | £47,649 |
| 60% LAR - 40% CIR | 50% | £900,364 | £8,190 | £56,988 | £174,736 | £354,272 | £409,372 |

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

£20,691,000

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--------------|--|---|--|--|
| 0% | 0% | £6,242,821 | £6,756,293 | £6,725,036 | £6,575,367 | £6,365,831 | £6,320,931 |
| 60% LAR - 40% CIR | 5% | £7,705,765 | £5,273,472 | £5,242,216 | £5,092,547 | £4,882,011 | £4,837,111 |
| 60% LAR - 40% CIR | 10% | £7,170,709 | £5,802,652 | £5,771,395 | £5,621,726 | £5,412,190 | £5,367,290 |
| 60% LAR - 40% CIR | 15% | £6,634,654 | £5,325,832 | £5,294,575 | £5,144,907 | £4,935,371 | £4,890,471 |
| 60% LAR - 40% CIR | 20% | £6,098,598 | £4,849,012 | £4,817,754 | £4,668,086 | £4,458,550 | £4,413,650 |
| 60% LAR - 40% CIR | 25% | £5,562,543 | £4,372,191 | £4,340,934 | £4,191,265 | £3,981,730 | £3,936,830 |
| 60% LAR - 40% CIR | 30% | £5,026,487 | £3,895,371 | £3,864,114 | £3,714,445 | £3,504,909 | £3,460,009 |
| 60% LAR - 40% CIR | 35% | £4,490,431 | £3,418,550 | £3,387,294 | £3,237,625 | £3,028,089 | £2,983,189 |
| 60% LAR - 40% CIR | 40% | £3,954,375 | £2,941,730 | £2,910,473 | £2,760,804 | £2,551,268 | £2,506,368 |
| 60% LAR - 40% CIR | 45% | £3,418,320 | £2,464,909 | £2,433,652 | £2,283,984 | £2,074,448 | £2,029,548 |
| 60% LAR - 40% CIR | 50% | £2,882,264 | £1,988,089 | £1,956,832 | £1,807,164 | £1,597,628 | £1,552,728 |

LB Camden
Local Plan Viability Testing 2026

| |
|-------------------|
| Resi 9 - 30 Flats |
|-------------------|

| | |
|------------|-------------------|
| Value Area | Zone B - £950 psf |
|------------|-------------------|

| | |
|-----------|--------|
| No Units | 30 |
| Site Area | 0.1 Ha |

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

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-----------------|------|--|---|--|---|--|--|
| 60% LAR 40% CIR | 5% | £11,252,845 | £9,751,127 | £9,719,671 | £9,570,202 | £9,360,666 | £9,315,766 |
| 60% LAR 40% CIR | 5% | £10,669,293 | £9,227,571 | £9,196,313 | £9,046,645 | £8,837,109 | £8,792,208 |
| 60% LAR 40% CIR | 10% | £10,085,740 | £8,704,013 | £8,672,757 | £8,523,088 | £8,313,552 | £8,268,652 |
| 60% LAR 40% CIR | 15% | £9,502,189 | £8,180,457 | £8,149,199 | £7,999,531 | £7,789,995 | £7,745,094 |
| 60% LAR 40% CIR | 20% | £8,918,637 | £7,656,901 | £7,625,643 | £7,475,974 | £7,266,438 | £7,221,538 |
| 60% LAR 40% CIR | 25% | £8,335,086 | £7,133,345 | £7,102,087 | £6,952,417 | £6,742,881 | £6,697,981 |
| 60% LAR 40% CIR | 30% | £7,751,533 | £6,609,789 | £6,578,531 | £6,428,860 | £6,219,324 | £6,174,424 |
| 60% LAR 40% CIR | 35% | £7,167,981 | £6,086,227 | £6,054,971 | £5,905,302 | £5,695,766 | £5,650,866 |
| 60% LAR 40% CIR | 40% | £6,584,430 | £5,562,671 | £5,531,413 | £5,381,744 | £5,172,208 | £5,127,308 |
| 60% LAR 40% CIR | 45% | £6,000,878 | £5,039,113 | £5,007,857 | £4,858,188 | £4,648,652 | £4,603,752 |
| 60% LAR 40% CIR | 50% | £5,417,325 | £4,515,557 | £4,484,299 | £4,334,631 | £4,125,095 | £4,080,194 |

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

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-----------------|------|--|---|--|---|--|--|
| 60% LAR 40% CIR | 0% | £1,487,945 | £113,773 | £95,028 | £194,898 | £494,234 | £449,134 |
| 60% LAR 40% CIR | 5% | £924,393 | £837,925 | £869,867 | £719,265 | £490,781 | £472,726 |
| 60% LAR 40% CIR | 10% | £320,840 | £1,060,687 | £1,092,143 | £1,241,812 | £1,451,348 | £1,456,248 |
| 60% LAR 40% CIR | 15% | £392,711 | £1,584,443 | £1,615,701 | £1,765,369 | £1,974,905 | £2,019,805 |
| 60% LAR 40% CIR | 20% | £466,203 | £2,108,199 | £2,139,257 | £2,288,825 | £2,498,361 | £2,543,261 |
| 60% LAR 40% CIR | 25% | £1,428,614 | £2,631,955 | £2,662,812 | £2,812,483 | £3,022,019 | £3,066,919 |
| 60% LAR 40% CIR | 30% | £2,013,367 | £3,155,711 | £3,186,571 | £3,336,940 | £3,546,476 | £3,591,376 |
| 60% LAR 40% CIR | 35% | £2,598,120 | £3,679,467 | £3,710,328 | £3,860,698 | £4,070,234 | £4,115,134 |
| 60% LAR 40% CIR | 40% | £3,182,873 | £4,203,223 | £4,233,987 | £4,384,155 | £4,593,691 | £4,638,591 |
| 60% LAR 40% CIR | 45% | £3,767,626 | £4,726,979 | £4,757,743 | £4,907,911 | £5,117,447 | £5,162,347 |
| 60% LAR 40% CIR | 50% | £4,352,379 | £5,250,735 | £5,280,501 | £5,430,669 | £5,640,205 | £5,685,105 |

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

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-----------------|------|--|---|--|---|--|--|
| 60% LAR 40% CIR | 0% | £5,534,245 | £4,032,527 | £4,061,271 | £3,851,602 | £3,642,066 | £3,597,166 |
| 60% LAR 40% CIR | 5% | £4,950,693 | £3,508,971 | £3,477,713 | £3,268,045 | £3,058,509 | £3,013,609 |
| 60% LAR 40% CIR | 10% | £4,367,140 | £2,985,413 | £2,954,157 | £2,804,488 | £2,594,952 | £2,550,052 |
| 60% LAR 40% CIR | 15% | £3,783,589 | £2,461,857 | £2,430,601 | £2,280,931 | £2,071,395 | £2,026,495 |
| 60% LAR 40% CIR | 20% | £3,200,037 | £1,938,299 | £1,907,043 | £1,757,374 | £1,547,838 | £1,502,938 |
| 60% LAR 40% CIR | 25% | £2,616,486 | £1,414,742 | £1,383,486 | £1,233,817 | £1,024,281 | £979,381 |
| 60% LAR 40% CIR | 30% | £2,032,933 | £891,185 | £859,929 | £710,260 | £500,724 | £455,824 |
| 60% LAR 40% CIR | 35% | £1,449,381 | £367,627 | £336,371 | £186,702 | £27,166 | £27,166 |
| 60% LAR 40% CIR | 40% | £865,830 | £155,929 | £167,167 | £39,655 | £546,391 | £591,291 |
| 60% LAR 40% CIR | 45% | £282,278 | £29,371 | £40,609 | £29,647 | £1,969,845 | £1,114,845 |
| 60% LAR 40% CIR | 50% | £391,676 | £1,263,043 | £1,234,391 | £1,383,969 | £1,593,505 | £1,638,405 |

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

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-----------------|------|--|---|--|---|--|--|
| 60% LAR 40% CIR | 0% | £7,210,845 | £5,709,127 | £5,677,871 | £5,228,202 | £5,018,666 | £4,973,766 |
| 60% LAR 40% CIR | 5% | £6,627,293 | £5,185,571 | £5,154,313 | £4,804,645 | £4,595,109 | £4,550,208 |
| 60% LAR 40% CIR | 10% | £6,043,740 | £4,662,013 | £4,630,757 | £4,481,088 | £4,271,552 | £4,226,652 |
| 60% LAR 40% CIR | 15% | £5,460,189 | £4,138,457 | £4,107,199 | £3,957,531 | £3,747,995 | £3,703,094 |
| 60% LAR 40% CIR | 20% | £4,876,637 | £3,614,901 | £3,583,643 | £3,433,974 | £3,224,438 | £3,179,538 |
| 60% LAR 40% CIR | 25% | £4,293,086 | £3,091,345 | £3,060,087 | £2,910,417 | £2,700,881 | £2,655,981 |
| 60% LAR 40% CIR | 30% | £3,709,533 | £2,567,789 | £2,536,531 | £2,386,860 | £2,177,324 | £2,132,424 |
| 60% LAR 40% CIR | 35% | £3,125,981 | £2,044,227 | £2,012,971 | £1,863,302 | £1,653,766 | £1,608,866 |
| 60% LAR 40% CIR | 40% | £2,542,430 | £1,520,671 | £1,489,413 | £1,339,745 | £1,130,209 | £1,085,309 |
| 60% LAR 40% CIR | 45% | £1,958,878 | £997,113 | £965,857 | £816,188 | £606,652 | £561,752 |
| 60% LAR 40% CIR | 50% | £1,375,325 | £473,557 | £442,299 | £292,631 | £83,995 | £38,094 |

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

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-----------------|------|--|---|--|---|--|--|
| 60% LAR 40% CIR | 0% | £9,192,745 | £7,691,027 | £7,659,771 | £7,510,102 | £7,300,566 | £7,255,666 |
| 60% LAR 40% CIR | 5% | £8,609,193 | £7,167,471 | £7,136,213 | £6,986,545 | £6,777,009 | £6,732,109 |
| 60% LAR 40% CIR | 10% | £8,025,640 | £6,643,913 | £6,612,657 | £6,462,988 | £6,253,452 | £6,208,552 |
| 60% LAR 40% CIR | 15% | £7,442,089 | £6,120,357 | £6,089,101 | £5,939,431 | £5,729,895 | £5,684,994 |
| 60% LAR 40% CIR | 20% | £6,858,537 | £5,596,799 | £5,565,543 | £5,415,874 | £5,206,338 | £5,161,438 |
| 60% LAR 40% CIR | 25% | £6,274,986 | £5,073,242 | £5,042,086 | £4,892,317 | £4,682,781 | £4,637,881 |
| 60% LAR 40% CIR | 30% | £5,691,433 | £4,549,686 | £4,518,430 | £4,368,760 | £4,159,224 | £4,114,324 |
| 60% LAR 40% CIR | 35% | £5,107,881 | £4,026,127 | £3,994,871 | £3,844,202 | £3,634,666 | £3,589,766 |
| 60% LAR 40% CIR | 40% | £4,524,330 | £3,502,571 | £3,471,313 | £3,321,645 | £3,112,109 | £3,067,209 |
| 60% LAR 40% CIR | 45% | £3,940,778 | £2,979,013 | £2,947,757 | £2,798,088 | £2,588,552 | £2,543,652 |
| 60% LAR 40% CIR | 50% | £3,357,225 | £2,455,457 | £2,424,201 | £2,274,533 | £2,064,997 | £2,020,097 |

LB Camden
Local Plan Viability Testing 2026

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|--------------------|
| Resil 9 - 30 Flats |
|--------------------|

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

| | |
|-----------|--------|
| No Units | 30 |
| Site Area | 0.1 Ha |

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

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-----------------|------|--|---|--|---|--|--|
| | | £12,202,768 | £10,585,862 | £10,654,805 | £10,504,937 | £10,295,401 | £10,250,500 |
| 60% LAR 40% CIR | 5% | £11,571,720 | £10,115,568 | £10,084,312 | £9,934,643 | £9,725,107 | £9,680,207 |
| 60% LAR 40% CIR | 10% | £10,940,673 | £9,545,275 | £9,514,017 | £9,364,349 | £9,154,813 | £9,109,913 |
| 60% LAR 40% CIR | 15% | £10,309,625 | £8,974,981 | £8,943,724 | £8,794,056 | £8,584,520 | £8,539,619 |
| 60% LAR 40% CIR | 20% | £9,678,577 | £8,404,687 | £8,373,430 | £8,223,761 | £8,014,226 | £7,969,325 |
| 60% LAR 40% CIR | 25% | £9,047,528 | £7,834,393 | £7,803,136 | £7,653,467 | £7,443,932 | £7,399,032 |
| 60% LAR 40% CIR | 30% | £8,416,480 | £7,264,099 | £7,232,842 | £7,083,174 | £6,873,638 | £6,828,737 |
| 60% LAR 40% CIR | 35% | £7,785,432 | £6,693,805 | £6,662,548 | £6,512,880 | £6,303,344 | £6,258,443 |
| 60% LAR 40% CIR | 40% | £7,154,384 | £6,123,511 | £6,092,254 | £5,942,586 | £5,733,050 | £5,688,150 |
| 60% LAR 40% CIR | 45% | £6,523,336 | £5,553,217 | £5,521,960 | £5,372,292 | £5,162,756 | £5,117,856 |
| 60% LAR 40% CIR | 50% | £5,892,288 | £4,982,924 | £4,951,667 | £4,801,999 | £4,592,463 | £4,547,562 |

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, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-----------------|------|--|---|--|---|--|--|
| | | £2,437,868 | £920,962 | £896,705 | £740,037 | £533,501 | £485,600 |
| 60% LAR 40% CIR | 0% | £1,808,820 | £350,693 | £319,412 | £160,743 | £88,784 | £85,885 |
| 60% LAR 40% CIR | 5% | £1,175,773 | £219,625 | £200,863 | £40,051 | £(10,087) | £(64,907) |
| 60% LAR 40% CIR | 10% | £544,725 | £78,919 | £59,176 | £(970,844) | £(1,190,390) | £(1,225,291) |
| 60% LAR 40% CIR | 15% | £(88,221) | £(131,073) | £(131,073) | £(1,841,138) | £(1,760,614) | £(1,755,375) |
| 60% LAR 40% CIR | 20% | £(471,372) | £(1,830,507) | £(1,861,764) | £(2,111,433) | £(2,320,968) | £(2,365,868) |
| 60% LAR 40% CIR | 25% | £(1,348,420) | £(2,500,801) | £(2,532,058) | £(2,881,726) | £(2,891,252) | £(2,938,163) |
| 60% LAR 40% CIR | 30% | £(1,078,458) | £(2,099,024) | £(2,102,326) | £(2,102,326) | £(2,291,252) | £(2,326,477) |
| 60% LAR 40% CIR | 35% | £(2,697,880) | £(1,545,499) | £(1,514,242) | £(1,264,574) | £(1,031,850) | £(1,078,750) |
| 60% LAR 40% CIR | 40% | £(2,541,555) | £(1,411,693) | £(1,342,938) | £(1,342,938) | £(1,862,144) | £(1,847,044) |
| 60% LAR 40% CIR | 45% | £(3,872,612) | £(4,781,978) | £(4,813,233) | £(4,842,901) | £(5,172,437) | £(5,217,338) |

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, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-----------------|------|--|---|--|---|--|--|
| | | £5,484,168 | £4,967,262 | £4,938,005 | £4,786,537 | £4,576,801 | £4,531,900 |
| 60% LAR 40% CIR | 0% | £5,853,120 | £4,396,958 | £4,365,712 | £4,214,243 | £4,004,507 | £3,959,606 |
| 60% LAR 40% CIR | 5% | £5,222,073 | £3,826,675 | £3,795,417 | £3,643,949 | £3,434,213 | £3,389,313 |
| 60% LAR 40% CIR | 10% | £4,591,025 | £3,256,381 | £3,225,124 | £3,073,656 | £2,863,920 | £2,819,019 |
| 60% LAR 40% CIR | 15% | £3,959,977 | £2,686,087 | £2,654,830 | £2,503,362 | £2,293,626 | £2,248,725 |
| 60% LAR 40% CIR | 20% | £3,328,929 | £2,115,793 | £2,084,536 | £1,933,067 | £1,723,331 | £1,678,430 |
| 60% LAR 40% CIR | 25% | £2,697,880 | £1,545,499 | £1,514,242 | £1,362,774 | £1,153,038 | £1,110,137 |
| 60% LAR 40% CIR | 30% | £2,066,832 | £975,205 | £943,948 | £792,480 | £582,744 | £537,843 |
| 60% LAR 40% CIR | 35% | £1,435,784 | £404,911 | £373,655 | £223,986 | £14,450 | £(80,462) |
| 60% LAR 40% CIR | 40% | £804,736 | £(169,389) | £(169,389) | £(169,389) | £(586,884) | £(620,784) |
| 60% LAR 40% CIR | 45% | £173,688 | £(735,676) | £(766,933) | £(916,601) | £(1,126,137) | £(1,171,038) |

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, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-----------------|------|--|---|--|---|--|--|
| | | £9,160,768 | £6,843,862 | £6,812,605 | £6,661,137 | £6,253,401 | £6,208,500 |
| 60% LAR 40% CIR | 0% | £7,529,720 | £5,073,568 | £5,042,312 | £4,890,843 | £4,681,307 | £4,636,406 |
| 60% LAR 40% CIR | 5% | £6,898,673 | £4,503,275 | £4,472,017 | £4,320,549 | £4,111,013 | £4,066,113 |
| 60% LAR 40% CIR | 10% | £6,267,625 | £3,932,981 | £3,901,724 | £3,750,256 | £3,540,720 | £3,495,819 |
| 60% LAR 40% CIR | 15% | £5,636,577 | £3,362,687 | £3,331,430 | £3,180,000 | £2,970,464 | £2,925,563 |
| 60% LAR 40% CIR | 20% | £5,005,528 | £2,792,393 | £2,761,136 | £2,610,000 | £2,400,464 | £2,355,563 |
| 60% LAR 40% CIR | 25% | £4,374,480 | £2,222,099 | £2,190,842 | £2,039,714 | £1,830,178 | £1,785,277 |
| 60% LAR 40% CIR | 30% | £3,743,432 | £1,651,805 | £1,620,548 | £1,469,420 | £1,259,884 | £1,214,983 |
| 60% LAR 40% CIR | 35% | £3,112,384 | £1,081,511 | £1,050,254 | £1,000,586 | £1,000,586 | £1,000,586 |
| 60% LAR 40% CIR | 40% | £2,481,336 | £511,217 | £479,960 | £429,292 | £1,120,756 | £1,075,856 |
| 60% LAR 40% CIR | 45% | £1,850,288 | £(60,924) | £(90,687) | £(180,950) | £(580,463) | £(625,362) |

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, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-----------------|------|--|---|--|---|--|--|
| | | £10,142,668 | £8,625,762 | £8,594,505 | £8,443,037 | £8,235,301 | £8,190,400 |
| 60% LAR 40% CIR | 0% | £9,511,620 | £8,055,468 | £8,024,212 | £7,872,743 | £7,665,007 | £7,620,107 |
| 60% LAR 40% CIR | 5% | £8,880,573 | £7,485,175 | £7,453,917 | £7,302,449 | £7,094,713 | £7,049,813 |
| 60% LAR 40% CIR | 10% | £8,249,525 | £6,914,881 | £6,883,624 | £6,732,156 | £6,524,420 | £6,479,519 |
| 60% LAR 40% CIR | 15% | £7,618,477 | £6,344,587 | £6,313,330 | £6,161,862 | £5,954,126 | £5,909,225 |
| 60% LAR 40% CIR | 20% | £6,987,428 | £5,774,293 | £5,743,036 | £5,591,567 | £5,383,831 | £5,338,930 |
| 60% LAR 40% CIR | 25% | £6,356,380 | £5,203,999 | £5,172,742 | £5,021,274 | £4,813,538 | £4,768,637 |
| 60% LAR 40% CIR | 30% | £5,725,332 | £4,633,706 | £4,602,448 | £4,450,980 | £4,243,244 | £4,198,343 |
| 60% LAR 40% CIR | 35% | £5,094,284 | £4,063,411 | £4,032,153 | £3,880,686 | £3,672,950 | £3,628,050 |
| 60% LAR 40% CIR | 40% | £4,463,236 | £3,493,117 | £3,461,860 | £3,310,392 | £3,102,656 | £3,057,756 |
| 60% LAR 40% CIR | 45% | £3,832,188 | £2,922,824 | £2,891,567 | £2,740,099 | £2,532,363 | £2,487,462 |

LB Camden
Local Plan Viability Testing 2026

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|-------------------|
| Resi 9 - 30 Flats |
|-------------------|

| | |
|------------|---------------------|
| Value Area | Zone B - £1,050 psf |
|------------|---------------------|

| | |
|-----------|--------|
| No Units | 30 |
| Site Area | 0.1 Ha |

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

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs and Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|--|---|--|--|
| 60% LAR - 40% CIR | 5% | £12,474,149 | £11,003,567 | £10,972,309 | £10,822,641 | £10,613,105 | £10,588,204 |
| 60% LAR - 40% CIR | 10% | £11,795,006 | £10,388,538 | £10,355,279 | £10,205,611 | £9,996,075 | £9,951,174 |
| 60% LAR - 40% CIR | 15% | £11,117,060 | £9,769,505 | £9,736,246 | £9,586,580 | £9,379,044 | £9,334,143 |
| 60% LAR - 40% CIR | 20% | £10,438,516 | £9,152,475 | £9,121,217 | £8,971,549 | £8,762,013 | £8,717,112 |
| 60% LAR - 40% CIR | 25% | £9,759,971 | £8,535,444 | £8,504,187 | £8,354,519 | £8,144,983 | £8,100,082 |
| 60% LAR - 40% CIR | 30% | £9,081,428 | £7,918,414 | £7,887,156 | £7,737,488 | £7,527,952 | £7,483,051 |
| 60% LAR - 40% CIR | 35% | £8,402,883 | £7,301,383 | £7,270,125 | £7,120,458 | £6,910,922 | £6,866,021 |
| 60% LAR - 40% CIR | 40% | £7,724,339 | £6,684,352 | £6,653,095 | £6,503,427 | £6,293,891 | £6,248,990 |
| 60% LAR - 40% CIR | 45% | £7,045,794 | £6,067,322 | £6,036,064 | £5,886,396 | £5,676,860 | £5,631,959 |
| 60% LAR - 40% CIR | 50% | £6,367,250 | £5,450,291 | £5,419,034 | £5,269,366 | £5,059,830 | £5,014,929 |

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 and Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|--|---|--|--|
| 60% LAR - 40% CIR | 0% | £3,387,792 | £1,955,697 | £1,824,440 | £1,674,772 | £1,465,236 | £1,420,335 |
| 60% LAR - 40% CIR | 5% | £2,709,249 | £1,338,667 | £1,207,409 | £1,057,741 | £848,205 | £803,304 |
| 60% LAR - 40% CIR | 10% | £2,030,705 | £621,636 | £590,379 | £440,711 | £231,175 | £186,274 |
| 60% LAR - 40% CIR | 15% | £1,352,160 | £4,605 | £38,652 | £176,320 | £388,856 | £430,767 |
| 60% LAR - 40% CIR | 20% | £673,616 | £4,989,625 | £4,601,985 | £4,181,361 | £1,602,887 | £1,047,758 |
| 60% LAR - 40% CIR | 25% | £4,929 | £1,229,456 | £1,260,713 | £1,410,381 | £1,619,917 | £1,664,818 |
| 60% LAR - 40% CIR | 30% | £383,412 | £1,548,486 | £1,677,744 | £2,027,812 | £2,236,348 | £2,281,849 |
| 60% LAR - 40% CIR | 35% | £1,354,937 | £2,444,633 | £2,408,774 | £2,444,942 | £2,463,078 | £2,468,078 |
| 60% LAR - 40% CIR | 40% | £2,040,387 | £3,080,548 | £3,111,605 | £3,281,473 | £3,471,009 | £3,515,910 |
| 60% LAR - 40% CIR | 45% | £2,719,158 | £3,697,473 | £3,728,838 | £3,917,609 | £4,106,345 | £4,151,841 |
| 60% LAR - 40% CIR | 50% | £3,397,650 | £4,314,609 | £4,345,966 | £4,495,534 | £4,795,076 | £4,749,979 |

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 and Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|--|---|--|--|
| 60% LAR - 40% CIR | 0% | £7,434,092 | £5,901,997 | £5,870,740 | £5,721,072 | £5,511,536 | £5,466,635 |
| 60% LAR - 40% CIR | 5% | £6,755,549 | £5,284,967 | £5,253,709 | £5,104,041 | £4,894,505 | £4,849,604 |
| 60% LAR - 40% CIR | 10% | £6,077,005 | £4,667,936 | £4,636,679 | £4,487,011 | £4,277,475 | £4,232,574 |
| 60% LAR - 40% CIR | 15% | £5,398,460 | £4,050,905 | £4,019,648 | £3,869,980 | £3,660,444 | £3,615,543 |
| 60% LAR - 40% CIR | 20% | £4,719,916 | £3,433,875 | £3,402,617 | £3,252,949 | £3,043,413 | £2,998,512 |
| 60% LAR - 40% CIR | 25% | £4,041,371 | £2,816,844 | £2,785,587 | £2,635,919 | £2,426,383 | £2,381,482 |
| 60% LAR - 40% CIR | 30% | £3,362,828 | £2,199,814 | £2,168,556 | £2,018,888 | £1,809,352 | £1,764,451 |
| 60% LAR - 40% CIR | 35% | £2,684,283 | £1,582,783 | £1,551,525 | £1,401,857 | £1,192,322 | £1,147,421 |
| 60% LAR - 40% CIR | 40% | £2,005,739 | £965,752 | £934,495 | £784,827 | £575,291 | £530,390 |
| 60% LAR - 40% CIR | 45% | £1,327,194 | £348,722 | £317,464 | £167,796 | £41,748 | £46,848 |
| 60% LAR - 40% CIR | 50% | £648,650 | £248,099 | £216,841 | £49,254 | £68,770 | £73,870 |

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 and Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|--|---|--|--|
| 60% LAR - 40% CIR | 0% | £9,110,692 | £7,578,597 | £7,547,340 | £7,397,672 | £7,188,136 | £7,143,235 |
| 60% LAR - 40% CIR | 5% | £8,432,149 | £6,961,567 | £6,930,309 | £6,780,641 | £6,571,105 | £6,526,204 |
| 60% LAR - 40% CIR | 10% | £7,753,605 | £6,344,536 | £6,313,279 | £6,163,611 | £5,954,075 | £5,909,174 |
| 60% LAR - 40% CIR | 15% | £7,075,060 | £5,727,505 | £5,696,248 | £5,546,580 | £5,337,044 | £5,292,143 |
| 60% LAR - 40% CIR | 20% | £6,396,516 | £5,110,475 | £5,079,217 | £4,929,549 | £4,720,013 | £4,675,112 |
| 60% LAR - 40% CIR | 25% | £5,717,971 | £4,493,444 | £4,462,187 | £4,312,519 | £4,102,983 | £4,058,082 |
| 60% LAR - 40% CIR | 30% | £5,039,428 | £3,876,414 | £3,845,156 | £3,695,488 | £3,485,952 | £3,441,051 |
| 60% LAR - 40% CIR | 35% | £4,360,883 | £3,259,383 | £3,228,125 | £3,078,457 | £2,868,922 | £2,824,021 |
| 60% LAR - 40% CIR | 40% | £3,682,339 | £2,642,352 | £2,611,095 | £2,461,427 | £2,251,891 | £2,206,990 |
| 60% LAR - 40% CIR | 45% | £3,003,794 | £2,025,322 | £1,994,064 | £1,844,396 | £1,634,860 | £1,589,959 |
| 60% LAR - 40% CIR | 50% | £2,325,250 | £1,408,291 | £1,377,034 | £1,227,366 | £1,017,830 | £972,929 |

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 and Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|--|---|--|--|
| 60% LAR - 40% CIR | 0% | £11,092,592 | £9,560,497 | £9,529,240 | £9,379,572 | £9,170,036 | £9,125,135 |
| 60% LAR - 40% CIR | 5% | £10,414,049 | £8,943,467 | £8,912,209 | £8,762,541 | £8,553,005 | £8,508,104 |
| 60% LAR - 40% CIR | 10% | £9,735,505 | £8,326,436 | £8,295,179 | £8,145,511 | £7,935,975 | £7,891,074 |
| 60% LAR - 40% CIR | 15% | £9,056,960 | £7,709,405 | £7,678,148 | £7,528,480 | £7,318,944 | £7,274,043 |
| 60% LAR - 40% CIR | 20% | £8,378,416 | £7,092,375 | £7,061,117 | £6,911,449 | £6,701,913 | £6,657,012 |
| 60% LAR - 40% CIR | 25% | £7,699,871 | £6,475,344 | £6,444,087 | £6,294,419 | £6,084,883 | £6,039,982 |
| 60% LAR - 40% CIR | 30% | £7,021,328 | £5,858,314 | £5,827,056 | £5,677,388 | £5,467,852 | £5,422,951 |
| 60% LAR - 40% CIR | 35% | £6,342,783 | £5,241,283 | £5,210,025 | £5,060,357 | £4,850,822 | £4,805,921 |
| 60% LAR - 40% CIR | 40% | £5,664,239 | £4,624,252 | £4,593,095 | £4,443,427 | £4,233,791 | £4,188,890 |
| 60% LAR - 40% CIR | 45% | £4,985,694 | £4,007,222 | £3,976,064 | £3,826,396 | £3,616,760 | £3,571,859 |
| 60% LAR - 40% CIR | 50% | £4,307,150 | £3,390,191 | £3,359,034 | £3,209,366 | £2,999,730 | £2,954,829 |

LB Camden
Local Plan Viability Testing 2026

| | |
|-------------------|--|
| Resi 9 - 30 Flats | |
|-------------------|--|

| | |
|-----------|--------|
| No Units | 30 |
| Site Area | 0.1 Ha |

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-----------------|------|--|---|--|---|--|--|
| | | £14,102,617 | £12,555,332 | £12,524,074 | £12,374,406 | £12,164,870 | £12,118,969 |
| 60% LAR 40% CIR | 5% | £13,376,577 | £11,891,564 | £11,860,308 | £11,710,639 | £11,501,103 | £11,456,203 |
| 60% LAR 40% CIR | 10% | £12,650,338 | £11,227,795 | £11,196,540 | £11,046,872 | £10,837,336 | £10,792,435 |
| 60% LAR 40% CIR | 15% | £11,924,495 | £10,564,030 | £10,532,772 | £10,383,104 | £10,173,568 | £10,128,667 |
| 60% LAR 40% CIR | 20% | £11,198,455 | £9,900,262 | £9,869,006 | £9,719,337 | £9,509,801 | £9,464,901 |
| 60% LAR 40% CIR | 25% | £10,472,414 | £9,236,495 | £9,205,238 | £9,055,569 | £8,846,034 | £8,801,133 |
| 60% LAR 40% CIR | 30% | £9,746,374 | £8,572,728 | £8,541,471 | £8,391,803 | £8,182,267 | £8,137,366 |
| 60% LAR 40% CIR | 35% | £9,020,333 | £7,908,960 | £7,877,704 | £7,728,035 | £7,518,499 | £7,473,599 |
| 60% LAR 40% CIR | 40% | £8,294,293 | £7,245,193 | £7,213,936 | £7,064,267 | £6,854,732 | £6,809,831 |
| 60% LAR 40% CIR | 45% | £7,568,253 | £6,581,426 | £6,550,169 | £6,400,501 | £6,190,965 | £6,146,064 |
| 60% LAR 40% CIR | 50% | £6,842,212 | £5,917,659 | £5,886,402 | £5,736,733 | £5,527,197 | £5,482,297 |

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

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-----------------|------|--|---|--|---|--|--|
| | | £4,337,717 | £2,790,432 | £2,759,174 | £2,609,506 | £2,399,970 | £2,355,069 |
| 60% LAR 40% CIR | 0% | £3,611,677 | £2,126,384 | £2,095,126 | £1,945,458 | £1,735,922 | £1,691,021 |
| 60% LAR 40% CIR | 5% | £2,885,636 | £1,462,343 | £1,431,085 | £1,281,417 | £1,071,881 | £1,027,535 |
| 60% LAR 40% CIR | 10% | £2,159,595 | £799,130 | £767,872 | £618,204 | £408,668 | £363,767 |
| 60% LAR 40% CIR | 20% | £1,433,555 | £133,362 | £104,106 | £54,438 | £4,902 | £-898,898 |
| 60% LAR 40% CIR | 25% | £707,514 | £-428,405 | £-459,652 | £-479,331 | £-418,856 | £-463,767 |
| 60% LAR 40% CIR | 30% | £18,598 | £-1,193,172 | £-1,223,429 | £-1,373,097 | £-1,562,633 | £-1,627,534 |
| 60% LAR 40% CIR | 35% | £-244,267 | £-1,958,131 | £-2,007,126 | £-2,246,401 | £-2,534,601 | £-2,601,301 |
| 60% LAR 40% CIR | 40% | £-470,507 | £-2,713,107 | £-2,762,102 | £-3,001,377 | £-3,290,168 | £-3,357,069 |
| 60% LAR 40% CIR | 45% | £-696,547 | £-3,468,074 | £-3,517,069 | £-3,756,344 | £-4,045,135 | £-4,112,036 |
| 60% LAR 40% CIR | 50% | £-922,688 | £-4,223,041 | £-4,272,036 | £-4,511,311 | £-4,800,102 | £-4,867,003 |

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

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-----------------|------|--|---|--|---|--|--|
| | | £9,384,017 | £6,836,732 | £6,805,474 | £6,655,806 | £6,446,270 | £6,401,369 |
| 60% LAR 40% CIR | 0% | £7,657,977 | £5,172,644 | £5,141,386 | £5,001,718 | £4,792,182 | £4,747,281 |
| 60% LAR 40% CIR | 5% | £6,931,936 | £4,508,196 | £4,476,938 | £4,327,270 | £4,117,734 | £4,072,833 |
| 60% LAR 40% CIR | 10% | £6,205,895 | £3,843,430 | £3,812,172 | £3,662,504 | £3,453,068 | £3,408,167 |
| 60% LAR 40% CIR | 20% | £5,479,855 | £3,178,664 | £3,147,406 | £3,007,738 | £2,798,202 | £2,753,301 |
| 60% LAR 40% CIR | 25% | £4,753,814 | £2,513,898 | £2,482,640 | £2,342,972 | £2,133,436 | £2,088,535 |
| 60% LAR 40% CIR | 30% | £4,027,774 | £1,849,132 | £1,817,874 | £1,678,206 | £1,468,670 | £1,423,769 |
| 60% LAR 40% CIR | 35% | £3,301,733 | £1,184,366 | £1,153,108 | £1,013,440 | £793,904 | £749,003 |
| 60% LAR 40% CIR | 40% | £2,575,693 | £519,600 | £488,342 | £348,674 | £139,138 | £-101,231 |
| 60% LAR 40% CIR | 45% | £1,849,653 | £-146,166 | £-177,408 | £-317,076 | £-506,540 | £-561,441 |
| 60% LAR 40% CIR | 50% | £1,123,612 | £-811,609 | £-842,851 | £-1,082,126 | £-1,371,611 | £-1,426,512 |

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

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-----------------|------|--|---|--|---|--|--|
| | | £10,060,617 | £6,513,332 | £6,482,074 | £6,332,406 | £6,122,870 | £6,077,969 |
| 60% LAR 40% CIR | 0% | £9,334,577 | £4,849,564 | £4,818,306 | £4,668,638 | £4,459,102 | £4,414,201 |
| 60% LAR 40% CIR | 5% | £8,608,536 | £4,184,798 | £4,153,540 | £4,003,872 | £3,794,336 | £3,749,435 |
| 60% LAR 40% CIR | 10% | £7,882,495 | £3,519,032 | £3,487,774 | £3,338,106 | £3,128,570 | £3,083,669 |
| 60% LAR 40% CIR | 20% | £7,156,455 | £2,854,266 | £2,823,008 | £2,673,340 | £2,463,804 | £2,418,903 |
| 60% LAR 40% CIR | 25% | £6,430,414 | £2,189,500 | £2,158,242 | £2,008,574 | £1,799,038 | £1,754,137 |
| 60% LAR 40% CIR | 30% | £5,704,374 | £1,524,734 | £1,493,476 | £1,343,808 | £1,134,272 | £1,089,371 |
| 60% LAR 40% CIR | 35% | £4,978,333 | £859,968 | £828,710 | £679,042 | £469,506 | £424,605 |
| 60% LAR 40% CIR | 40% | £4,252,293 | £195,202 | £163,944 | £13,276 | £-106,260 | £-161,161 |
| 60% LAR 40% CIR | 45% | £3,526,253 | £-470,566 | £-499,308 | £-748,574 | £-1,038,038 | £-1,092,939 |
| 60% LAR 40% CIR | 50% | £2,800,212 | £-1,145,800 | £-1,174,542 | £-1,413,817 | £-1,703,281 | £-1,758,182 |

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

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-----------------|------|--|---|--|---|--|--|
| | | £12,042,517 | £10,495,232 | £10,463,974 | £10,314,306 | £10,104,770 | £10,059,869 |
| 60% LAR 40% CIR | 0% | £11,316,477 | £9,831,464 | £9,800,206 | £9,650,538 | £9,441,002 | £9,396,101 |
| 60% LAR 40% CIR | 5% | £10,590,436 | £9,166,698 | £9,135,440 | £8,985,772 | £8,776,236 | £8,731,335 |
| 60% LAR 40% CIR | 10% | £9,864,395 | £8,501,932 | £8,470,674 | £8,321,006 | £8,111,470 | £8,066,569 |
| 60% LAR 40% CIR | 15% | £9,138,355 | £7,837,166 | £7,805,908 | £7,656,240 | £7,446,704 | £7,401,803 |
| 60% LAR 40% CIR | 20% | £8,412,314 | £7,172,400 | £7,141,142 | £6,991,474 | £6,781,938 | £6,737,037 |
| 60% LAR 40% CIR | 25% | £7,686,274 | £6,507,634 | £6,476,376 | £6,326,708 | £6,117,172 | £6,072,271 |
| 60% LAR 40% CIR | 30% | £6,960,233 | £5,842,868 | £5,811,610 | £5,661,942 | £5,452,406 | £5,407,505 |
| 60% LAR 40% CIR | 35% | £6,234,193 | £5,178,102 | £5,146,844 | £5,007,176 | £4,797,640 | £4,752,739 |
| 60% LAR 40% CIR | 40% | £5,508,153 | £4,513,336 | £4,482,078 | £4,332,410 | £4,122,874 | £4,077,973 |
| 60% LAR 40% CIR | 45% | £4,782,112 | £3,848,570 | £3,817,312 | £3,667,644 | £3,458,108 | £3,413,207 |

LB Camden
Local Plan Viability Testing 2026

| |
|--------------------|
| Resil 9 - 30 Flats |
|--------------------|

| | |
|------------|---------------------|
| Value Area | Zone B - £1,150 psf |
|------------|---------------------|

| | |
|-----------|--------|
| No Units | 30 |
| Site Area | 0.3 Ha |

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

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs and Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|--|---|--|--|
| | | £15,052,541 | £13,490,066 | £13,458,810 | £13,309,141 | £13,099,605 | £13,054,705 |
| 60% LAR - 40% CIR | 5% | £14,279,004 | £12,779,563 | £12,749,305 | £12,598,637 | £12,389,101 | £12,344,200 |
| 60% LAR - 40% CIR | 10% | £13,505,466 | £12,069,058 | £12,037,801 | £11,886,133 | £11,676,597 | £11,631,697 |
| 60% LAR - 40% CIR | 15% | £12,731,931 | £11,358,554 | £11,327,297 | £11,175,629 | £10,966,093 | £10,921,193 |
| 60% LAR - 40% CIR | 20% | £11,958,394 | £10,648,051 | £10,616,793 | £10,465,125 | £10,255,589 | £10,210,689 |
| 60% LAR - 40% CIR | 25% | £11,184,857 | £9,937,546 | £9,906,289 | £9,754,621 | £9,545,085 | £9,500,185 |
| 60% LAR - 40% CIR | 30% | £10,411,321 | £9,227,042 | £9,195,785 | £9,044,117 | £8,834,581 | £8,789,681 |
| 60% LAR - 40% CIR | 35% | £9,637,784 | £8,516,538 | £8,485,281 | £8,333,613 | £8,124,077 | £8,079,177 |
| 60% LAR - 40% CIR | 40% | £8,864,247 | £7,806,034 | £7,774,777 | £7,623,109 | £7,413,573 | £7,368,673 |
| 60% LAR - 40% CIR | 45% | £8,090,711 | £7,095,530 | £7,064,273 | £6,912,605 | £6,703,069 | £6,658,169 |
| 60% LAR - 40% CIR | 50% | £7,317,174 | £6,385,026 | £6,353,769 | £6,202,101 | £5,992,565 | £5,947,665 |

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

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs and Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|--|---|--|--|
| | | £5,287,641 | £3,725,166 | £3,693,910 | £3,544,241 | £3,334,705 | £3,289,805 |
| 60% LAR - 40% CIR | 5% | £4,514,104 | £3,014,663 | £2,983,405 | £2,833,737 | £2,624,201 | £2,579,301 |
| 60% LAR - 40% CIR | 10% | £3,740,568 | £2,304,158 | £2,272,901 | £2,123,233 | £1,913,697 | £1,868,797 |
| 60% LAR - 40% CIR | 15% | £2,967,031 | £1,593,654 | £1,562,397 | £1,412,729 | £1,203,193 | £1,158,293 |
| 60% LAR - 40% CIR | 20% | £2,193,494 | £883,151 | £851,893 | £702,225 | £492,689 | £447,789 |
| 60% LAR - 40% CIR | 25% | £1,419,957 | £172,646 | £141,389 | £26,879 | £-217,815 | £-272,915 |
| 60% LAR - 40% CIR | 30% | £59,421 | £-537,858 | £-506,601 | £-354,933 | £-145,397 | £-100,497 |
| 60% LAR - 40% CIR | 35% | £-197,116 | £-1,248,363 | £-1,217,105 | £-1,064,437 | £-854,901 | £-809,001 |
| 60% LAR - 40% CIR | 40% | £-390,633 | £-1,958,868 | £-1,927,610 | £-1,774,942 | £-1,565,406 | £-1,520,506 |
| 60% LAR - 40% CIR | 45% | £-584,149 | £-2,669,373 | £-2,638,115 | £-2,485,447 | £-2,275,911 | £-2,230,011 |
| 60% LAR - 40% CIR | 50% | £-777,665 | £-3,379,878 | £-3,348,620 | £-3,195,952 | £-2,986,416 | £-2,941,516 |

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

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs and Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|--|---|--|--|
| | | £9,333,941 | £7,771,466 | £7,740,210 | £7,590,541 | £7,381,005 | £7,336,105 |
| 60% LAR - 40% CIR | 5% | £8,560,404 | £7,060,963 | £7,029,705 | £6,880,037 | £6,670,501 | £6,625,601 |
| 60% LAR - 40% CIR | 10% | £7,786,868 | £6,350,458 | £6,319,201 | £6,169,533 | £5,959,997 | £5,915,097 |
| 60% LAR - 40% CIR | 15% | £7,013,331 | £5,639,954 | £5,608,697 | £5,459,029 | £5,249,493 | £5,204,593 |
| 60% LAR - 40% CIR | 20% | £6,239,794 | £4,929,451 | £4,898,193 | £4,748,525 | £4,538,989 | £4,494,089 |
| 60% LAR - 40% CIR | 25% | £5,466,257 | £4,218,946 | £4,187,689 | £4,038,021 | £3,828,485 | £3,783,585 |
| 60% LAR - 40% CIR | 30% | £4,692,721 | £3,508,442 | £3,477,185 | £3,327,517 | £3,117,981 | £3,073,081 |
| 60% LAR - 40% CIR | 35% | £3,919,184 | £2,797,938 | £2,766,681 | £2,617,013 | £2,407,477 | £2,362,577 |
| 60% LAR - 40% CIR | 40% | £3,145,647 | £2,087,434 | £2,056,177 | £1,906,509 | £1,696,973 | £1,652,073 |
| 60% LAR - 40% CIR | 45% | £2,372,111 | £1,376,930 | £1,345,673 | £1,196,005 | £950,469 | £905,569 |
| 60% LAR - 40% CIR | 50% | £1,598,574 | £66,426 | £35,169 | £-145,500 | £-376,964 | £-431,064 |

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

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs and Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|--|---|--|--|
| | | £11,010,541 | £9,448,066 | £9,416,810 | £9,267,141 | £9,057,605 | £9,012,705 |
| 60% LAR - 40% CIR | 5% | £10,237,004 | £8,737,563 | £8,706,305 | £8,556,637 | £8,347,101 | £8,302,200 |
| 60% LAR - 40% CIR | 10% | £9,463,468 | £8,027,058 | £7,995,801 | £7,846,133 | £7,636,597 | £7,591,697 |
| 60% LAR - 40% CIR | 15% | £8,689,931 | £7,316,554 | £7,285,297 | £7,135,629 | £6,926,093 | £6,881,193 |
| 60% LAR - 40% CIR | 20% | £7,916,394 | £6,606,051 | £6,574,793 | £6,425,125 | £6,215,589 | £6,170,689 |
| 60% LAR - 40% CIR | 25% | £7,142,857 | £5,895,546 | £5,864,289 | £5,714,621 | £5,505,085 | £5,460,185 |
| 60% LAR - 40% CIR | 30% | £6,369,321 | £5,185,042 | £5,153,785 | £5,004,117 | £4,794,581 | £4,749,681 |
| 60% LAR - 40% CIR | 35% | £5,595,784 | £4,474,538 | £4,443,281 | £4,293,613 | £4,084,077 | £4,039,177 |
| 60% LAR - 40% CIR | 40% | £4,822,247 | £3,764,034 | £3,732,777 | £3,583,109 | £3,373,573 | £3,328,673 |
| 60% LAR - 40% CIR | 45% | £4,048,711 | £3,053,530 | £3,022,273 | £2,872,605 | £2,663,069 | £2,618,169 |
| 60% LAR - 40% CIR | 50% | £3,275,174 | £2,343,026 | £2,311,769 | £2,162,101 | £1,952,565 | £1,907,665 |

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

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs and Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|--|---|--|--|
| | | £12,922,441 | £11,429,966 | £11,398,710 | £11,249,041 | £11,039,505 | £10,994,605 |
| 60% LAR - 40% CIR | 5% | £12,148,904 | £10,719,463 | £10,688,205 | £10,538,537 | £10,329,001 | £10,284,101 |
| 60% LAR - 40% CIR | 10% | £11,445,368 | £10,008,958 | £9,977,701 | £9,828,033 | £9,618,497 | £9,573,597 |
| 60% LAR - 40% CIR | 15% | £10,671,831 | £9,298,454 | £9,267,197 | £9,117,529 | £8,907,993 | £8,863,093 |
| 60% LAR - 40% CIR | 20% | £9,898,294 | £8,587,951 | £8,556,693 | £8,407,025 | £8,197,489 | £8,152,589 |
| 60% LAR - 40% CIR | 25% | £9,124,757 | £7,877,446 | £7,846,189 | £7,696,521 | £7,486,985 | £7,442,085 |
| 60% LAR - 40% CIR | 30% | £8,351,221 | £7,166,942 | £7,135,685 | £6,986,017 | £6,776,481 | £6,731,581 |
| 60% LAR - 40% CIR | 35% | £7,577,684 | £6,456,438 | £6,425,181 | £6,275,513 | £6,066,977 | £6,022,077 |
| 60% LAR - 40% CIR | 40% | £6,804,147 | £5,745,934 | £5,714,677 | £5,565,009 | £5,355,473 | £5,310,573 |
| 60% LAR - 40% CIR | 45% | £6,030,611 | £5,035,430 | £5,004,173 | £4,854,505 | £4,645,969 | £4,601,069 |
| 60% LAR - 40% CIR | 50% | £5,257,074 | £4,324,926 | £4,293,669 | £4,144,001 | £3,934,465 | £3,889,565 |

**LB Camden
Local Plan Viability Testing 2026**

| | |
|--------------------------|--------|
| Res1 9 - 30 Flats | |
| No Units | 30 |
| Site Area | 0.1 Ha |

| | |
|------------|---------------------|
| Value Area | Zone B - £1,200 psf |
|------------|---------------------|

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

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M(2) & Building Safety Levy | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3) & Biodiversity | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|---|---|--|---|--|--|
| | | £16,002,465 | £14,424,801 | £14,393,544 | £14,243,875 | £14,034,339 | £13,988,439 |
| 60% LAR - 40% CIR | 5% | £15,181,432 | £13,667,560 | £13,636,304 | £13,486,635 | £13,277,099 | £13,232,199 |
| 60% LAR - 40% CIR | 10% | £14,360,400 | £12,810,319 | £12,879,063 | £12,729,394 | £12,519,858 | £12,474,958 |
| 60% LAR - 40% CIR | 15% | £13,539,366 | £12,153,079 | £12,121,821 | £11,972,153 | £11,762,617 | £11,717,717 |
| 60% LAR - 40% CIR | 20% | £12,718,334 | £11,395,838 | £11,364,581 | £11,214,913 | £11,005,377 | £10,960,476 |
| 60% LAR - 40% CIR | 25% | £11,897,301 | £10,638,597 | £10,607,340 | £10,457,672 | £10,248,136 | £10,203,235 |
| 60% LAR - 40% CIR | 30% | £11,076,268 | £9,881,357 | £9,850,099 | £9,700,431 | £9,490,895 | £9,445,994 |
| 60% LAR - 40% CIR | 35% | £10,255,235 | £9,124,116 | £9,092,858 | £8,943,191 | £8,733,655 | £8,688,754 |
| 60% LAR - 40% CIR | 40% | £9,434,202 | £8,366,874 | £8,335,616 | £8,185,949 | £7,976,414 | £7,931,513 |
| 60% LAR - 40% CIR | 45% | £8,613,169 | £7,609,634 | £7,578,377 | £7,428,709 | £7,219,172 | £7,174,272 |
| 60% LAR - 40% CIR | 50% | £7,792,136 | £6,852,393 | £6,821,137 | £6,671,468 | £6,461,932 | £6,417,032 |

**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, Wchair Prt M(3) & Biodiversity | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|---|---|--|---|--|--|
| | | £6,237,565 | £4,659,901 | £4,628,644 | £4,478,975 | £4,269,439 | £4,224,539 |
| 60% LAR - 40% CIR | 0% | £5,416,532 | £3,902,960 | £3,871,704 | £3,721,735 | £3,512,199 | £3,467,299 |
| 60% LAR - 40% CIR | 10% | £4,595,500 | £3,145,419 | £3,114,163 | £2,964,194 | £2,754,658 | £2,709,758 |
| 60% LAR - 40% CIR | 15% | £3,774,468 | £2,388,179 | £2,356,921 | £2,206,952 | £1,997,416 | £1,952,516 |
| 60% LAR - 40% CIR | 20% | £2,953,436 | £1,630,938 | £1,600,081 | £1,450,113 | £1,240,577 | £1,195,677 |
| 60% LAR - 40% CIR | 25% | £2,132,404 | £873,697 | £842,440 | £692,772 | £483,236 | £438,336 |
| 60% LAR - 40% CIR | 30% | £1,311,372 | £116,457 | £95,199 | £94,468 | £274,032 | £219,132 |
| 60% LAR - 40% CIR | 35% | £480,340 | £10,214 | £8,456 | £8,725 | £281,444 | £226,544 |
| 60% LAR - 40% CIR | 40% | £330,898 | £1,388,028 | £1,420,282 | £1,578,951 | £1,788,485 | £1,833,585 |
| 60% LAR - 40% CIR | 45% | £1,151,717 | £2,105,252 | £2,168,623 | £2,319,192 | £2,548,726 | £2,593,826 |
| 60% LAR - 40% CIR | 50% | £1,972,764 | £2,912,507 | £2,943,763 | £3,093,432 | £3,322,966 | £3,368,066 |

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

| Tenure | % AH | Base Build Costs and Access Prt M(2) & Building Safety Levy | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3) & Biodiversity | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|---|---|--|---|--|--|
| | | £10,283,865 | £9,705,201 | £8,674,944 | £8,525,275 | £8,315,739 | £8,270,839 |
| 60% LAR - 40% CIR | 0% | £9,462,832 | £9,048,960 | £7,917,704 | £7,768,035 | £7,558,499 | £7,513,599 |
| 60% LAR - 40% CIR | 10% | £8,641,800 | £7,191,719 | £7,160,463 | £7,010,794 | £6,801,258 | £6,756,358 |
| 60% LAR - 40% CIR | 15% | £7,820,768 | £6,434,479 | £6,403,221 | £6,253,553 | £6,044,017 | £5,999,117 |
| 60% LAR - 40% CIR | 20% | £6,999,736 | £5,677,238 | £5,646,081 | £5,496,413 | £5,286,877 | £5,241,977 |
| 60% LAR - 40% CIR | 25% | £6,178,704 | £4,919,997 | £4,888,740 | £4,739,072 | £4,529,536 | £4,484,636 |
| 60% LAR - 40% CIR | 30% | £5,357,672 | £4,162,757 | £4,131,499 | £3,981,831 | £3,772,295 | £3,727,395 |
| 60% LAR - 40% CIR | 35% | £4,536,640 | £3,405,516 | £3,374,258 | £3,224,591 | £3,015,055 | £2,970,155 |
| 60% LAR - 40% CIR | 40% | £3,715,608 | £2,648,274 | £2,617,016 | £2,467,348 | £2,257,812 | £2,212,912 |
| 60% LAR - 40% CIR | 45% | £2,894,576 | £1,891,034 | £1,859,776 | £1,710,108 | £1,500,572 | £1,455,672 |
| 60% LAR - 40% CIR | 50% | £2,073,544 | £1,133,793 | £1,102,537 | £952,868 | £743,332 | £698,432 |

**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, Wchair Prt M(3) & Biodiversity | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|---|---|--|---|--|--|
| | | £11,960,465 | £10,382,801 | £10,351,544 | £10,201,875 | £9,992,339 | £9,947,439 |
| 60% LAR - 40% CIR | 0% | £11,139,432 | £9,625,560 | £9,594,304 | £9,444,635 | £9,235,099 | £9,190,199 |
| 60% LAR - 40% CIR | 10% | £10,318,400 | £8,868,319 | £8,837,063 | £8,687,394 | £8,477,858 | £8,432,958 |
| 60% LAR - 40% CIR | 15% | £9,497,368 | £8,111,079 | £8,079,821 | £7,930,153 | £7,720,617 | £7,675,717 |
| 60% LAR - 40% CIR | 20% | £8,676,336 | £7,353,838 | £7,322,581 | £7,172,913 | £6,963,377 | £6,918,477 |
| 60% LAR - 40% CIR | 25% | £7,855,304 | £6,596,597 | £6,565,340 | £6,415,672 | £6,206,136 | £6,161,236 |
| 60% LAR - 40% CIR | 30% | £7,034,272 | £5,839,357 | £5,808,099 | £5,658,431 | £5,448,895 | £5,403,994 |
| 60% LAR - 40% CIR | 35% | £6,213,240 | £5,082,116 | £5,050,858 | £4,901,191 | £4,691,655 | £4,646,754 |
| 60% LAR - 40% CIR | 40% | £5,392,208 | £4,324,874 | £4,293,616 | £4,143,949 | £3,934,414 | £3,889,514 |
| 60% LAR - 40% CIR | 45% | £4,571,176 | £3,567,634 | £3,536,377 | £3,386,709 | £3,177,172 | £3,132,272 |
| 60% LAR - 40% CIR | 50% | £3,750,144 | £2,810,393 | £2,779,137 | £2,628,468 | £2,418,932 | £2,374,032 |

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

| Tenure | % AH | Base Build Costs and Access Prt M(2) & Building Safety Levy | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3) & Biodiversity | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|---|---|--|---|--|--|
| | | £13,942,365 | £12,364,701 | £12,333,444 | £12,183,775 | £11,974,239 | £11,929,339 |
| 60% LAR - 40% CIR | 0% | £13,121,332 | £11,607,460 | £11,576,204 | £11,426,535 | £11,217,000 | £11,172,100 |
| 60% LAR - 40% CIR | 10% | £12,300,300 | £10,850,219 | £10,819,963 | £10,669,294 | £10,459,758 | £10,414,858 |
| 60% LAR - 40% CIR | 15% | £11,479,268 | £10,092,979 | £10,061,721 | £9,912,053 | £9,702,517 | £9,657,617 |
| 60% LAR - 40% CIR | 20% | £10,658,236 | £9,335,738 | £9,304,481 | £9,154,813 | £8,945,277 | £8,900,377 |
| 60% LAR - 40% CIR | 25% | £9,837,204 | £8,578,497 | £8,547,240 | £8,397,572 | £8,188,036 | £8,143,136 |
| 60% LAR - 40% CIR | 30% | £9,016,172 | £7,821,257 | £7,790,000 | £7,640,331 | £7,430,795 | £7,385,895 |
| 60% LAR - 40% CIR | 35% | £8,195,140 | £7,064,016 | £7,032,759 | £6,883,091 | £6,673,555 | £6,628,655 |
| 60% LAR - 40% CIR | 40% | £7,374,108 | £6,306,774 | £6,275,517 | £6,125,849 | £5,916,314 | £5,871,414 |
| 60% LAR - 40% CIR | 45% | £6,553,076 | £5,549,534 | £5,518,277 | £5,368,609 | £5,159,072 | £5,114,172 |
| 60% LAR - 40% CIR | 50% | £5,732,044 | £4,792,293 | £4,761,037 | £4,611,368 | £4,401,832 | £4,356,932 |

LB Camden
Local Plan Viability Testing 2026

| |
|--------------------|
| Resil 9 - 30 Flats |
|--------------------|

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

| | |
|-----------|--------|
| No Units | 30 |
| Site Area | 0.1 Ha |

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

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M(2) & Building Safety Levy | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3) & Biodiversity | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|---|---|--|---|--|--|
| 60% LAR - 40% CIR | 5% | £16,952,389 | £15,359,538 | £15,328,279 | £15,178,811 | £14,969,075 | £14,924,174 |
| 60% LAR - 40% CIR | 10% | £16,083,860 | £14,555,558 | £14,524,301 | £14,374,833 | £14,165,097 | £14,120,196 |
| 60% LAR - 40% CIR | 15% | £15,215,332 | £13,751,581 | £13,720,323 | £13,570,855 | £13,361,119 | £13,316,218 |
| 60% LAR - 40% CIR | 20% | £14,346,802 | £12,947,603 | £12,916,347 | £12,766,879 | £12,557,142 | £12,512,242 |
| 60% LAR - 40% CIR | 25% | £13,478,273 | £12,143,625 | £12,112,369 | £11,962,700 | £11,753,164 | £11,708,264 |
| 60% LAR - 40% CIR | 30% | £12,609,744 | £11,339,648 | £11,308,391 | £11,158,722 | £10,949,187 | £10,904,286 |
| 60% LAR - 40% CIR | 35% | £11,741,215 | £10,535,671 | £10,504,414 | £10,354,746 | £10,145,210 | £10,100,309 |
| 60% LAR - 40% CIR | 40% | £10,872,686 | £9,731,693 | £9,700,436 | £9,550,768 | £9,341,232 | £9,296,331 |
| 60% LAR - 40% CIR | 45% | £10,004,156 | £8,927,716 | £8,896,459 | £8,746,790 | £8,537,254 | £8,492,354 |
| 60% LAR - 40% CIR | 45% | £9,135,627 | £8,123,738 | £8,092,481 | £7,942,812 | £7,733,277 | £7,688,377 |
| 60% LAR - 40% CIR | 50% | £8,267,098 | £7,319,760 | £7,288,504 | £7,138,835 | £6,929,299 | £6,884,399 |

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

£97,649,000

| Tenure | % AH | Base Build Costs and Access Prt M(2) & Building Safety Levy | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3) & Biodiversity | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|---|---|--|---|--|--|
| 60% LAR - 40% CIR | 0% | £7,187,489 | £5,994,930 | £5,963,379 | £5,413,711 | £5,204,175 | £5,159,274 |
| 60% LAR - 40% CIR | 5% | £8,318,960 | £4,790,958 | £4,759,407 | £4,609,739 | £4,400,199 | £4,355,298 |
| 60% LAR - 40% CIR | 10% | £5,450,432 | £3,986,681 | £3,955,423 | £3,805,755 | £3,596,215 | £3,551,314 |
| 60% LAR - 40% CIR | 15% | £4,581,902 | £3,182,703 | £3,151,447 | £3,001,778 | £2,792,238 | £2,747,337 |
| 60% LAR - 40% CIR | 20% | £3,713,373 | £2,378,725 | £2,347,469 | £2,197,800 | £1,988,260 | £1,943,359 |
| 60% LAR - 40% CIR | 25% | £2,844,844 | £1,574,748 | £1,543,491 | £1,393,822 | £1,184,282 | £1,139,381 |
| 60% LAR - 40% CIR | 30% | £1,976,315 | £770,771 | £739,514 | £589,846 | £380,306 | £335,405 |
| 60% LAR - 40% CIR | 35% | £1,107,786 | £-349,207 | £-408,454 | £-467,701 | £-668,150 | £-727,497 |
| 60% LAR - 40% CIR | 40% | £239,256 | £-937,184 | £-996,432 | £-1,015,110 | £-1,227,645 | £-1,277,545 |
| 60% LAR - 40% CIR | 45% | £-689,277 | £-1,541,052 | £-1,600,300 | £-1,618,026 | £-1,830,561 | £-1,880,461 |
| 60% LAR - 40% CIR | 50% | £-1,497,802 | £-2,445,143 | £-2,476,396 | £-2,456,095 | £-2,635,631 | £-2,685,531 |

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

£57,186,000

| Tenure | % AH | Base Build Costs and Access Prt M(2) & Building Safety Levy | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3) & Biodiversity | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|---|---|--|---|--|--|
| 60% LAR - 40% CIR | 0% | £11,233,789 | £9,640,930 | £9,609,679 | £9,460,011 | £9,250,475 | £9,205,574 |
| 60% LAR - 40% CIR | 5% | £10,365,260 | £8,836,958 | £8,805,701 | £8,656,033 | £8,446,497 | £8,401,596 |
| 60% LAR - 40% CIR | 10% | £9,496,732 | £8,032,981 | £8,001,723 | £7,852,055 | £7,642,519 | £7,597,618 |
| 60% LAR - 40% CIR | 15% | £8,628,202 | £7,229,003 | £7,197,747 | £7,048,078 | £6,838,542 | £6,793,642 |
| 60% LAR - 40% CIR | 20% | £7,759,673 | £6,425,025 | £6,393,769 | £6,244,100 | £6,034,564 | £5,989,664 |
| 60% LAR - 40% CIR | 25% | £6,891,144 | £5,621,048 | £5,589,791 | £5,440,122 | £5,230,586 | £5,185,686 |
| 60% LAR - 40% CIR | 30% | £6,022,615 | £4,817,071 | £4,785,814 | £4,636,146 | £4,426,610 | £4,381,709 |
| 60% LAR - 40% CIR | 35% | £5,154,086 | £4,013,093 | £3,981,836 | £3,832,168 | £3,622,632 | £3,577,731 |
| 60% LAR - 40% CIR | 40% | £4,285,556 | £3,209,116 | £3,177,859 | £3,028,190 | £2,818,654 | £2,773,754 |
| 60% LAR - 40% CIR | 45% | £3,417,027 | £2,405,138 | £2,373,881 | £2,224,212 | £2,014,676 | £1,969,775 |
| 60% LAR - 40% CIR | 50% | £2,548,498 | £1,601,160 | £1,569,904 | £1,420,235 | £1,210,699 | £1,165,798 |

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

£40,429,000

| Tenure | % AH | Base Build Costs and Access Prt M(2) & Building Safety Levy | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3) & Biodiversity | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|---|---|--|---|--|--|
| 60% LAR - 40% CIR | 0% | £12,910,389 | £11,317,538 | £11,286,279 | £11,136,611 | £10,927,075 | £10,882,174 |
| 60% LAR - 40% CIR | 5% | £12,041,860 | £10,513,558 | £10,482,301 | £10,332,633 | £10,123,097 | £10,078,196 |
| 60% LAR - 40% CIR | 10% | £11,173,332 | £9,709,581 | £9,678,323 | £9,528,655 | £9,319,119 | £9,274,218 |
| 60% LAR - 40% CIR | 15% | £10,304,802 | £8,905,603 | £8,874,347 | £8,724,678 | £8,515,142 | £8,470,242 |
| 60% LAR - 40% CIR | 20% | £9,436,273 | £8,101,625 | £8,070,369 | £7,920,700 | £7,711,164 | £7,666,264 |
| 60% LAR - 40% CIR | 25% | £8,567,744 | £7,297,648 | £7,266,391 | £7,116,722 | £6,907,187 | £6,862,286 |
| 60% LAR - 40% CIR | 30% | £7,699,215 | £6,493,671 | £6,462,414 | £6,312,746 | £6,103,210 | £6,058,309 |
| 60% LAR - 40% CIR | 35% | £6,830,686 | £5,689,693 | £5,658,436 | £5,508,768 | £5,299,232 | £5,254,331 |
| 60% LAR - 40% CIR | 40% | £5,962,156 | £4,885,716 | £4,854,459 | £4,704,790 | £4,495,254 | £4,450,354 |
| 60% LAR - 40% CIR | 45% | £5,093,627 | £4,081,738 | £4,050,481 | £3,900,812 | £3,691,277 | £3,646,377 |
| 60% LAR - 40% CIR | 50% | £4,225,098 | £3,277,760 | £3,246,504 | £3,096,835 | £2,887,299 | £2,842,399 |

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

£20,601,000

| Tenure | % AH | Base Build Costs and Access Prt M(2) & Building Safety Levy | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3) & Biodiversity | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|---|---|--|---|--|--|
| 60% LAR - 40% CIR | 0% | £14,892,289 | £13,299,438 | £13,268,179 | £13,118,511 | £12,908,975 | £12,864,074 |
| 60% LAR - 40% CIR | 5% | £14,023,760 | £12,495,458 | £12,464,201 | £12,314,533 | £12,104,997 | £12,060,096 |
| 60% LAR - 40% CIR | 10% | £13,155,232 | £11,691,481 | £11,660,223 | £11,510,555 | £11,301,019 | £11,256,118 |
| 60% LAR - 40% CIR | 15% | £12,286,702 | £10,887,503 | £10,856,247 | £10,706,578 | £10,497,042 | £10,452,142 |
| 60% LAR - 40% CIR | 20% | £11,418,173 | £10,083,525 | £10,052,269 | £9,902,600 | £9,693,064 | £9,648,164 |
| 60% LAR - 40% CIR | 25% | £10,549,644 | £9,279,548 | £9,248,291 | £9,098,622 | £8,889,087 | £8,844,186 |
| 60% LAR - 40% CIR | 30% | £9,681,115 | £8,475,571 | £8,444,314 | £8,294,646 | £8,085,110 | £8,040,209 |
| 60% LAR - 40% CIR | 35% | £8,812,586 | £7,671,593 | £7,640,336 | £7,490,668 | £7,281,132 | £7,236,231 |
| 60% LAR - 40% CIR | 40% | £7,944,056 | £6,867,616 | £6,836,359 | £6,686,690 | £6,477,154 | £6,432,254 |
| 60% LAR - 40% CIR | 45% | £7,075,527 | £6,063,638 | £6,032,381 | £5,882,712 | £5,673,177 | £5,628,277 |
| 60% LAR - 40% CIR | 50% | £6,206,998 | £5,259,660 | £5,228,404 | £5,078,735 | £4,869,199 | £4,824,299 |

LB Camden
Local Plan Viability Testing 2026

| |
|--------------------|
| Resil 9 - 30 Flats |
|--------------------|

| | |
|------------|---------------------|
| Value Area | Zone B - £1,300 psf |
|------------|---------------------|

| | |
|-----------|--------|
| No Units | 30 |
| Site Area | 0.3 Ha |

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

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|--|
| | | £17,902,314 | £16,284,271 | £16,283,013 | £16,113,345 | £15,903,809 | £15,858,908 |
| 60% LAR - 40% CIR | 5% | £16,896,288 | £15,443,556 | £15,412,299 | £15,282,631 | £15,063,095 | £15,009,195 |
| 60% LAR - 40% CIR | 10% | £16,070,263 | £14,592,842 | £14,561,585 | £14,411,917 | £14,202,381 | £14,157,480 |
| 60% LAR - 40% CIR | 15% | £15,154,237 | £13,742,127 | £13,710,871 | £13,561,202 | £13,351,666 | £13,306,766 |
| 60% LAR - 40% CIR | 20% | £14,238,212 | £12,891,414 | £12,860,156 | £12,710,488 | £12,500,952 | £12,456,051 |
| 60% LAR - 40% CIR | 25% | £13,322,187 | £12,040,699 | £12,009,443 | £11,859,774 | £11,650,238 | £11,605,338 |
| 60% LAR - 40% CIR | 30% | £12,406,161 | £11,189,985 | £11,158,728 | £11,009,060 | £10,799,524 | £10,754,623 |
| 60% LAR - 40% CIR | 35% | £11,490,136 | £10,339,271 | £10,308,014 | £10,158,345 | £9,948,809 | £9,903,909 |
| 60% LAR - 40% CIR | 40% | £10,574,111 | £9,488,556 | £9,457,299 | £9,307,631 | £9,098,095 | £9,053,194 |
| 60% LAR - 40% CIR | 45% | £9,658,086 | £8,637,842 | £8,606,585 | £8,456,917 | £8,247,381 | £8,202,481 |
| 60% LAR - 40% CIR | 50% | £8,742,060 | £7,787,127 | £7,755,871 | £7,606,202 | £7,396,667 | £7,351,766 |

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, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|--|
| | | £8,137,414 | £5,529,371 | £6,498,113 | £6,348,445 | £6,138,909 | £6,094,008 |
| 60% LAR - 40% CIR | 0% | £7,221,388 | £5,078,558 | £5,947,399 | £5,497,731 | £5,288,195 | £5,243,295 |
| 60% LAR - 40% CIR | 10% | £6,305,363 | £4,627,842 | £4,796,685 | £4,647,017 | £4,437,481 | £4,392,580 |
| 60% LAR - 40% CIR | 15% | £5,389,337 | £3,977,227 | £3,945,971 | £3,796,302 | £3,586,766 | £3,541,866 |
| 60% LAR - 40% CIR | 20% | £4,473,312 | £3,126,514 | £3,095,256 | £2,945,588 | £2,736,052 | £2,691,151 |
| 60% LAR - 40% CIR | 25% | £3,557,287 | £2,275,799 | £2,244,543 | £2,094,874 | £1,885,338 | £1,840,438 |
| 60% LAR - 40% CIR | 30% | £2,641,261 | £1,425,085 | £1,393,828 | £1,244,160 | £1,034,624 | £989,723 |
| 60% LAR - 40% CIR | 35% | £1,725,236 | £1,054,371 | £1,023,114 | £873,445 | £663,909 | £619,009 |
| 60% LAR - 40% CIR | 40% | £809,211 | £276,344 | £307,291 | £47,299 | £66,855 | £11,706 |
| 60% LAR - 40% CIR | 45% | £1,689,818 | £1,127,629 | £1,096,372 | £907,703 | £698,167 | £653,267 |
| 60% LAR - 40% CIR | 50% | £1,022,840 | £1,877,773 | £2,009,020 | £2,158,698 | £2,348,233 | £2,413,134 |

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

£57,188,000

| Tenure | % AH | Base Build Costs 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) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|--|
| | | £12,183,714 | £10,575,671 | £10,544,413 | £10,394,745 | £10,185,209 | £10,140,308 |
| 60% LAR - 40% CIR | 0% | £11,267,688 | £9,724,956 | £9,693,699 | £9,544,031 | £9,334,495 | £9,289,595 |
| 60% LAR - 40% CIR | 10% | £10,351,663 | £8,874,242 | £8,842,985 | £8,693,317 | £8,483,781 | £8,438,880 |
| 60% LAR - 40% CIR | 15% | £9,435,637 | £8,023,527 | £7,992,271 | £7,842,602 | £7,633,066 | £7,588,166 |
| 60% LAR - 40% CIR | 20% | £8,519,612 | £7,172,814 | £7,141,558 | £6,991,889 | £6,782,353 | £6,737,453 |
| 60% LAR - 40% CIR | 25% | £7,603,587 | £6,322,099 | £6,290,843 | £6,141,174 | £5,931,638 | £5,886,738 |
| 60% LAR - 40% CIR | 30% | £6,687,561 | £5,471,385 | £5,440,128 | £5,290,460 | £5,080,924 | £5,036,023 |
| 60% LAR - 40% CIR | 35% | £5,771,536 | £4,620,671 | £4,589,414 | £4,439,745 | £4,230,209 | £4,185,309 |
| 60% LAR - 40% CIR | 40% | £4,855,511 | £3,769,956 | £3,738,699 | £3,589,031 | £3,379,495 | £3,334,595 |
| 60% LAR - 40% CIR | 45% | £3,939,486 | £2,919,242 | £2,887,985 | £2,738,317 | £2,528,781 | £2,483,880 |
| 60% LAR - 40% CIR | 50% | £3,023,460 | £2,068,527 | £2,037,271 | £1,887,602 | £1,678,067 | £1,633,166 |

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, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|--|
| | | £13,860,314 | £12,252,271 | £12,221,013 | £12,071,345 | £11,861,809 | £11,816,908 |
| 60% LAR - 40% CIR | 0% | £12,944,288 | £11,401,556 | £11,370,299 | £11,220,631 | £11,011,095 | £10,966,195 |
| 60% LAR - 40% CIR | 10% | £12,028,263 | £10,550,842 | £10,519,585 | £10,369,917 | £10,160,381 | £10,115,480 |
| 60% LAR - 40% CIR | 15% | £11,112,237 | £9,700,127 | £9,668,871 | £9,519,202 | £9,309,666 | £9,264,766 |
| 60% LAR - 40% CIR | 20% | £10,196,212 | £8,849,414 | £8,818,158 | £8,668,489 | £8,458,953 | £8,414,053 |
| 60% LAR - 40% CIR | 25% | £9,280,187 | £7,998,699 | £7,967,443 | £7,817,774 | £7,608,238 | £7,563,338 |
| 60% LAR - 40% CIR | 30% | £8,364,161 | £7,147,985 | £7,116,728 | £6,967,060 | £6,757,524 | £6,712,623 |
| 60% LAR - 40% CIR | 35% | £7,448,136 | £6,297,271 | £6,266,014 | £6,116,345 | £5,906,809 | £5,861,909 |
| 60% LAR - 40% CIR | 40% | £6,532,111 | £5,446,556 | £5,415,299 | £5,265,631 | £5,056,095 | £5,011,194 |
| 60% LAR - 40% CIR | 45% | £5,616,086 | £4,595,842 | £4,564,585 | £4,414,917 | £4,205,381 | £4,160,480 |
| 60% LAR - 40% CIR | 50% | £4,700,060 | £3,745,127 | £3,713,871 | £3,564,202 | £3,354,667 | £3,309,766 |

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, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|--|
| | | £15,842,214 | £14,234,171 | £14,202,913 | £14,053,245 | £13,843,709 | £13,798,808 |
| 60% LAR - 40% CIR | 0% | £14,926,188 | £13,383,456 | £13,352,199 | £13,202,531 | £12,993,095 | £12,948,195 |
| 60% LAR - 40% CIR | 10% | £14,010,163 | £12,532,742 | £12,501,485 | £12,351,817 | £12,142,281 | £12,097,380 |
| 60% LAR - 40% CIR | 15% | £13,094,137 | £11,682,027 | £11,650,771 | £11,501,102 | £11,291,566 | £11,246,666 |
| 60% LAR - 40% CIR | 20% | £12,178,112 | £10,831,314 | £10,800,056 | £10,650,388 | £10,440,852 | £10,395,951 |
| 60% LAR - 40% CIR | 25% | £11,262,087 | £9,980,599 | £9,949,343 | £9,799,674 | £9,590,138 | £9,545,238 |
| 60% LAR - 40% CIR | 30% | £10,346,061 | £9,129,885 | £9,098,628 | £8,948,960 | £8,739,424 | £8,694,523 |
| 60% LAR - 40% CIR | 35% | £9,430,036 | £8,279,171 | £8,247,914 | £8,098,246 | £7,888,710 | £7,843,809 |
| 60% LAR - 40% CIR | 40% | £8,514,011 | £7,428,456 | £7,397,199 | £7,247,531 | £7,037,995 | £6,993,094 |
| 60% LAR - 40% CIR | 45% | £7,598,986 | £6,577,742 | £6,546,485 | £6,396,817 | £6,187,281 | £6,142,381 |
| 60% LAR - 40% CIR | 50% | £6,682,960 | £5,727,027 | £5,695,771 | £5,546,102 | £5,336,567 | £5,291,666 |

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats

Value Area
Zone B - £900 psf

No Units
Site Area
135
1.84 Ha

Value Area
Base
Sales value Inflation
Base
Build cost Inflation
Base
Tenure
LAR : CIR

Residual land values:

Table with 9 columns: Tenure, % AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Biodiversity, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Table showing residual land values for Higher Value Secondary Offices, similar structure to the first table with 9 columns.

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Table showing residual land values for Medium Value Secondary Offices, similar structure to the first table with 9 columns.

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Table showing residual land values for Lower Value Secondary Offices / Community Space, similar structure to the first table with 9 columns.

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,691,000

Table showing residual land values for Secondary Industrial/Storage/Distribution, similar structure to the first table with 9 columns.

LB Camden Local Plan Viability Testing 2026

Table with 2 columns: Attribute (Resi 13 - 135 Flats), Value (138, 1.04 Ha)

Table with 2 columns: Value Area (Zone B - £1,150 psf), Base Build Cost Inflation (Base), Tenure (LAR: CIR)

Residual land values:

Large table with columns: Tenure, % AH, and multiple scenarios for Base Build Costs, Access Prt M4(2), Building Safety Levy, etc.

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

Table showing residual land values for Higher Value Secondary Offices, including a total value of £97,649,000.

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

Table showing residual land values for Medium Value Secondary Offices, including a total value of £57,186,000.

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

Table showing residual land values for Lower Value Secondary Offices / Community Space, including a total value of £40,429,000.

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

Table showing residual land values for Secondary Industrial/Storage/Distribution, including a total value of £20,601,000.

LB Camden
Local Plan Viability Testing 2026

| | |
|---------------------|---------|
| Resi 13 - 135 Flats | |
| No Units | 138 |
| Site Area | 1.04 Ha |

| | |
|-----------------------|---------------------|
| Value Area | Zone B - £1,300 psf |
| Sales value inflation | Base |
| Build cost inflation | Base |
| Tenure | LAR : CIR |

Residual land values:

| Tenure | % AH | £32,908,460 | £24,504,039 | £24,111,929 | £23,131,656 | £21,758,276 | £21,465,197 |
|-----------------|------|-------------|-------------|-------------|-------------|-------------|-------------|
| 60% LAR 40% CIR | 5% | £30,213,230 | £22,081,898 | £21,891,305 | £20,714,821 | £19,347,745 | £19,051,375 |
| 60% LAR 40% CIR | 10% | £27,504,667 | £19,845,985 | £19,256,951 | £18,283,999 | £16,922,090 | £16,605,709 |
| 60% LAR 40% CIR | 15% | £24,782,957 | £17,196,139 | £16,603,589 | £15,618,977 | £14,440,548 | £14,145,170 |
| 60% LAR 40% CIR | 20% | £22,048,167 | £14,712,980 | £14,320,333 | £13,338,690 | £11,984,391 | £11,689,868 |
| 60% LAR 40% CIR | 25% | £19,300,439 | £12,214,951 | £11,823,295 | £10,844,311 | £9,473,732 | £9,180,036 |
| 60% LAR 40% CIR | 30% | £16,539,903 | £9,703,241 | £9,312,994 | £8,335,976 | £6,968,710 | £6,675,724 |
| 60% LAR 40% CIR | 35% | £13,766,682 | £7,176,175 | £6,788,381 | £5,813,622 | £4,449,468 | £4,157,106 |
| 60% LAR 40% CIR | 40% | £10,987,070 | £4,639,327 | £4,259,729 | £3,277,697 | £1,916,145 | £1,624,323 |
| 60% LAR 40% CIR | 45% | £8,142,958 | £2,088,327 | £1,699,830 | £728,606 | £-658,607 | £-958,395 |
| 60% LAR 40% CIR | 50% | £5,306,351 | £-496,058 | £-896,935 | £-1,495,786 | £-2,285,904 | £-3,085,451 |

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

| Tenure | % AH | £49,498,270 | £76,500,892 | £77,292,801 | £76,373,073 | £79,645,452 | £79,399,533 |
|-----------------|------|-------------|-------------|-------------|-------------|-------------|-------------|
| 60% LAR 40% CIR | 5% | £47,181,590 | £75,323,839 | £76,115,425 | £75,200,909 | £78,476,996 | £78,231,075 |
| 60% LAR 40% CIR | 10% | £43,900,043 | £68,758,843 | £69,548,040 | £68,633,032 | £71,902,671 | £71,657,751 |
| 60% LAR 40% CIR | 15% | £40,621,774 | £61,209,592 | £62,000,182 | £61,085,753 | £64,354,413 | £64,109,493 |
| 60% LAR 40% CIR | 20% | £37,343,505 | £53,659,341 | £54,449,931 | £53,535,502 | £56,804,161 | £56,559,241 |
| 60% LAR 40% CIR | 25% | £34,065,236 | £46,109,090 | £46,899,680 | £46,000,000 | £49,268,800 | £49,023,880 |
| 60% LAR 40% CIR | 30% | £30,786,967 | £38,558,839 | £39,349,429 | £38,449,750 | £41,918,500 | £41,673,580 |
| 60% LAR 40% CIR | 35% | £27,508,698 | £31,008,588 | £31,799,178 | £30,899,500 | £34,487,250 | £34,242,330 |
| 60% LAR 40% CIR | 40% | £24,230,429 | £23,458,337 | £24,248,768 | £23,349,090 | £26,916,000 | £26,671,080 |
| 60% LAR 40% CIR | 45% | £20,952,160 | £15,908,086 | £16,701,327 | £15,799,750 | £19,284,500 | £19,039,580 |
| 60% LAR 40% CIR | 50% | £17,673,891 | £8,357,835 | £9,151,076 | £8,150,000 | £11,639,250 | £11,394,330 |

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

| Tenure | % AH | £48,477,001 | £34,881,429 | £33,273,532 | £36,363,803 | £37,626,743 | £37,600,264 |
|-----------------|------|-------------|-------------|-------------|-------------|-------------|-------------|
| 60% LAR 40% CIR | 5% | £46,168,554 | £32,653,984 | £33,446,070 | £36,534,354 | £37,797,294 | £37,770,815 |
| 60% LAR 40% CIR | 10% | £42,890,007 | £25,103,733 | £26,895,820 | £30,000,000 | £31,262,940 | £31,236,461 |
| 60% LAR 40% CIR | 15% | £39,611,560 | £17,553,482 | £19,346,307 | £23,111,000 | £24,374,040 | £24,347,561 |
| 60% LAR 40% CIR | 20% | £36,333,113 | £10,003,231 | £11,796,152 | £15,222,000 | £16,485,040 | £16,458,561 |
| 60% LAR 40% CIR | 25% | £33,054,666 | £2,452,980 | £4,289,073 | £8,333,000 | £9,596,040 | £9,569,561 |
| 60% LAR 40% CIR | 30% | £29,776,219 | £-507,271 | £1,482,024 | £5,388,000 | £6,651,040 | £6,624,561 |
| 60% LAR 40% CIR | 35% | £26,497,772 | £-1,457,520 | £3,477,073 | £4,333,000 | £5,596,040 | £5,569,561 |
| 60% LAR 40% CIR | 40% | £23,219,325 | £-2,407,769 | £5,472,122 | £3,278,000 | £4,341,040 | £4,314,561 |
| 60% LAR 40% CIR | 45% | £19,940,878 | £-3,358,018 | £7,467,171 | £2,223,000 | £3,346,040 | £3,319,561 |
| 60% LAR 40% CIR | 50% | £16,662,431 | £-4,308,267 | £9,462,220 | £1,168,000 | £2,401,040 | £2,374,561 |

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

| Tenure | % AH | £9,096,158 | £17,470,577 | £17,882,686 | £18,942,957 | £20,215,337 | £20,509,419 |
|-----------------|------|------------|-------------|-------------|-------------|-------------|-------------|
| 60% LAR 40% CIR | 5% | £8,819,954 | £16,242,131 | £16,654,240 | £17,714,511 | £19,087,891 | £19,381,973 |
| 60% LAR 40% CIR | 10% | £8,541,750 | £14,012,684 | £14,424,793 | £15,485,062 | £16,858,442 | £17,152,524 |
| 60% LAR 40% CIR | 15% | £8,263,546 | £11,783,237 | £12,195,346 | £13,255,415 | £14,628,795 | £14,922,877 |
| 60% LAR 40% CIR | 20% | £7,985,342 | £9,553,790 | £9,965,900 | £11,015,484 | £12,388,864 | £12,682,946 |
| 60% LAR 40% CIR | 25% | £7,707,138 | £7,324,343 | £7,736,453 | £8,785,553 | £10,158,933 | £10,453,015 |
| 60% LAR 40% CIR | 30% | £7,428,934 | £5,094,896 | £5,507,006 | £6,536,102 | £7,908,482 | £8,202,564 |
| 60% LAR 40% CIR | 35% | £7,150,730 | £2,865,449 | £3,277,116 | £4,286,152 | £5,658,862 | £5,952,944 |
| 60% LAR 40% CIR | 40% | £6,872,526 | £630,002 | £671,126 | £2,336,102 | £3,708,482 | £4,002,564 |
| 60% LAR 40% CIR | 45% | £6,594,322 | £-180,445 | £-221,570 | £391,000 | £1,078,902 | £1,373,015 |
| 60% LAR 40% CIR | 50% | £6,316,118 | £-410,894 | £-461,700 | £581,000 | £1,168,902 | £1,463,015 |

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

| Tenure | % AH | £11,515,114 | £3,110,693 | £2,718,583 | £1,738,312 | £365,932 | £71,851 |
|-----------------|------|-------------|-------------|-------------|------------|----------|----------|
| 60% LAR 40% CIR | 5% | £11,236,910 | £989,522 | £927,669 | £667,825 | £131,889 | £24,015 |
| 60% LAR 40% CIR | 10% | £10,958,706 | £768,075 | £706,222 | £487,980 | £91,943 | £15,168 |
| 60% LAR 40% CIR | 15% | £10,680,502 | £546,628 | £484,775 | £268,135 | £35,000 | £7,321 |
| 60% LAR 40% CIR | 20% | £10,402,298 | £325,181 | £263,022 | £51,290 | £-5,000 | £-2,474 |
| 60% LAR 40% CIR | 25% | £10,124,094 | £103,734 | £41,869 | £-213,262 | £-15,000 | £-5,029 |
| 60% LAR 40% CIR | 30% | £9,845,890 | £-117,714 | £-273,317 | £-463,416 | £-29,000 | £-10,084 |
| 60% LAR 40% CIR | 35% | £9,567,686 | £-339,167 | £-523,870 | £-613,565 | £-43,000 | £-15,139 |
| 60% LAR 40% CIR | 40% | £9,289,482 | £-560,620 | £-774,323 | £-763,714 | £-57,000 | £-20,194 |
| 60% LAR 40% CIR | 45% | £9,011,278 | £-782,073 | £-1,024,776 | £-813,863 | £-71,000 | £-25,249 |
| 60% LAR 40% CIR | 50% | £8,733,074 | £-1,003,526 | £-1,275,229 | £-864,012 | £-85,000 | £-30,304 |

LB Camden Local Plan Viability Testing 2026

Table with 2 columns: Item, Value. Row 1: Resi 15 - 200 Flats

Table with 2 columns: Value Area, Value. Row 1: Zone B - £1,250 psf

Table with 2 columns: No Units, 200; Site Area, 0.29 Ha

Table with 2 columns: Sales value inflation, Base; Build cost inflation, Base; Tenure, LAR : CIR

Residual land values:

Main table for Residual Land Values compared to benchmark land values. Higher Value Secondary Offices. Columns: Tenure, % AH, Base Build Costs, and various policy components.

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

£97,649,000

Table with columns: Tenure, % AH, Base Build Costs, and various policy components.

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

£57,186,000

Table with columns: Tenure, % AH, Base Build Costs, and various policy components.

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

£40,420,000

Table with columns: Tenure, % AH, Base Build Costs, and various policy components.

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

£20,601,000

Table with columns: Tenure, % AH, Base Build Costs, and various policy components.

LB Camden
Local Plan Viability Testing 2026

| | |
|------------------|--|
| Res 9 - 30 Flats | |
|------------------|--|

| | |
|------------|---------------------|
| Value Area | Zone C - £1,050 psf |
|------------|---------------------|

| | |
|-----------|--------|
| No Units | 30 |
| Site Area | 0.1 Ha |

| | |
|-----------------------|-----------|
| Sales value Inflation | Base |
| Build cost Inflation | Base |
| Tenure | LAR : CIR |

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|--|
| 0 | | £1,182,862 | £1,017,039 | £1,079,782 | £1,055,115 | £1,020,377 | £1,075,677 |
| 60% LAR - 40% CIR | 5% | £1,674,149 | £1,024,496 | £1,020,229 | £1,044,024 | £1,044,024 | £1,075,124 |
| 60% LAR - 40% CIR | 10% | £1,179,605 | £9,657,934 | £9,626,676 | £9,477,008 | £9,267,472 | £9,222,572 |
| 60% LAR - 40% CIR | 15% | £111,177,950 | £9,091,381 | £9,050,124 | £8,900,456 | £8,690,920 | £8,645,019 |
| 60% LAR - 40% CIR | 20% | £10,438,516 | £8,504,828 | £8,475,572 | £8,323,903 | £8,114,367 | £8,069,467 |
| 60% LAR - 40% CIR | 25% | £9,799,971 | £7,928,275 | £7,897,019 | £7,747,350 | £7,537,814 | £7,492,914 |
| 60% LAR - 40% CIR | 30% | £9,081,428 | £7,351,723 | £7,320,468 | £7,170,795 | £6,961,259 | £6,916,359 |
| 60% LAR - 40% CIR | 35% | £8,402,883 | £6,775,170 | £6,743,913 | £6,594,242 | £6,384,706 | £6,339,806 |
| 60% LAR - 40% CIR | 40% | £7,724,339 | £6,198,617 | £6,167,361 | £6,017,692 | £5,808,156 | £5,763,256 |
| 60% LAR - 40% CIR | 45% | £7,045,794 | £5,622,064 | £5,590,808 | £5,441,139 | £5,231,603 | £5,186,703 |
| 60% LAR - 40% CIR | 50% | £6,367,250 | £5,045,513 | £5,014,258 | £4,864,587 | £4,655,051 | £4,610,151 |

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|--------------------|------|--|---|--|---|--|--|
| £97,649,000 | | | | | | | |
| 0 | | £3,387,792 | £1,046,139 | £1,014,882 | £995,213 | £955,677 | £910,777 |
| 60% LAR - 40% CIR | 5% | £2,739,249 | £669,596 | £638,329 | £620,660 | £620,324 | £620,324 |
| 60% LAR - 40% CIR | 10% | £2,030,705 | £199,968 | £138,224 | £287,892 | £497,428 | £497,428 |
| 60% LAR - 40% CIR | 15% | £1,352,160 | £883,518 | £714,776 | £684,444 | £617,989 | £617,989 |
| 60% LAR - 40% CIR | 20% | £873,816 | £1,260,072 | £1,261,248 | £1,440,921 | £1,070,533 | £1,070,533 |
| 60% LAR - 40% CIR | 25% | £4,929 | £1,836,625 | £1,987,381 | £2,017,559 | £2,227,088 | £2,227,088 |
| 60% LAR - 40% CIR | 30% | £685,472 | £2,418,177 | £2,444,434 | £2,584,019 | £2,603,038 | £2,603,038 |
| 60% LAR - 40% CIR | 35% | £1,382,017 | £2,869,730 | £3,020,987 | £3,170,655 | £3,380,191 | £3,425,082 |
| 60% LAR - 40% CIR | 40% | £2,040,581 | £3,398,283 | £3,597,539 | £3,747,209 | £3,958,744 | £4,003,644 |
| 60% LAR - 40% CIR | 45% | £2,718,136 | £4,140,836 | £4,374,099 | £4,623,761 | £4,835,297 | £4,879,197 |
| 60% LAR - 40% CIR | 50% | £3,397,690 | £4,719,387 | £4,769,645 | £4,900,313 | £5,109,849 | £5,154,750 |

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|--------------------|------|--|---|--|---|--|--|
| £87,186,000 | | | | | | | |
| 0 | | £7,434,092 | £5,092,439 | £5,061,182 | £4,911,513 | £4,701,977 | £4,657,077 |
| 60% LAR - 40% CIR | 5% | £9,758,549 | £4,515,896 | £4,484,629 | £4,334,960 | £4,125,424 | £4,080,524 |
| 60% LAR - 40% CIR | 10% | £6,077,005 | £3,939,334 | £3,908,076 | £3,758,408 | £3,548,872 | £3,503,972 |
| 60% LAR - 40% CIR | 15% | £5,398,460 | £3,362,781 | £3,331,524 | £3,181,856 | £3,072,320 | £3,027,419 |
| 60% LAR - 40% CIR | 20% | £4,719,916 | £2,786,228 | £2,754,971 | £2,605,303 | £2,395,767 | £2,350,867 |
| 60% LAR - 40% CIR | 25% | £4,041,371 | £2,209,675 | £2,178,418 | £2,028,750 | £1,819,214 | £1,774,314 |
| 60% LAR - 40% CIR | 30% | £3,362,828 | £1,633,122 | £1,601,865 | £1,452,189 | £1,242,653 | £1,200,753 |
| 60% LAR - 40% CIR | 35% | £2,684,283 | £1,056,570 | £1,025,313 | £875,645 | £666,109 | £621,209 |
| 60% LAR - 40% CIR | 40% | £2,005,739 | £480,017 | £448,761 | £299,092 | £98,556 | £44,656 |
| 60% LAR - 40% CIR | 45% | £1,327,194 | £98,464 | £67,208 | £37,661 | £-98,997 | £-98,997 |
| 60% LAR - 40% CIR | 50% | £648,650 | £-873,087 | £-764,545 | £-656,013 | £-493,549 | £-493,549 |

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|--------------------|------|--|---|--|---|--|--|
| £40,420,000 | | | | | | | |
| 0 | | £8,110,692 | £6,769,039 | £6,737,782 | £6,588,113 | £6,378,577 | £6,333,677 |
| 60% LAR - 40% CIR | 5% | £9,432,149 | £6,192,486 | £6,161,229 | £6,011,560 | £5,802,024 | £5,757,124 |
| 60% LAR - 40% CIR | 10% | £7,753,605 | £5,615,934 | £5,584,676 | £5,435,008 | £5,225,472 | £5,180,572 |
| 60% LAR - 40% CIR | 15% | £7,075,060 | £5,039,381 | £5,008,124 | £4,858,456 | £4,648,920 | £4,604,019 |
| 60% LAR - 40% CIR | 20% | £6,396,516 | £4,462,828 | £4,431,571 | £4,281,903 | £4,072,367 | £4,027,467 |
| 60% LAR - 40% CIR | 25% | £5,717,971 | £3,886,275 | £3,855,019 | £3,705,350 | £3,495,814 | £3,450,914 |
| 60% LAR - 40% CIR | 30% | £5,039,428 | £3,309,723 | £3,278,468 | £3,128,795 | £2,919,259 | £2,874,359 |
| 60% LAR - 40% CIR | 35% | £4,360,883 | £2,733,170 | £2,701,913 | £2,552,242 | £2,342,706 | £2,297,806 |
| 60% LAR - 40% CIR | 40% | £3,682,339 | £2,156,617 | £2,125,361 | £1,975,692 | £1,766,156 | £1,721,256 |
| 60% LAR - 40% CIR | 45% | £3,003,794 | £1,580,064 | £1,548,808 | £1,399,139 | £1,189,603 | £1,144,703 |
| 60% LAR - 40% CIR | 50% | £2,325,250 | £1,003,513 | £972,265 | £822,587 | £613,051 | £668,151 |

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|--------------------|------|--|---|--|---|--|--|
| £20,891,000 | | | | | | | |
| 0 | | £11,092,592 | £9,759,939 | £9,728,682 | £9,579,013 | £9,369,477 | £9,324,577 |
| 60% LAR - 40% CIR | 5% | £10,414,049 | £9,174,386 | £9,143,129 | £8,993,460 | £8,783,924 | £8,739,024 |
| 60% LAR - 40% CIR | 10% | £9,735,505 | £7,597,834 | £7,566,576 | £7,416,908 | £7,207,372 | £7,162,472 |
| 60% LAR - 40% CIR | 15% | £9,056,960 | £7,021,281 | £6,990,024 | £6,840,356 | £6,630,820 | £6,585,919 |
| 60% LAR - 40% CIR | 20% | £8,378,416 | £6,444,728 | £6,413,471 | £6,263,803 | £6,054,267 | £6,009,367 |
| 60% LAR - 40% CIR | 25% | £7,699,871 | £5,868,175 | £5,836,918 | £5,686,250 | £5,476,714 | £5,432,814 |
| 60% LAR - 40% CIR | 30% | £7,021,328 | £5,291,623 | £5,260,365 | £5,109,689 | £4,900,153 | £4,856,253 |
| 60% LAR - 40% CIR | 35% | £6,342,783 | £4,715,070 | £4,683,813 | £4,534,145 | £4,324,609 | £4,279,709 |
| 60% LAR - 40% CIR | 40% | £5,664,239 | £4,138,517 | £4,107,260 | £3,957,582 | £3,748,046 | £3,703,146 |
| 60% LAR - 40% CIR | 45% | £4,985,694 | £3,561,964 | £3,530,706 | £3,381,039 | £3,171,503 | £3,126,603 |
| 60% LAR - 40% CIR | 50% | £4,307,150 | £2,985,413 | £2,954,155 | £2,804,487 | £2,594,951 | £2,550,051 |

LB Camden
Local Plan Viability Testing 2026

Resi 9 - 30 Flats

Value Area Zone C - £1,500 psf

No Units 30
Site Area 0.3 Ha

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

Residual land values:

Table with columns: Tenure, % AH, and 8 columns of cost components (Base Build Costs, Access Prt M4(2), Building Safety Levy, etc.) and residual values for various LAR and CIR scenarios.

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

£97,649,000

Table with columns: Tenure, % AH, and 8 columns of cost components and residual values for Higher Value Secondary Offices.

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

£57,186,000

Table with columns: Tenure, % AH, and 8 columns of cost components and residual values for Medium Value Secondary Offices.

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

£40,420,000

Table with columns: Tenure, % AH, and 8 columns of cost components and residual values for Lower Value Secondary Offices / Community Space.

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

£20,501,000

Table with columns: Tenure, % AH, and 8 columns of cost components and residual values for Secondary Industrial/Storage/Distribution.

LB Camden
Local Plan Viability Testing 2026

Resi 13 - 135 Flats

No Units: 138
Site Area: 1.04 ha

Value Area: Zone C - £1,350 psf
Sales value inflation: Base
Build cost inflation: Base
Tenure: LAR: CIR

Residual land values table for Resi 13 - 135 Flats. Columns include Tenure, % AH, and various cost scenarios (Base Build Costs, Access Prt M4(2), etc.).

Residual Land values compared to benchmark land values
Higher Value Secondary Offices £97,649,000

Residual Land values table for Higher Value Secondary Offices. Columns include Tenure, % AH, and various cost scenarios.

Residual Land values compared to benchmark land values
Medium Value Secondary Offices £57,186,000

Residual Land values table for Medium Value Secondary Offices. Columns include Tenure, % AH, and various cost scenarios.

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space £40,420,000

Residual Land values table for Lower Value Secondary Offices / Community Space. Columns include Tenure, % AH, and various cost scenarios.

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution £20,601,000

Residual Land values table for Secondary Industrial/Storage/Distribution. Columns include Tenure, % AH, and various cost scenarios.

**LB Camden
Local Plan Viability Testing 2026**

| |
|----------------------|
| Resil 13 - 135 Flats |
|----------------------|

| | |
|------------|---------------------|
| Value Area | Zone C - £1,600 psf |
|------------|---------------------|

| | |
|-----------|---------|
| No Units | 138 |
| Site Area | 1.04 ha |

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

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|---|---|
| 60% LAR - 40% CIR | 5% | £41,869,436 | £32,355,623 | £32,588,714 | £31,478,343 | £30,106,983 | £29,811,982 |
| 60% LAR - 40% CIR | 10% | £38,356,884 | £27,157,984 | £26,789,787 | £25,795,805 | £24,433,616 | £24,141,718 |
| 60% LAR - 40% CIR | 15% | £35,032,255 | £24,290,906 | £23,902,989 | £22,933,193 | £21,576,479 | £21,284,541 |
| 60% LAR - 40% CIR | 20% | £31,684,563 | £21,410,210 | £21,023,454 | £20,066,565 | £18,702,919 | £18,410,777 |
| 60% LAR - 40% CIR | 25% | £28,343,936 | £18,516,037 | £18,130,327 | £17,183,885 | £15,793,306 | £15,499,610 |
| 60% LAR - 40% CIR | 30% | £24,993,500 | £15,601,511 | £15,210,864 | £14,234,045 | £12,869,376 | £12,573,984 |
| 60% LAR - 40% CIR | 35% | £21,604,380 | £12,655,141 | £12,265,325 | £11,290,787 | £9,926,433 | £9,634,071 |
| 60% LAR - 40% CIR | 40% | £18,215,701 | £9,695,487 | £9,306,389 | £8,333,646 | £6,971,805 | £6,679,983 |
| 60% LAR - 40% CIR | 45% | £14,814,590 | £6,722,692 | £6,334,190 | £5,362,861 | £4,003,240 | £3,711,971 |
| 60% LAR - 40% CIR | 50% | £11,401,472 | £3,736,859 | £3,348,981 | £2,378,888 | £1,020,875 | £729,878 |

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

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|---|---|
| 60% LAR - 40% CIR | 0% | £28,436,273 | £28,533,038 | £28,668,016 | £29,926,289 | £27,288,668 | £27,592,249 |
| 60% LAR - 40% CIR | 5% | £28,746,493 | £27,353,308 | £27,743,981 | £27,700,456 | £27,277,190 | £27,424,486 |
| 60% LAR - 40% CIR | 10% | £31,047,847 | £24,248,737 | £24,633,933 | £25,902,523 | £24,971,115 | £25,263,013 |
| 60% LAR - 40% CIR | 15% | £28,372,476 | £27,113,625 | £27,501,724 | £28,411,538 | £27,829,262 | £28,120,180 |
| 60% LAR - 40% CIR | 20% | £26,710,188 | £24,064,521 | £24,451,477 | £26,361,168 | £26,200,514 | £26,493,255 |
| 60% LAR - 40% CIR | 25% | £24,920,798 | £22,888,894 | £23,274,403 | £24,240,845 | £24,811,424 | £25,005,129 |
| 60% LAR - 40% CIR | 30% | £26,424,231 | £26,803,226 | £26,681,045 | £28,113,658 | £28,307,751 | £28,500,737 |
| 60% LAR - 40% CIR | 35% | £29,600,531 | £28,749,559 | £28,138,405 | £30,110,544 | £30,478,268 | £30,770,660 |
| 60% LAR - 40% CIR | 40% | £33,189,030 | £31,759,244 | £32,088,342 | £33,071,084 | £34,432,925 | £34,724,748 |
| 60% LAR - 40% CIR | 45% | £36,898,141 | £34,859,049 | £35,070,841 | £36,041,775 | £37,401,493 | £37,693,259 |
| 60% LAR - 40% CIR | 50% | £39,903,639 | £37,687,872 | £38,055,870 | £39,025,863 | £40,383,655 | £40,674,833 |

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

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|---|---|
| 60% LAR - 40% CIR | 0% | £14,419,004 | £26,534,839 | £26,928,747 | £27,907,918 | £28,279,389 | £28,574,485 |
| 60% LAR - 40% CIR | 5% | £17,712,136 | £29,374,116 | £29,254,724 | £29,254,724 | £28,508,271 | £28,614,211 |
| 60% LAR - 40% CIR | 10% | £21,028,077 | £32,227,468 | £32,610,664 | £33,580,656 | £34,351,842 | £34,543,743 |
| 60% LAR - 40% CIR | 15% | £24,333,207 | £35,084,306 | £35,468,474 | £36,450,269 | £37,829,933 | £38,120,921 |
| 60% LAR - 40% CIR | 20% | £27,660,868 | £37,945,251 | £38,332,008 | £39,332,008 | £40,692,244 | £41,074,484 |
| 60% LAR - 40% CIR | 25% | £31,041,526 | £40,809,424 | £41,255,134 | £42,221,578 | £43,592,155 | £43,885,851 |
| 60% LAR - 40% CIR | 30% | £34,458,982 | £43,735,258 | £44,174,628 | £45,128,618 | £46,515,465 | £46,811,424 |
| 60% LAR - 40% CIR | 35% | £37,919,081 | £46,730,320 | £47,123,138 | £48,066,674 | £49,459,029 | £49,755,350 |
| 60% LAR - 40% CIR | 40% | £41,429,781 | £49,789,975 | £50,079,072 | £51,015,813 | £52,413,936 | £52,709,479 |
| 60% LAR - 40% CIR | 45% | £45,019,673 | £52,903,788 | £53,051,271 | £54,093,841 | £55,495,267 | £55,791,269 |
| 60% LAR - 40% CIR | 50% | £47,864,290 | £55,648,662 | £55,638,681 | £57,096,584 | £58,364,556 | £58,655,584 |

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

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|---|---|
| 60% LAR - 40% CIR | 0% | £2,991,842 | £9,125,793 | £9,515,801 | £10,486,172 | £11,889,593 | £12,182,834 |
| 60% LAR - 40% CIR | 5% | £3,296,298 | £11,964,272 | £12,353,859 | £13,330,366 | £14,697,465 | £14,990,371 |
| 60% LAR - 40% CIR | 10% | £3,617,731 | £14,818,822 | £15,205,818 | £16,176,810 | £17,540,999 | £17,832,897 |
| 60% LAR - 40% CIR | 15% | £3,962,861 | £17,683,710 | £18,016,628 | £19,041,423 | £20,399,137 | £20,690,074 |
| 60% LAR - 40% CIR | 20% | £4,334,408 | £20,564,406 | £20,801,161 | £21,816,051 | £23,167,697 | £23,458,436 |
| 60% LAR - 40% CIR | 25% | £4,733,679 | £23,458,579 | £23,548,298 | £24,810,730 | £26,181,309 | £26,472,009 |
| 60% LAR - 40% CIR | 30% | £5,164,116 | £26,373,138 | £26,391,702 | £27,740,378 | £28,107,686 | £28,400,071 |
| 60% LAR - 40% CIR | 35% | £5,630,216 | £29,319,473 | £29,309,256 | £30,680,026 | £32,048,192 | £32,340,544 |
| 60% LAR - 40% CIR | 40% | £6,139,918 | £32,279,129 | £32,279,129 | £33,640,889 | £35,002,810 | £35,294,633 |
| 60% LAR - 40% CIR | 45% | £6,697,673 | £35,251,934 | £35,244,425 | £36,611,655 | £37,977,376 | £38,269,746 |
| 60% LAR - 40% CIR | 50% | £6,874,444 | £38,327,758 | £38,325,758 | £39,585,748 | £40,953,749 | £41,244,738 |

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

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|---|---|
| 60% LAR - 40% CIR | 0% | £23,573,111 | £11,457,477 | £11,065,368 | £10,085,097 | £8,772,716 | £8,418,635 |
| 60% LAR - 40% CIR | 5% | £20,274,981 | £9,517,297 | £9,227,463 | £7,950,891 | £6,863,844 | £6,509,988 |
| 60% LAR - 40% CIR | 10% | £18,963,538 | £5,784,647 | £5,375,451 | £4,402,459 | £3,040,270 | £2,748,372 |
| 60% LAR - 40% CIR | 15% | £15,638,489 | £2,887,560 | £2,509,641 | £1,538,947 | £1,82,153 | £1,088,805 |
| 60% LAR - 40% CIR | 20% | £10,301,217 | £16,864 | £16,864 | £3,968,696 | £2,860,608 | £2,566,569 |
| 60% LAR - 40% CIR | 25% | £6,950,590 | £2,877,309 | £3,383,019 | £4,229,461 | £5,600,043 | £5,938,738 |
| 60% LAR - 40% CIR | 30% | £3,597,154 | £4,791,835 | £5,120,483 | £7,169,100 | £9,305,367 | £9,619,313 |
| 60% LAR - 40% CIR | 35% | £2,111,034 | £8,738,203 | £9,126,021 | £10,102,559 | £11,468,313 | £11,793,759 |
| 60% LAR - 40% CIR | 40% | £3,177,646 | £11,697,869 | £12,088,957 | £13,069,700 | £14,821,541 | £14,713,362 |
| 60% LAR - 40% CIR | 45% | £6,376,717 | £14,670,466 | £15,008,156 | £16,003,305 | £17,260,105 | £17,081,476 |
| 60% LAR - 40% CIR | 50% | £9,592,173 | £17,656,487 | £18,044,485 | £19,014,478 | £20,372,471 | £20,163,469 |

LB Camden
Local Plan Viability Testing 2026

Residential table header for Resi 13 - 135 Flats, including Site Area (1.94 Ha) and No Units (139).

Value Area table header for Zone C - £1,750 psf, including Sales value inflation (Base) and Build cost inflation (Base).

Main residential viability table for Resi 13 - 135 Flats, showing Base Build Costs and various sustainability offsets for different tenure types (0% to 50% LAR/40% CIR).

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

Table of residual land values for Higher Value Secondary Offices, with a total benchmark of £97,649,000.

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

Table of residual land values for Medium Value Secondary Offices, with a total benchmark of £57,186,000.

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

Table of residual land values for Lower Value Secondary Offices / Community Space, with a total benchmark of £40,420,000.

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

Table of residual land values for Secondary Industrial/Storage/Distribution, with a total benchmark of £20,601,000.

LB Camden
Local Plan Viability Testing 2026

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

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

| | |
|-----------|---------|
| No Units | 138 |
| Site Area | 1.04 Ha |

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

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|--|
| 60% LAR - 40% CIR | 5% | £56,915,115 | £36,581,196 | £36,169,086 | £55,258,817 | £53,886,837 | £53,882,355 |
| 60% LAR - 40% CIR | 10% | £59,838,488 | £32,655,195 | £32,164,068 | £51,186,122 | £49,851,045 | £49,825,100 |
| 60% LAR - 40% CIR | 15% | £55,431,929 | £44,461,724 | £44,073,909 | £47,153,141 | £45,790,952 | £45,499,054 |
| 60% LAR - 40% CIR | 20% | £50,911,905 | £40,394,509 | £40,007,753 | £43,304,010 | £41,746,297 | £41,455,388 |
| 60% LAR - 40% CIR | 25% | £46,379,441 | £36,313,817 | £35,926,108 | £39,040,864 | £37,687,218 | £37,397,151 |
| 60% LAR - 40% CIR | 30% | £41,834,959 | £32,219,793 | £31,935,002 | £35,063,836 | £33,813,854 | £33,524,572 |
| 60% LAR - 40% CIR | 35% | £37,278,784 | £28,112,526 | £27,738,569 | £31,075,062 | £29,526,344 | £29,237,763 |
| 60% LAR - 40% CIR | 40% | £32,685,297 | £23,992,190 | £23,608,940 | £27,086,876 | £25,424,828 | £25,136,860 |
| 60% LAR - 40% CIR | 45% | £28,075,395 | £19,856,900 | £19,476,247 | £22,950,816 | £21,309,443 | £21,022,006 |
| 60% LAR - 40% CIR | 50% | £23,459,168 | £15,712,788 | £15,330,622 | £18,819,816 | £17,180,329 | £16,893,339 |
| | | | | | £14,375,295 | £13,019,063 | £12,728,065 |

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, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|--|
| 60% LAR - 40% CIR | 0% | £12,891,816 | £44,973,534 | £45,215,643 | £46,196,814 | £47,989,294 | £47,862,370 |
| 60% LAR - 40% CIR | 5% | £16,972,573 | £48,849,532 | £49,249,129 | £50,219,679 | £51,874,021 | £51,674,910 |
| 60% LAR - 40% CIR | 10% | £1,468,243 | £52,889,400 | £53,278,587 | £54,251,589 | £55,813,779 | £55,605,677 |
| 60% LAR - 40% CIR | 15% | £45,079,102 | £56,943,007 | £57,339,629 | £58,309,721 | £59,869,424 | £59,649,372 |
| 60% LAR - 40% CIR | 20% | £59,450,826 | £61,010,222 | £61,398,478 | £62,361,892 | £63,917,614 | £63,681,296 |
| 60% LAR - 40% CIR | 25% | £53,025,290 | £55,099,914 | £55,478,623 | £56,440,895 | £57,990,876 | £57,690,159 |
| 60% LAR - 40% CIR | 30% | £50,570,372 | £49,146,851 | £49,569,728 | £50,631,669 | £52,176,596 | £51,861,699 |
| 60% LAR - 40% CIR | 35% | £54,127,847 | £43,252,205 | £43,675,162 | £44,836,063 | £46,375,902 | £46,061,871 |
| 60% LAR - 40% CIR | 40% | £58,719,434 | £37,412,547 | £37,798,791 | £39,095,298 | £40,629,258 | £40,314,225 |
| 60% LAR - 40% CIR | 45% | £73,239,346 | £31,549,831 | £31,928,484 | £33,289,116 | £34,929,465 | £34,614,299 |
| 60% LAR - 40% CIR | 50% | £77,845,883 | £25,691,943 | £26,074,109 | £27,329,625 | £28,969,868 | £28,676,666 |

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, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|--|
| 60% LAR - 40% CIR | 0% | £5,527,654 | £2,804,265 | £3,198,373 | £4,176,646 | £5,549,924 | £5,443,106 |
| 60% LAR - 40% CIR | 5% | £5,046,896 | £4,933,924 | £4,220,878 | £4,107,460 | £4,974,816 | £4,877,261 |
| 60% LAR - 40% CIR | 10% | £653,027 | £10,870,131 | £11,259,528 | £12,232,320 | £13,594,509 | £13,486,407 |
| 60% LAR - 40% CIR | 15% | £4,989,833 | £14,923,727 | £15,311,656 | £16,281,451 | £17,639,144 | £17,530,103 |
| 60% LAR - 40% CIR | 20% | £6,173,056 | £18,969,824 | £19,357,708 | £20,349,008 | £21,706,243 | £21,606,311 |
| 60% LAR - 40% CIR | 25% | £13,006,021 | £23,071,844 | £23,457,353 | £24,421,625 | £25,771,607 | £25,669,889 |
| 60% LAR - 40% CIR | 30% | £17,551,182 | £27,185,092 | £27,569,499 | £28,535,489 | £29,885,117 | £29,781,699 |
| 60% LAR - 40% CIR | 35% | £22,109,678 | £31,272,935 | £31,655,862 | £32,619,764 | £33,969,633 | £33,861,601 |
| 60% LAR - 40% CIR | 40% | £26,700,188 | £35,393,272 | £35,779,791 | £36,734,649 | £38,076,019 | £37,969,455 |
| 60% LAR - 40% CIR | 45% | £31,397,076 | £39,549,826 | £39,936,484 | £41,095,947 | £42,395,692 | £42,289,739 |
| 60% LAR - 40% CIR | 50% | £35,826,294 | £43,872,674 | £44,054,540 | £45,910,258 | £46,968,389 | £46,857,397 |

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, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|--|
| 60% LAR - 40% CIR | 0% | £26,938,500 | £14,808,581 | £14,214,473 | £13,284,261 | £11,881,822 | £11,567,740 |
| 60% LAR - 40% CIR | 5% | £22,457,742 | £19,566,984 | £19,169,969 | £19,213,906 | £17,846,420 | £17,563,486 |
| 60% LAR - 40% CIR | 10% | £17,963,873 | £6,540,715 | £6,151,818 | £5,178,526 | £3,816,337 | £3,524,439 |
| 60% LAR - 40% CIR | 15% | £13,487,013 | £2,487,100 | £2,099,191 | £1,129,365 | £228,338 | £199,287 |
| 60% LAR - 40% CIR | 20% | £8,187,290 | £1,494,997 | £1,096,905 | £68,879 | £4,671,994 | £4,577,460 |
| 60% LAR - 40% CIR | 25% | £4,404,825 | £5,669,798 | £6,046,897 | £7,010,779 | £8,360,761 | £8,050,043 |
| 60% LAR - 40% CIR | 30% | £4,607,896 | £9,754,838 | £10,139,813 | £11,101,553 | £12,448,217 | £12,136,858 |
| 60% LAR - 40% CIR | 35% | £4,697,813 | £13,862,899 | £14,246,058 | £15,205,633 | £16,549,592 | £16,237,758 |
| 60% LAR - 40% CIR | 40% | £3,299,319 | £17,992,426 | £18,368,676 | £19,320,769 | £20,665,172 | £20,353,609 |
| 60% LAR - 40% CIR | 45% | £1,436,339 | £22,116,716 | £22,498,369 | £23,465,001 | £24,807,387 | £24,495,217 |
| 60% LAR - 40% CIR | 50% | £18,815,448 | £26,281,828 | £26,643,984 | £27,599,410 | £28,954,553 | £28,642,550 |

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, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|--|
| 60% LAR - 40% CIR | 0% | £47,519,769 | £35,187,850 | £34,795,742 | £33,815,477 | £32,443,091 | £32,149,009 |
| 60% LAR - 40% CIR | 5% | £43,039,012 | £31,161,893 | £30,771,296 | £29,794,775 | £28,427,899 | £28,134,754 |
| 60% LAR - 40% CIR | 10% | £38,545,142 | £27,121,985 | £26,732,787 | £25,759,795 | £24,397,606 | £24,105,708 |
| 60% LAR - 40% CIR | 15% | £34,038,283 | £23,068,378 | £22,680,460 | £21,710,964 | £20,352,261 | £20,062,012 |
| 60% LAR - 40% CIR | 20% | £29,518,956 | £19,016,165 | £18,814,407 | £17,847,517 | £16,489,612 | £16,200,806 |
| 60% LAR - 40% CIR | 25% | £24,996,094 | £14,960,471 | £14,534,762 | £13,670,490 | £12,220,508 | £11,931,226 |
| 60% LAR - 40% CIR | 30% | £20,441,013 | £10,926,434 | £10,441,699 | £10,111,599 | £8,549,109 | £8,264,417 |
| 60% LAR - 40% CIR | 35% | £15,883,438 | £6,819,180 | £6,335,223 | £5,375,332 | £4,031,482 | £3,743,514 |
| 60% LAR - 40% CIR | 40% | £11,291,951 | £2,768,844 | £2,215,984 | £1,257,470 | £63,903 | £371,740 |
| 60% LAR - 40% CIR | 45% | £5,895,039 | £1,668,843 | £1,197,994 | £687,994 | £43,813,017 | £43,500,017 |
| 60% LAR - 40% CIR | 50% | £2,065,822 | £4,680,558 | £4,862,724 | £7,818,141 | £8,174,282 | £8,665,281 |

**LB Camden
Local Plan Viability Testing 2026**

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

| | |
|-----------|---------|
| No Units | 138 |
| Site Area | 1.04 Ha |

| | |
|------------|---------------------|
| Value Area | Zone C - £2,000 psf |
|------------|---------------------|

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

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|--|
| 60% LAR - 40% CIR | 5% | £74,987,401 | £62,478,445 | £62,585,229 | £61,122,860 | £58,726,030 | £59,474,944 |
| 60% LAR - 40% CIR | 10% | £75,117,429 | £68,170,718 | £67,857,969 | £66,324,998 | £63,457,009 | £64,164,064 |
| 60% LAR - 40% CIR | 15% | £66,324,345 | £53,853,331 | £53,465,468 | £52,492,476 | £51,130,286 | £50,838,388 |
| 60% LAR - 40% CIR | 20% | £66,510,273 | £49,504,428 | £49,116,510 | £48,146,715 | £46,780,001 | £46,488,062 |
| 60% LAR - 40% CIR | 25% | £56,899,335 | £45,140,584 | £44,753,828 | £43,786,936 | £42,433,293 | £42,143,226 |
| 60% LAR - 40% CIR | 30% | £50,887,656 | £40,765,262 | £40,377,553 | £39,413,281 | £38,063,299 | £37,774,018 |
| 60% LAR - 40% CIR | 35% | £46,023,359 | £36,372,995 | £35,987,918 | £35,026,978 | £33,679,160 | £33,390,578 |
| 60% LAR - 40% CIR | 40% | £41,168,570 | £31,988,712 | £31,584,755 | £30,624,863 | £29,281,014 | £28,993,046 |
| 60% LAR - 40% CIR | 45% | £36,297,410 | £27,581,746 | £27,168,496 | £26,210,372 | £24,868,969 | £24,581,561 |
| 60% LAR - 40% CIR | 50% | £31,394,334 | £23,121,827 | £22,709,174 | £21,792,541 | £20,443,295 | £20,156,265 |
| 60% LAR - 40% CIR | 55% | £26,473,667 | £18,673,054 | £18,266,919 | £17,341,692 | £16,003,920 | £15,717,296 |

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|--|
| 60% LAR - 40% CIR | 0% | £29,807,330 | £38,893,288 | £39,318,501 | £40,260,540 | £41,835,701 | £41,829,782 |
| 60% LAR - 40% CIR | 5% | £1,261,251 | £44,244,012 | £44,818,726 | £44,600,980 | £45,817,722 | £44,264,012 |
| 60% LAR - 40% CIR | 10% | £38,089,498 | £47,151,400 | £47,933,263 | £47,912,253 | £50,274,444 | £50,568,342 |
| 60% LAR - 40% CIR | 15% | £48,986,498 | £51,900,302 | £52,288,221 | £53,298,915 | £54,915,729 | £54,906,686 |
| 60% LAR - 40% CIR | 20% | £48,706,390 | £49,264,947 | £49,684,604 | £49,971,726 | £52,871,436 | £52,861,256 |
| 60% LAR - 40% CIR | 25% | £39,537,075 | £39,641,469 | £40,107,178 | £40,191,450 | £43,341,432 | £43,630,719 |
| 60% LAR - 40% CIR | 30% | £35,381,972 | £35,032,136 | £35,448,043 | £35,478,833 | £37,225,071 | £37,014,150 |
| 60% LAR - 40% CIR | 35% | £30,238,161 | £29,436,016 | £29,619,675 | £29,779,868 | £32,125,971 | £32,411,884 |
| 60% LAR - 40% CIR | 40% | £25,107,320 | £24,852,885 | £24,938,235 | £24,984,359 | £27,835,731 | £27,623,189 |
| 60% LAR - 40% CIR | 45% | £20,010,286 | £19,265,954 | £19,358,457 | £19,381,169 | £23,497,475 | £23,245,688 |
| 60% LAR - 40% CIR | 50% | £14,931,064 | £14,725,646 | £14,707,812 | £14,663,229 | £19,400,911 | £19,187,458 |

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|--|
| 60% LAR - 40% CIR | 0% | £15,511,940 | £3,088,983 | £2,702,768 | £1,737,229 | £383,568 | £39,487 |
| 60% LAR - 40% CIR | 5% | £10,731,966 | £1,214,231 | £1,189,691 | £1,069,815 | £1,069,815 | £4,245,426 |
| 60% LAR - 40% CIR | 10% | £5,938,684 | £5,452,131 | £5,810,994 | £6,882,986 | £8,265,175 | £9,447,073 |
| 60% LAR - 40% CIR | 15% | £1,132,811 | £9,881,033 | £10,288,851 | £11,238,746 | £12,598,222 | £12,887,989 |
| 60% LAR - 40% CIR | 20% | £4,296,456 | £14,244,876 | £14,931,034 | £15,416,523 | £16,617,246 | £16,742,226 |
| 60% LAR - 40% CIR | 25% | £9,517,806 | £18,622,209 | £19,007,809 | £19,972,181 | £21,322,162 | £21,611,444 |
| 60% LAR - 40% CIR | 30% | £11,366,103 | £23,011,698 | £23,379,664 | £24,338,664 | £25,708,264 | £25,994,880 |
| 60% LAR - 40% CIR | 35% | £18,218,681 | £27,416,749 | £27,805,705 | £28,760,588 | £30,104,445 | £30,392,416 |
| 60% LAR - 40% CIR | 40% | £23,089,051 | £31,833,719 | £32,216,965 | £33,115,089 | £34,516,462 | £34,803,900 |
| 60% LAR - 40% CIR | 45% | £27,969,127 | £36,253,638 | £36,648,457 | £37,003,169 | £38,445,307 | £38,278,197 |
| 60% LAR - 40% CIR | 50% | £32,811,798 | £40,768,377 | £41,088,543 | £42,043,959 | £44,381,842 | £44,668,168 |

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|--|
| 60% LAR - 40% CIR | 0% | £32,922,786 | £20,499,629 | £20,113,614 | £19,148,076 | £17,284,414 | £17,500,333 |
| 60% LAR - 40% CIR | 5% | £28,142,814 | £16,196,103 | £15,811,378 | £14,846,471 | £13,462,383 | £13,169,446 |
| 60% LAR - 40% CIR | 10% | £23,349,739 | £11,878,715 | £11,490,852 | £10,517,860 | £9,155,671 | £8,863,773 |
| 60% LAR - 40% CIR | 15% | £18,543,697 | £7,567,913 | £7,141,866 | £5,772,100 | £4,814,396 | £4,523,447 |
| 60% LAR - 40% CIR | 20% | £13,747,719 | £3,262,968 | £2,779,212 | £1,612,363 | £458,676 | £168,610 |
| 60% LAR - 40% CIR | 25% | £8,933,040 | £-1,217,354 | £-1,769,062 | £-2,461,354 | £-3,911,316 | £4,200,697 |
| 60% LAR - 40% CIR | 30% | £4,049,743 | £-5,660,001 | £-6,999,707 | £-8,548,298 | £-10,965,855 | £-11,554,017 |
| 60% LAR - 40% CIR | 35% | £-908,042 | £-10,055,903 | £-10,383,605 | £-11,340,752 | £-12,602,602 | £-12,981,669 |
| 60% LAR - 40% CIR | 40% | £-3,677,205 | £-14,422,899 | £-14,808,119 | £-14,784,243 | £-17,105,616 | £-17,393,054 |
| 60% LAR - 40% CIR | 45% | £-8,069,127 | £-18,815,786 | £-19,233,442 | £-20,162,075 | £-22,518,361 | £-22,818,353 |
| 60% LAR - 40% CIR | 50% | £-13,509,848 | £-23,295,531 | £-23,677,687 | £-24,633,113 | £-28,976,895 | £-29,287,320 |

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|---|--|---|--|--|
| 60% LAR - 40% CIR | 0% | £53,504,055 | £41,081,099 | £40,894,883 | £39,726,344 | £38,375,684 | £38,601,603 |
| 60% LAR - 40% CIR | 5% | £46,724,055 | £36,177,373 | £36,392,949 | £35,630,740 | £34,063,662 | £33,770,716 |
| 60% LAR - 40% CIR | 10% | £43,930,999 | £32,459,884 | £32,072,122 | £31,099,130 | £29,736,940 | £29,445,042 |
| 60% LAR - 40% CIR | 15% | £39,124,927 | £28,111,082 | £27,723,764 | £26,783,369 | £25,365,665 | £25,104,716 |
| 60% LAR - 40% CIR | 20% | £34,305,866 | £23,747,236 | £23,360,481 | £22,393,262 | £21,038,947 | £20,746,876 |
| 60% LAR - 40% CIR | 25% | £29,474,309 | £19,369,916 | £18,984,287 | £18,019,935 | £16,669,953 | £16,380,672 |
| 60% LAR - 40% CIR | 30% | £24,633,013 | £14,979,245 | £14,594,472 | £13,532,351 | £12,283,814 | £11,997,232 |
| 60% LAR - 40% CIR | 35% | £19,773,224 | £10,575,366 | £10,191,400 | £9,231,517 | £7,987,668 | £7,700,790 |
| 60% LAR - 40% CIR | 40% | £14,904,064 | £6,189,400 | £5,775,190 | £4,817,026 | £3,476,653 | £3,189,215 |
| 60% LAR - 40% CIR | 45% | £10,030,889 | £1,799,490 | £1,368,944 | £390,691 | £-46,991 | £-129,061 |
| 60% LAR - 40% CIR | 50% | £5,080,321 | £-2,714,262 | £-3,098,426 | £-4,651,944 | £-6,389,428 | £-6,676,006 |

LB Camden Local Plan Viability Testing 2026

Table with 1 row: Resil 13 - 135 Flats

Table with 2 rows: Value Area, Zone C - RP Periphery E2.250 paf

Table with 2 rows: No Units, 138; Site Area, 1.04 Ha

Table with 2 rows: Sales value inflation, Base; Build cost inflation, Base; Tenure, LAR : CIR

Residual land values:

Main table with 8 columns: Tenure, % AH, Base Build Costs, Access Prt M4(2) & Building Safety Levy, Biodiversity, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4

Residual Land values compared to benchmark land values

Table with 2 rows: Higher Value Secondary Offices, #REF!, £97,649,000

Main table for Higher Value Secondary Offices, same structure as the main table above.

Residual Land values compared to benchmark land values

Table with 2 rows: Medium Value Secondary Offices, #REF!, £57,186,000

Main table for Medium Value Secondary Offices, same structure as the main table above.

Residual Land values compared to benchmark land values

Table with 2 rows: Lower Value Secondary Offices / Community Space, #REF!, £40,420,000

Main table for Lower Value Secondary Offices / Community Space, same structure as the main table above.

Residual Land values compared to benchmark land values

Table with 2 rows: Secondary Industrial/Storage/Distribution, #REF!, £20,601,000

Main table for Secondary Industrial/Storage/Distribution, same structure as the main table above.

LB Camden
Local Plan Viability Testing 2026

Table with 2 columns: No Units (138), Site Area (1.04 Ha)

Table with 2 columns: Value Area (Zone C - RP Periphery E2.450 psf), Sale value inflation (Base), Build cost inflation (Base), Tenure (LAR : CIR)

Residual land values:

Table with 8 columns: Tenure, % AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Biodiversity, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3) & Sustainability Policy CC3 & CC9, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4

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

Table with 8 columns: Tenure, % AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Biodiversity, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3) & Sustainability Policy CC3 & CC9, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4

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

Table with 8 columns: Tenure, % AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Biodiversity, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3) & Sustainability Policy CC3 & CC9, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4

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

Table with 8 columns: Tenure, % AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Biodiversity, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3) & Sustainability Policy CC3 & CC9, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4

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

Table with 8 columns: Tenure, % AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Biodiversity, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3) & Sustainability Policy CC3 & CC9, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4

LB Camden
Local Plan Viability Testing 2026

| | |
|---------------------|--|
| Resi 15 - 200 Flats | |
|---------------------|--|

| | |
|------------|---------------------|
| Value Area | Zone C - £1,050 psf |
|------------|---------------------|

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

| | |
|-------------------------|-----------|
| Salvage value Inflation | Base |
| Build cost Inflation | Base |
| Tenure | LAR : CIR |

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|---|---|
| 0 | | £4,205,896 | £4,862,631 | £4,923,977 | £2,727,363 | £482,595 | £10,996 |
| 60% LAR - 40% CIR | 5% | £18,503,299 | £2,895,192 | £2,228,801 | £937,866 | £1,813,622 | £5,088,175 |
| 60% LAR - 40% CIR | 10% | £15,772,076 | £746,287 | £112,024 | £1,496,120 | £3,749,914 | £4,232,870 |
| 60% LAR - 40% CIR | 15% | £13,020,471 | £1,415,077 | £2,057,082 | £3,862,095 | £5,919,922 | £5,408,774 |
| 60% LAR - 40% CIR | 20% | £10,248,656 | £3,609,187 | £4,249,449 | £5,863,166 | £8,136,276 | £6,625,800 |
| 60% LAR - 40% CIR | 25% | £7,456,812 | £5,840,290 | £6,489,746 | £8,109,887 | £10,379,483 | £10,866,825 |
| 60% LAR - 40% CIR | 30% | £4,644,369 | £8,113,829 | £8,793,002 | £10,378,593 | £12,645,338 | £13,129,643 |
| 60% LAR - 40% CIR | 35% | £1,776,769 | £10,408,479 | £11,054,360 | £12,669,060 | £14,929,642 | £16,414,052 |
| 60% LAR - 40% CIR | 40% | £1,127,593 | £12,724,053 | £13,366,930 | £14,981,121 | £17,236,190 | £17,721,848 |
| 60% LAR - 40% CIR | 45% | £4,079,800 | £15,000,358 | £15,709,418 | £17,314,569 | £19,566,760 | £20,051,605 |
| 60% LAR - 40% CIR | 50% | £7,099,458 | £17,417,284 | £18,060,633 | £19,669,208 | £21,921,210 | £22,463,783 |

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, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|---|---|
| 0 | | £8,884,798 | £22,877,983 | £23,975,737 | £25,172,372 | £27,407,659 | £27,886,649 |
| 60% LAR - 40% CIR | 5% | £9,389,414 | £20,084,567 | £20,670,414 | £21,254,819 | £23,491,136 | £23,970,180 |
| 60% LAR - 40% CIR | 10% | £2,127,638 | £27,153,427 | £27,747,590 | £28,342,834 | £31,644,628 | £32,132,584 |
| 60% LAR - 40% CIR | 15% | £14,879,244 | £29,314,792 | £29,906,797 | £31,501,810 | £35,819,037 | £36,306,988 |
| 60% LAR - 40% CIR | 20% | £17,851,658 | £41,526,862 | £42,146,183 | £43,756,286 | £48,931,291 | £49,419,242 |
| 60% LAR - 40% CIR | 25% | £20,442,903 | £33,740,094 | £34,398,481 | £35,029,601 | £39,278,197 | £39,766,539 |
| 60% LAR - 40% CIR | 30% | £23,265,325 | £36,813,363 | £37,502,983 | £38,774,287 | £44,543,653 | £45,032,005 |
| 60% LAR - 40% CIR | 35% | £26,122,546 | £38,338,193 | £39,054,074 | £40,565,775 | £46,825,350 | £47,313,767 |
| 60% LAR - 40% CIR | 40% | £29,027,307 | £40,623,787 | £41,289,644 | £42,899,836 | £48,137,904 | £48,626,592 |
| 60% LAR - 40% CIR | 45% | £31,959,445 | £42,980,372 | £43,684,132 | £45,344,289 | £49,499,459 | £50,000,465 |
| 60% LAR - 40% CIR | 50% | £34,999,173 | £45,516,911 | £46,069,347 | £47,868,922 | £49,820,925 | £50,353,497 |

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, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|---|---|
| 0 | | £4,897,099 | £11,376,226 | £12,014,880 | £12,617,914 | £13,686,802 | £16,326,792 |
| 60% LAR - 40% CIR | 5% | £2,164,439 | £13,014,485 | £13,670,614 | £14,254,819 | £15,352,470 | £18,000,470 |
| 60% LAR - 40% CIR | 10% | £566,781 | £15,992,570 | £16,226,833 | £16,834,977 | £18,088,771 | £20,571,727 |
| 60% LAR - 40% CIR | 15% | £1,316,396 | £17,753,893 | £18,306,339 | £19,000,893 | £22,209,692 | £24,767,681 |
| 60% LAR - 40% CIR | 20% | £4,502,201 | £19,840,048 | £20,688,306 | £22,220,924 | £26,444,627 | £29,068,627 |
| 60% LAR - 40% CIR | 25% | £8,892,045 | £22,179,147 | £22,627,604 | £24,448,744 | £29,718,349 | £32,204,982 |
| 60% LAR - 40% CIR | 30% | £11,864,893 | £24,452,669 | £25,092,449 | £26,711,446 | £32,866,199 | £35,459,500 |
| 60% LAR - 40% CIR | 35% | £14,252,099 | £26,747,336 | £27,093,217 | £29,007,819 | £36,105,499 | £38,752,009 |
| 60% LAR - 40% CIR | 40% | £17,486,493 | £29,092,910 | £29,707,787 | £31,319,978 | £39,577,047 | £42,000,705 |
| 60% LAR - 40% CIR | 45% | £20,449,867 | £31,590,745 | £32,040,276 | £33,654,426 | £43,091,638 | £45,300,863 |
| 60% LAR - 40% CIR | 50% | £23,438,316 | £33,758,681 | £34,389,450 | £36,005,066 | £46,586,968 | £48,742,640 |

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, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|---|---|
| 0 | | £5,657,385 | £8,885,848 | £7,220,994 | £8,891,226 | £11,669,816 | £11,536,596 |
| 60% LAR - 40% CIR | 5% | £8,954,725 | £8,683,499 | £4,910,771 | £10,070,676 | £13,164,159 | £15,646,477 |
| 60% LAR - 40% CIR | 10% | £4,223,505 | £10,892,284 | £11,436,547 | £13,044,691 | £15,259,498 | £15,781,442 |
| 60% LAR - 40% CIR | 15% | £1,471,879 | £12,983,669 | £13,805,884 | £15,210,887 | £17,485,490 | £17,992,395 |
| 60% LAR - 40% CIR | 20% | £4,094,473 | £15,107,669 | £15,796,021 | £17,441,737 | £19,866,824 | £20,114,172 |
| 60% LAR - 40% CIR | 25% | £4,091,780 | £17,389,882 | £18,037,318 | £19,634,458 | £21,929,054 | £22,144,398 |
| 60% LAR - 40% CIR | 30% | £8,084,182 | £19,452,690 | £20,816,413 | £21,507,110 | £24,101,918 | £24,107,714 |
| 60% LAR - 40% CIR | 35% | £9,771,803 | £21,677,051 | £22,901,613 | £23,617,215 | £26,475,213 | £26,603,244 |
| 60% LAR - 40% CIR | 40% | £12,978,164 | £24,272,824 | £24,917,591 | £25,929,693 | £28,789,761 | £29,270,418 |
| 60% LAR - 40% CIR | 45% | £15,628,192 | £26,649,605 | £27,292,989 | £28,863,140 | £31,111,752 | £31,600,397 |
| 60% LAR - 40% CIR | 50% | £18,648,630 | £28,985,775 | £28,689,205 | £31,217,779 | £33,468,782 | £33,952,354 |

Residual Land values compared to benchmark land values

| | |
|---|-------------|
| Secondary Industrial/Storage/Distribution | £20,891,000 |
|---|-------------|

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|---|---|
| 0 | | £15,318,856 | £9,925,369 | £1,992,023 | £3,188,687 | £5,393,945 | £5,872,895 |
| 60% LAR - 40% CIR | 5% | £12,617,086 | £9,020,636 | £4,951,199 | £5,258,165 | £7,499,892 | £7,984,175 |
| 60% LAR - 40% CIR | 10% | £9,886,076 | £9,139,713 | £5,773,978 | £7,382,120 | £9,635,914 | £10,118,710 |
| 60% LAR - 40% CIR | 15% | £7,134,473 | £9,391,077 | £6,588,032 | £9,516,299 | £11,859,892 | £12,341,774 |
| 60% LAR - 40% CIR | 20% | £4,362,656 | £9,466,187 | £8,015,449 | £11,749,169 | £14,024,276 | £14,511,600 |
| 60% LAR - 40% CIR | 25% | £1,570,812 | £11,726,290 | £12,974,746 | £15,993,887 | £16,295,483 | £16,771,825 |
| 60% LAR - 40% CIR | 30% | £4,524,811 | £13,989,890 | £14,646,992 | £18,244,683 | £18,528,339 | £19,014,643 |
| 60% LAR - 40% CIR | 35% | £4,150,231 | £16,234,479 | £16,040,350 | £18,559,807 | £20,815,642 | £21,300,942 |
| 60% LAR - 40% CIR | 40% | £7,013,993 | £18,610,983 | £19,254,930 | £20,887,121 | £23,124,199 | £23,607,898 |
| 60% LAR - 40% CIR | 45% | £9,668,890 | £20,946,364 | £21,560,418 | £23,290,066 | £25,454,786 | £25,937,625 |
| 60% LAR - 40% CIR | 50% | £12,868,458 | £23,393,294 | £23,846,633 | £25,656,208 | £27,897,210 | £28,389,783 |

LB Camden Local Plan Viability Testing 2026

Table with 2 columns: Description, Value. Row 1: Resi 15 - 200 Flats.

Table with 2 columns: Value Area, Zone C - £1,350 psf.

Table with 2 columns: No Units, Site Area. Row 1: 200, 0.29 Ha.

Table with 2 columns: Sales value inflation, Base; Build cost inflation, Base; Tenure, LAR : CIR.

Residual land values:

Main table for Residual Land Values. Columns: Tenure, % AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Biodiversity, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3) & Biodiversity, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4. Rows: 60% LAR - 40% CIR (5%, 10%, 15%, 20%, 25%, 30%, 35%, 40%, 45%, 50%).

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Table with 10 columns similar to the first table, but with a total value of £97,649,000. Rows: 60% LAR - 40% CIR (0%, 5%, 10%, 15%, 20%, 25%, 30%, 35%, 40%, 45%, 50%).

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Table with 10 columns similar to the first table, but with a total value of £57,186,000. Rows: 60% LAR - 40% CIR (0%, 5%, 10%, 15%, 20%, 25%, 30%, 35%, 40%, 45%, 50%).

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Table with 10 columns similar to the first table, but with a total value of £40,420,000. Rows: 60% LAR - 40% CIR (0%, 5%, 10%, 15%, 20%, 25%, 30%, 35%, 40%, 45%, 50%).

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Table with 10 columns similar to the first table, but with a total value of £20,601,000. Rows: 60% LAR - 40% CIR (0%, 5%, 10%, 15%, 20%, 25%, 30%, 35%, 40%, 45%, 50%).

LB Camden
Local Plan Viability Testing 2026

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| Resi 15 - 200 Flats |
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| | |
|------------|---------------------|
| Value Area | Zone C - £1,500 psf |
|------------|---------------------|

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

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

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|--|---|
| 60% LAR / 40% CIR | 5% | £56,158,075 | £42,764,127 | £42,144,525 | £40,855,321 | £38,426,816 | £37,952,216 |
| 60% LAR / 40% CIR | 10% | £50,042,746 | £38,029,273 | £38,211,865 | £36,860,450 | £34,567,627 | £34,044,494 |
| 60% LAR / 40% CIR | 15% | £45,440,361 | £34,873,651 | £34,289,309 | £32,719,953 | £30,566,296 | £30,104,749 |
| 60% LAR / 40% CIR | 20% | £40,818,370 | £32,907,440 | £30,283,948 | £28,350,217 | £26,602,994 | £26,142,876 |
| 60% LAR / 40% CIR | 25% | £36,176,945 | £28,900,819 | £26,286,993 | £24,759,426 | £22,613,333 | £22,147,462 |
| 60% LAR / 40% CIR | 30% | £31,491,072 | £26,176,945 | £22,883,968 | £20,737,678 | £18,569,180 | £18,104,437 |
| 60% LAR / 40% CIR | 35% | £28,774,168 | £23,491,072 | £19,813,725 | £16,887,654 | £14,503,392 | £14,038,613 |
| 60% LAR / 40% CIR | 40% | £22,042,056 | £14,736,501 | £14,176,501 | £12,576,318 | £10,416,135 | £9,953,238 |
| 60% LAR / 40% CIR | 45% | £17,290,919 | £12,042,056 | £10,621,263 | £8,464,456 | £6,307,630 | £5,845,453 |
| 60% LAR / 40% CIR | 50% | £12,499,452 | £9,486,254 | £6,670,786 | £4,322,048 | £2,153,694 | £1,696,450 |
| 60% LAR / 40% CIR | 55% | | £2,300,196 | £1,875,981 | £115,374 | £-101,624 | £-276,343 |

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, 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|--|---|
| 60% LAR / 40% CIR | 0% | £11,286,296 | £14,884,412 | £14,244,811 | £12,695,807 | £10,527,202 | £10,062,502 |
| 60% LAR / 40% CIR | 5% | £26,723,640 | £10,929,056 | £10,312,181 | £9,768,726 | £8,607,612 | £8,144,879 |
| 60% LAR / 40% CIR | 10% | £22,143,032 | £6,973,937 | £6,358,995 | £4,820,239 | £2,666,542 | £2,205,035 |
| 60% LAR / 40% CIR | 15% | £17,540,647 | £2,997,725 | £2,384,234 | £190,503 | £-296,720 | £-378,839 |
| 60% LAR / 40% CIR | 20% | £12,918,656 | £-999,082 | £-1,004,124 | £-56,089 | £-216,354 | £-242,253 |
| 60% LAR / 40% CIR | 25% | £8,277,231 | £-5,015,746 | £-5,626,089 | £-7,161,736 | £-9,330,534 | £-9,785,277 |
| 60% LAR / 40% CIR | 30% | £3,587,355 | £-9,957,669 | £-10,566,024 | £-12,222,161 | £-13,996,032 | £-14,368,003 |
| 60% LAR / 40% CIR | 35% | £-1,165,946 | £-13,163,213 | £-13,760,459 | £-15,323,366 | £-17,463,576 | £-17,946,476 |
| 60% LAR / 40% CIR | 40% | £-5,857,658 | £-17,219,437 | £-17,894,668 | £-19,435,239 | £-21,592,084 | £-22,054,262 |
| 60% LAR / 40% CIR | 45% | £-10,688,736 | £-21,415,461 | £-22,028,915 | £-23,677,686 | £-25,764,403 | £-26,235,256 |
| 60% LAR / 40% CIR | 50% | £-15,400,262 | £-25,599,518 | £-26,223,753 | £-27,784,341 | £-30,000,738 | £-30,476,958 |

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, 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|--|---|
| 60% LAR / 40% CIR | 0% | £42,840,156 | £26,425,269 | £25,805,668 | £24,256,664 | £22,088,059 | £21,623,359 |
| 60% LAR / 40% CIR | 5% | £38,266,497 | £22,499,416 | £21,873,038 | £20,328,993 | £18,168,399 | £17,705,746 |
| 60% LAR / 40% CIR | 10% | £33,703,889 | £18,534,734 | £17,919,452 | £16,381,096 | £14,227,399 | £13,765,682 |
| 60% LAR / 40% CIR | 15% | £29,101,504 | £14,568,582 | £13,945,091 | £12,411,360 | £10,264,137 | £9,804,918 |
| 60% LAR / 40% CIR | 20% | £24,474,515 | £10,561,962 | £9,560,136 | £8,420,669 | £6,244,478 | £5,806,665 |
| 60% LAR / 40% CIR | 25% | £19,838,088 | £6,545,111 | £5,634,788 | £4,399,121 | £2,230,323 | £1,785,580 |
| 60% LAR / 40% CIR | 30% | £15,146,215 | £2,492,668 | £1,674,534 | £2,626,690 | £4,626,815 | £4,204,288 |
| 60% LAR / 40% CIR | 35% | £10,435,311 | £-1,564,566 | £-1,959,596 | £-3,247,846 | £-5,222,122 | £-5,586,613 |
| 60% LAR / 40% CIR | 40% | £5,703,201 | £-5,717,674 | £-5,333,911 | £-7,074,301 | £-9,031,227 | £-9,493,405 |
| 60% LAR / 40% CIR | 45% | £959,361 | £-10,853,623 | £-11,468,053 | £-12,657,995 | £-14,603,403 | £-14,874,407 |
| 60% LAR / 40% CIR | 50% | £-3,833,405 | £-14,033,661 | £-14,662,686 | £-16,223,484 | £-18,438,881 | £-18,815,200 |

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, 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|--|---|
| 60% LAR / 40% CIR | 0% | £47,639,441 | £31,215,555 | £30,595,954 | £29,046,950 | £26,878,345 | £26,413,645 |
| 60% LAR / 40% CIR | 5% | £43,076,765 | £27,236,701 | £26,663,354 | £25,119,875 | £22,959,056 | £22,494,022 |
| 60% LAR / 40% CIR | 10% | £38,494,175 | £23,325,080 | £22,709,737 | £21,171,382 | £19,017,684 | £18,556,178 |
| 60% LAR / 40% CIR | 15% | £33,891,790 | £19,348,668 | £18,735,377 | £17,201,646 | £15,054,423 | £14,594,304 |
| 60% LAR / 40% CIR | 20% | £29,260,796 | £15,362,245 | £14,740,424 | £13,010,954 | £10,864,762 | £10,403,991 |
| 60% LAR / 40% CIR | 25% | £24,628,374 | £11,335,397 | £10,725,053 | £9,099,406 | £7,020,608 | £6,555,866 |
| 60% LAR / 40% CIR | 30% | £19,938,500 | £7,283,154 | £6,684,619 | £5,138,982 | £3,054,611 | £2,491,960 |
| 60% LAR / 40% CIR | 35% | £15,225,807 | £3,187,930 | £4,250,754 | £1,057,747 | £-951,217 | £-491,900 |
| 60% LAR / 40% CIR | 40% | £10,493,487 | £-9,077,298 | £-1,943,925 | £-3,084,115 | £-5,240,842 | £-5,703,119 |
| 60% LAR / 40% CIR | 45% | £5,742,347 | £-15,265,113 | £-16,077,773 | £-17,262,805 | £-19,411,467 | £-19,863,123 |
| 60% LAR / 40% CIR | 50% | £959,881 | £-20,448,375 | £-20,872,610 | £-21,433,196 | £-23,648,595 | £-24,124,919 |

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, 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|--|---|
| 60% LAR / 40% CIR | 0% | £53,302,013 | £36,878,127 | £36,258,925 | £34,705,921 | £32,240,616 | £31,776,216 |
| 60% LAR / 40% CIR | 5% | £48,739,356 | £32,943,273 | £32,325,866 | £30,766,450 | £28,301,607 | £27,838,004 |
| 60% LAR / 40% CIR | 10% | £44,156,746 | £28,987,651 | £28,372,309 | £26,833,953 | £24,680,256 | £24,218,749 |
| 60% LAR / 40% CIR | 15% | £39,554,361 | £25,011,440 | £24,397,948 | £22,664,217 | £20,716,994 | £20,256,875 |
| 60% LAR / 40% CIR | 20% | £34,932,370 | £21,014,919 | £20,420,983 | £18,873,426 | £16,722,333 | £16,261,462 |
| 60% LAR / 40% CIR | 25% | £30,290,945 | £16,997,958 | £16,387,625 | £14,851,978 | £12,683,180 | £12,218,437 |
| 60% LAR / 40% CIR | 30% | £25,617,072 | £12,945,725 | £12,327,391 | £11,871,454 | £9,617,362 | £9,153,631 |
| 60% LAR / 40% CIR | 35% | £20,885,168 | £8,850,501 | £8,233,305 | £6,690,318 | £4,530,135 | £4,067,238 |
| 60% LAR / 40% CIR | 40% | £16,156,058 | £4,735,283 | £4,119,047 | £2,678,626 | £421,630 | £-140,547 |
| 60% LAR / 40% CIR | 45% | £11,404,919 | £600,254 | £1,981,969 | £-1,171,454 | £-3,060,906 | £-3,119,150 |
| 60% LAR / 40% CIR | 50% | £6,613,452 | £-3,664,644 | £-4,210,039 | £-6,170,828 | £-8,887,624 | £-9,462,343 |

**LB Camden
Local Plan Viability Testing 2026**

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|---------------------|
| Resi 15 - 200 Flats |
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| | |
|------------|---------------------|
| Value Area | Zone C - £1,750 psf |
|------------|---------------------|

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

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

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M(2) & Building Safety Levy | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3) & Biodiversity | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-----------------|------|---|---|--|---|--|--|
| 60% LAR 40% CIR | 5% | £80,195,834 | £63,487,523 | £62,987,233 | £61,381,510 | £59,225,696 | £56,787,780 |
| 60% LAR 40% CIR | 10% | £74,070,465 | £58,001,702 | £57,043,953 | £56,423,404 | £54,283,669 | £51,938,961 |
| 60% LAR 40% CIR | 15% | £68,938,115 | £53,585,525 | £52,979,430 | £51,484,195 | £49,334,001 | £46,872,494 |
| 60% LAR 40% CIR | 20% | £63,285,986 | £48,599,018 | £47,994,745 | £46,075,309 | £44,328,096 | £43,867,987 |
| 60% LAR 40% CIR | 25% | £57,614,263 | £43,583,269 | £42,971,432 | £41,441,866 | £38,300,473 | £38,841,602 |
| 60% LAR 40% CIR | 30% | £51,923,096 | £38,523,755 | £37,913,411 | £36,387,552 | £34,251,350 | £33,793,592 |
| 60% LAR 40% CIR | 35% | £46,212,658 | £33,444,200 | £32,835,159 | £31,312,554 | £29,180,908 | £29,744,128 |
| 60% LAR 40% CIR | 40% | £40,483,141 | £28,344,774 | £27,736,855 | £26,217,056 | £24,089,338 | £23,633,399 |
| 60% LAR 40% CIR | 45% | £34,734,708 | £23,225,854 | £22,618,880 | £21,101,242 | £18,966,007 | £18,503,830 |
| 60% LAR 40% CIR | 50% | £28,965,470 | £18,087,027 | £17,474,310 | £15,935,870 | £13,781,673 | £13,319,892 |
| 60% LAR 40% CIR | 55% | £23,116,879 | £12,880,244 | £12,285,390 | £10,728,287 | £8,578,271 | £8,115,131 |

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, Wchair Prt M(3) & Biodiversity | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-----------------|------|---|---|--|---|--|--|
| £97,649,000 | | | | | | | |
| 60% LAR 40% CIR | 0% | £52,260,119 | £35,597,809 | £34,987,519 | £33,481,796 | £31,325,762 | £30,868,065 |
| 60% LAR 40% CIR | 5% | £46,670,751 | £30,852,036 | £30,043,938 | £29,052,869 | £27,088,188 | £25,939,307 |
| 60% LAR 40% CIR | 10% | £41,038,400 | £25,685,811 | £25,079,716 | £23,564,481 | £21,434,286 | £20,972,780 |
| 60% LAR 40% CIR | 15% | £35,386,272 | £20,699,304 | £20,089,031 | £18,975,965 | £16,426,372 | £16,988,253 |
| 60% LAR 40% CIR | 20% | £29,714,538 | £15,683,545 | £15,071,718 | £15,042,152 | £11,400,739 | £10,941,888 |
| 60% LAR 40% CIR | 25% | £24,023,371 | £10,624,041 | £10,013,697 | £8,487,838 | £8,351,836 | £5,995,877 |
| 60% LAR 40% CIR | 30% | £18,312,948 | £5,544,466 | £4,835,445 | £3,412,640 | £1,281,154 | £2,354,412 |
| 60% LAR 40% CIR | 35% | £12,563,427 | £4,451,059 | £3,662,898 | £1,600,976 | £5,850,865 | £2,884,412 |
| 60% LAR 40% CIR | 40% | £6,834,953 | £3,374,083 | £3,581,034 | £3,798,472 | £3,833,707 | £9,395,885 |
| 60% LAR 40% CIR | 45% | £1,045,755 | £3,312,953 | £3,435,458 | £1,984,004 | £14,818,441 | £14,578,733 |
| 60% LAR 40% CIR | 50% | £4,762,835 | £15,018,473 | £15,614,325 | £17,171,457 | £19,323,443 | £19,784,884 |

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

| Tenure | % AH | Base Build Costs and Access Prt M(2) & Building Safety Levy | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3) & Biodiversity | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-----------------|------|---|---|--|---|--|--|
| £57,186,000 | | | | | | | |
| 60% LAR 40% CIR | 0% | £63,820,976 | £47,158,666 | £46,548,376 | £45,022,853 | £42,886,839 | £42,428,922 |
| 60% LAR 40% CIR | 5% | £58,231,608 | £42,122,895 | £41,004,796 | £40,094,947 | £37,858,188 | £37,391,124 |
| 60% LAR 40% CIR | 10% | £52,599,258 | £37,245,668 | £36,640,573 | £35,125,338 | £32,995,143 | £32,533,637 |
| 60% LAR 40% CIR | 15% | £46,947,129 | £32,260,161 | £31,655,898 | £30,138,452 | £27,989,229 | £27,529,110 |
| 60% LAR 40% CIR | 20% | £41,275,366 | £27,244,402 | £26,452,319 | £25,103,009 | £22,962,746 | £22,502,765 |
| 60% LAR 40% CIR | 25% | £35,584,229 | £22,184,898 | £21,574,554 | £20,048,695 | £17,912,493 | £17,454,734 |
| 60% LAR 40% CIR | 30% | £29,873,807 | £17,105,343 | £16,489,302 | £14,973,697 | £12,842,051 | £12,385,269 |
| 60% LAR 40% CIR | 35% | £24,144,284 | £12,026,915 | £11,397,897 | £9,878,198 | £7,294,542 | £7,394,242 |
| 60% LAR 40% CIR | 40% | £18,395,851 | £6,986,797 | £6,279,623 | £4,762,385 | £2,827,150 | £2,164,972 |
| 60% LAR 40% CIR | 45% | £12,607,618 | £1,748,168 | £1,336,453 | £465,167 | £2,672,046 | £1,818,786 |
| 60% LAR 40% CIR | 50% | £6,778,921 | £3,488,814 | £4,073,467 | £5,810,689 | £7,782,588 | £8,223,728 |

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, Wchair Prt M(3) & Biodiversity | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-----------------|------|---|---|--|---|--|--|
| £40,420,000 | | | | | | | |
| 60% LAR 40% CIR | 0% | £68,611,262 | £51,948,962 | £51,338,862 | £49,812,938 | £47,676,925 | £47,219,208 |
| 60% LAR 40% CIR | 5% | £63,021,894 | £47,003,181 | £46,395,081 | £44,874,832 | £42,746,494 | £42,289,410 |
| 60% LAR 40% CIR | 10% | £57,389,543 | £42,036,954 | £41,430,859 | £39,915,624 | £37,785,429 | £37,323,922 |
| 60% LAR 40% CIR | 15% | £51,737,415 | £37,050,447 | £36,446,174 | £34,926,736 | £32,770,515 | £32,319,396 |
| 60% LAR 40% CIR | 20% | £46,065,862 | £32,034,688 | £31,422,860 | £30,893,295 | £27,728,602 | £27,280,031 |
| 60% LAR 40% CIR | 25% | £40,374,514 | £26,975,184 | £26,364,840 | £24,838,981 | £22,702,779 | £22,245,020 |
| 60% LAR 40% CIR | 30% | £34,684,087 | £21,895,629 | £21,286,588 | £19,783,983 | £17,652,238 | £17,173,255 |
| 60% LAR 40% CIR | 35% | £28,954,869 | £16,795,202 | £16,189,293 | £14,666,485 | £12,546,707 | £12,084,927 |
| 60% LAR 40% CIR | 40% | £23,186,136 | £11,677,083 | £11,070,108 | £9,562,671 | £7,417,435 | £6,955,298 |
| 60% LAR 40% CIR | 45% | £17,397,498 | £6,538,451 | £5,925,798 | £4,387,969 | £2,293,002 | £1,771,410 |
| 60% LAR 40% CIR | 50% | £11,568,307 | £1,331,872 | £716,818 | £326,314 | £3,372,300 | £3,433,441 |

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

| Tenure | % AH | Base Build Costs and Access Prt M(2) & Building Safety Levy | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3) & Biodiversity | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-----------------|------|---|---|--|---|--|--|
| £20,601,000 | | | | | | | |
| 60% LAR 40% CIR | 0% | £74,273,834 | £57,811,523 | £57,007,233 | £55,475,510 | £53,339,696 | £52,881,780 |
| 60% LAR 40% CIR | 5% | £68,884,466 | £52,866,752 | £52,057,063 | £50,537,404 | £48,409,695 | £47,952,981 |
| 60% LAR 40% CIR | 10% | £63,052,115 | £47,699,525 | £47,093,430 | £45,578,195 | £43,448,001 | £42,988,484 |
| 60% LAR 40% CIR | 15% | £57,395,988 | £42,713,018 | £42,108,745 | £40,589,589 | £38,442,868 | £37,983,967 |
| 60% LAR 40% CIR | 20% | £51,728,253 | £37,697,266 | £37,085,432 | £37,085,432 | £33,414,473 | £32,956,602 |
| 60% LAR 40% CIR | 25% | £46,037,086 | £32,637,755 | £32,027,411 | £30,501,502 | £28,365,350 | £27,907,592 |
| 60% LAR 40% CIR | 30% | £40,326,658 | £27,588,200 | £27,349,159 | £27,326,254 | £23,284,689 | £22,828,128 |
| 60% LAR 40% CIR | 35% | £34,597,141 | £22,458,774 | £21,850,855 | £20,331,056 | £18,203,338 | £17,747,399 |
| 60% LAR 40% CIR | 40% | £28,848,708 | £17,339,854 | £16,732,680 | £15,215,242 | £13,080,007 | £12,617,830 |
| 60% LAR 40% CIR | 45% | £23,060,470 | £12,201,022 | £11,598,310 | £10,949,870 | £7,895,573 | £7,433,982 |
| 60% LAR 40% CIR | 50% | £17,230,879 | £6,994,244 | £6,379,390 | £4,842,287 | £2,690,271 | £2,229,131 |

LB Camden Local Plan Viability Testing 2026

Table with 1 row: Resi 15 - 200 Flats

Table with 2 rows: Value Area, Zone C - £1,900 psf

Table with 2 rows: No Units, Site Area

Table with 2 rows: Sales value inflation, Build cost inflation, Tenure

Residual land values:

Main data table for Resi 15 - 200 Flats, columns include Tenure, % AH, and various cost components.

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Main data table for Higher Value Secondary Offices, columns include Tenure, % AH, and various cost components.

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Main data table for Medium Value Secondary Offices, columns include Tenure, % AH, and various cost components.

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Main data table for Lower Value Secondary Offices / Community Space, columns include Tenure, % AH, and various cost components.

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Main data table for Secondary Industrial/Storage/Distribution, columns include Tenure, % AH, and various cost components.

**LB Camden
Local Plan Viability Testing 2026**

| | |
|---------------------|--|
| Resi 15 - 200 Flats | |
|---------------------|--|

| | |
|------------|---------------------|
| Value Area | Zone C - £2,000 psf |
|------------|---------------------|

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

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

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|---|---|
| | | £10,038,019 | £4,158,665 | £63,546,377 | £12,207,853 | £78,864,640 | £78,226,523 |
| 60% LAR - 40% CIR | 5% | £94,377,167 | £78,177,937 | £77,969,938 | £76,490,990 | £73,921,542 | £78,495,167 |
| 60% LAR - 40% CIR | 10% | £87,726,703 | £72,178,753 | £71,572,659 | £70,047,423 | £67,636,093 | £67,481,523 |
| 60% LAR - 40% CIR | 15% | £81,056,741 | £66,158,209 | £65,555,017 | £64,044,337 | £61,620,385 | £61,478,180 |
| 60% LAR - 40% CIR | 20% | £74,367,467 | £60,119,722 | £59,517,091 | £58,010,512 | £55,901,301 | £55,449,328 |
| 60% LAR - 40% CIR | 25% | £67,659,052 | £54,060,229 | £53,499,059 | £51,996,131 | £49,852,033 | £49,401,155 |
| 60% LAR - 40% CIR | 30% | £60,930,056 | £47,993,995 | £47,381,097 | £46,381,376 | £43,778,042 | £43,321,291 |
| 60% LAR - 40% CIR | 35% | £54,129,797 | £41,882,169 | £41,283,386 | £39,771,538 | £37,643,820 | £37,187,880 |
| 60% LAR - 40% CIR | 40% | £47,331,620 | £35,737,484 | £35,130,510 | £33,613,072 | £31,468,960 | £31,033,429 |
| 60% LAR - 40% CIR | 45% | £40,514,700 | £29,556,199 | £28,949,093 | £27,434,477 | £25,312,754 | £24,898,099 |
| 60% LAR - 40% CIR | 50% | £33,679,207 | £23,355,589 | £22,749,967 | £21,235,936 | £19,116,291 | £18,662,082 |

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, 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|---|---|
| | | £74,108,305 | £56,296,951 | £75,646,862 | £54,120,939 | £81,984,925 | £51,527,209 |
| 60% LAR - 40% CIR | 0% | £96,477,472 | £59,279,223 | £89,570,124 | £68,349,876 | £66,021,507 | £46,359,453 |
| 60% LAR - 40% CIR | 10% | £56,820,989 | £44,279,039 | £43,672,945 | £42,157,709 | £40,038,379 | £39,581,808 |
| 60% LAR - 40% CIR | 15% | £53,157,028 | £38,259,575 | £37,693,303 | £36,144,622 | £34,029,670 | £33,576,466 |
| 60% LAR - 40% CIR | 20% | £46,467,753 | £32,220,008 | £31,617,376 | £30,110,797 | £28,011,587 | £27,561,348 |
| 60% LAR - 40% CIR | 25% | £39,759,337 | £26,180,514 | £25,559,344 | £24,056,416 | £21,952,318 | £21,501,441 |
| 60% LAR - 40% CIR | 30% | £33,050,342 | £20,181,273 | £19,181,603 | £17,981,662 | £15,878,508 | £15,421,546 |
| 60% LAR - 40% CIR | 35% | £26,350,362 | £14,182,455 | £13,383,672 | £12,187,644 | £9,744,106 | £9,288,196 |
| 60% LAR - 40% CIR | 40% | £19,651,906 | £8,187,770 | £7,837,770 | £6,713,358 | £3,588,946 | £3,133,715 |
| 60% LAR - 40% CIR | 45% | £12,953,088 | £2,189,485 | £1,890,739 | £1,642,336 | £2,966,865 | £2,816,616 |
| 60% LAR - 40% CIR | 50% | £6,255,483 | £4,184,154 | £3,149,747 | £2,663,779 | £8,783,423 | £9,237,613 |

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, 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|---|---|
| | | £94,669,162 | £67,817,808 | £87,207,519 | £65,681,796 | £83,245,783 | £63,088,066 |
| 60% LAR - 40% CIR | 0% | £78,038,330 | £61,838,095 | £81,230,981 | £59,670,223 | £77,682,384 | £57,128,319 |
| 60% LAR - 40% CIR | 10% | £71,387,846 | £55,839,696 | £75,233,802 | £53,718,566 | £71,597,236 | £51,142,665 |
| 60% LAR - 40% CIR | 15% | £64,717,863 | £49,820,432 | £69,216,180 | £47,759,480 | £65,590,527 | £46,137,323 |
| 60% LAR - 40% CIR | 20% | £58,047,880 | £43,799,865 | £63,178,233 | £41,671,665 | £59,462,444 | £39,110,471 |
| 60% LAR - 40% CIR | 25% | £51,320,194 | £37,721,372 | £57,120,201 | £35,617,274 | £53,313,176 | £33,062,298 |
| 60% LAR - 40% CIR | 30% | £44,570,199 | £31,642,129 | £51,042,240 | £29,542,519 | £47,159,185 | £28,002,404 |
| 60% LAR - 40% CIR | 35% | £37,795,899 | £25,545,312 | £44,944,529 | £23,432,812 | £41,004,963 | £22,944,023 |
| 60% LAR - 40% CIR | 40% | £30,992,763 | £19,398,627 | £38,821,653 | £17,274,215 | £34,866,400 | £19,894,572 |
| 60% LAR - 40% CIR | 45% | £24,175,843 | £13,217,242 | £32,651,138 | £11,066,620 | £28,707,907 | £8,519,242 |
| 60% LAR - 40% CIR | 50% | £17,346,358 | £7,016,723 | £6,411,116 | £4,887,676 | £2,777,434 | £2,323,225 |

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, 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|---|---|
| | | £89,459,448 | £72,608,064 | £71,997,805 | £70,472,082 | £68,336,068 | £67,878,352 |
| 60% LAR - 40% CIR | 0% | £56,820,915 | £56,626,966 | £66,021,267 | £64,501,616 | £62,372,070 | £61,916,966 |
| 60% LAR - 40% CIR | 10% | £78,178,132 | £60,630,182 | £60,024,088 | £58,508,852 | £56,387,522 | £55,932,551 |
| 60% LAR - 40% CIR | 15% | £69,508,189 | £54,610,719 | £54,006,446 | £52,495,765 | £50,380,813 | £49,927,609 |
| 60% LAR - 40% CIR | 20% | £60,819,896 | £48,574,151 | £47,968,519 | £46,061,940 | £44,562,730 | £44,009,177 |
| 60% LAR - 40% CIR | 25% | £56,110,480 | £42,511,657 | £41,910,487 | £40,407,599 | £38,303,461 | £37,852,583 |
| 60% LAR - 40% CIR | 30% | £49,360,489 | £36,432,414 | £35,302,526 | £34,332,805 | £32,229,471 | £31,772,695 |
| 60% LAR - 40% CIR | 35% | £42,561,225 | £30,333,908 | £29,734,815 | £28,622,967 | £26,065,480 | £25,609,305 |
| 60% LAR - 40% CIR | 40% | £35,763,049 | £24,188,913 | £23,581,938 | £22,064,501 | £19,940,089 | £19,484,858 |
| 60% LAR - 40% CIR | 45% | £28,966,128 | £18,007,628 | £17,401,422 | £15,885,905 | £13,764,183 | £13,309,528 |
| 60% LAR - 40% CIR | 50% | £22,130,635 | £11,897,009 | £11,261,386 | £9,687,364 | £7,567,720 | £7,113,510 |

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, 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|--|--|---|--|---|---|
| | | £95,122,019 | £78,270,686 | £77,680,377 | £76,134,653 | £73,866,640 | £73,540,923 |
| 60% LAR - 40% CIR | 0% | £86,491,167 | £74,291,837 | £71,983,838 | £70,193,590 | £68,035,942 | £67,578,167 |
| 60% LAR - 40% CIR | 10% | £81,840,703 | £66,292,753 | £65,686,659 | £64,171,423 | £62,050,093 | £61,593,523 |
| 60% LAR - 40% CIR | 15% | £75,170,741 | £60,273,289 | £59,669,017 | £58,156,337 | £56,043,365 | £55,586,180 |
| 60% LAR - 40% CIR | 20% | £68,481,467 | £54,233,722 | £53,651,091 | £52,124,512 | £50,016,301 | £49,563,368 |
| 60% LAR - 40% CIR | 25% | £61,771,052 | £48,174,229 | £47,573,059 | £46,070,131 | £43,963,033 | £43,515,155 |
| 60% LAR - 40% CIR | 30% | £55,023,056 | £42,094,985 | £41,466,097 | £39,995,376 | £37,892,942 | £37,452,261 |
| 60% LAR - 40% CIR | 35% | £48,243,797 | £35,996,169 | £35,397,386 | £33,885,536 | £31,757,520 | £31,301,880 |
| 60% LAR - 40% CIR | 40% | £41,445,620 | £29,851,484 | £29,244,510 | £27,772,072 | £25,602,660 | £25,147,429 |
| 60% LAR - 40% CIR | 45% | £34,628,700 | £23,670,199 | £23,063,093 | £21,548,477 | £19,426,754 | £19,072,099 |
| 60% LAR - 40% CIR | 50% | £27,793,207 | £17,469,589 | £16,863,967 | £15,349,936 | £13,230,291 | £12,776,082 |

**LB Camden
Local Plan Viability Testing 2026**

| |
|---------------------|
| Resi 15 - 200 Flats |
|---------------------|

| | |
|------------|----------------------------------|
| Value Area | Zone C - RP Periphery E2.450 paf |
|------------|----------------------------------|

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

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

Residual land values:

| Tenure | % AH | Base Build Costs and Access Prt M(2) & Building Safety Levy | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3) & Biodiversity | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|---|---|--|---|--|--|
| 60% LAR - 40% CIR | 5% | £136,334,753 | £171,147,847 | £120,546,729 | £119,043,933 | £116,940,024 | £118,489,196 |
| 60% LAR - 40% CIR | 10% | £102,027,684 | £113,344,925 | £112,745,965 | £111,248,963 | £109,152,291 | £108,702,981 |
| 60% LAR - 40% CIR | 15% | £112,954,464 | £105,521,854 | £104,924,868 | £103,432,408 | £101,342,957 | £100,895,216 |
| 60% LAR - 40% CIR | 20% | £104,388,853 | £97,678,920 | £97,983,618 | £95,956,942 | £93,912,474 | £93,066,952 |
| 60% LAR - 40% CIR | 25% | £96,804,101 | £89,815,963 | £89,222,388 | £87,738,451 | £85,650,467 | £85,198,484 |
| 60% LAR - 40% CIR | 30% | £97,290,376 | £81,933,489 | £81,341,353 | £79,845,974 | £77,741,676 | £77,290,998 |
| 60% LAR - 40% CIR | 35% | £78,577,853 | £74,011,596 | £73,411,918 | £71,911,896 | £69,812,296 | £69,361,369 |
| 60% LAR - 40% CIR | 40% | £69,936,695 | £66,053,367 | £65,454,584 | £63,957,626 | £61,861,886 | £61,412,758 |
| 60% LAR - 40% CIR | 45% | £61,277,074 | £58,075,831 | £57,477,978 | £55,983,348 | £53,890,863 | £53,442,473 |
| 60% LAR - 40% CIR | 50% | £52,874,875 | £50,075,075 | £49,481,978 | £47,989,239 | £45,899,404 | £45,451,592 |
| 60% LAR - 40% CIR | 50% | £52,874,875 | £42,063,275 | £41,466,764 | £39,975,487 | £37,884,636 | £37,429,826 |

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

£97,649,000

| Tenure | % AH | Base Build Costs and Access Prt M(2) & Building Safety Levy | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3) & Biodiversity | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|---|---|--|---|--|--|
| 60% LAR - 40% CIR | 0% | £110,635,039 | £93,248,132 | £92,647,015 | £91,144,221 | £89,040,310 | £88,589,472 |
| 60% LAR - 40% CIR | 5% | £102,127,869 | £85,445,211 | £84,846,293 | £83,343,493 | £81,243,582 | £80,792,744 |
| 60% LAR - 40% CIR | 10% | £93,601,049 | £77,622,140 | £77,023,154 | £75,520,354 | £73,420,443 | £72,969,605 |
| 60% LAR - 40% CIR | 15% | £85,054,790 | £69,799,095 | £69,199,994 | £67,697,194 | £65,597,283 | £65,146,445 |
| 60% LAR - 40% CIR | 20% | £76,498,130 | £61,976,040 | £61,376,874 | £59,874,074 | £57,774,163 | £57,323,325 |
| 60% LAR - 40% CIR | 25% | £67,941,367 | £54,152,985 | £53,553,819 | £52,051,019 | £49,951,108 | £49,500,270 |
| 60% LAR - 40% CIR | 30% | £59,384,604 | £46,329,926 | £45,730,760 | £44,227,960 | £42,128,049 | £41,677,211 |
| 60% LAR - 40% CIR | 35% | £50,827,841 | £38,506,867 | £37,907,701 | £36,404,901 | £34,305,090 | £33,854,252 |
| 60% LAR - 40% CIR | 40% | £42,271,078 | £30,683,808 | £30,084,642 | £28,581,842 | £26,481,931 | £26,031,093 |
| 60% LAR - 40% CIR | 45% | £33,714,315 | £22,860,749 | £22,261,583 | £20,758,783 | £18,658,872 | £18,208,034 |
| 60% LAR - 40% CIR | 50% | £25,157,552 | £15,037,690 | £14,438,524 | £12,935,724 | £10,835,813 | £10,384,975 |
| 60% LAR - 40% CIR | 50% | £25,157,552 | £15,037,690 | £14,438,524 | £12,935,724 | £10,835,813 | £10,384,975 |

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

£57,186,000

| Tenure | % AH | Base Build Costs and Access Prt M(2) & Building Safety Levy | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3) & Biodiversity | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|---|---|--|---|--|--|
| 60% LAR - 40% CIR | 0% | £122,195,896 | £104,808,990 | £104,207,872 | £102,705,078 | £100,601,167 | £100,150,329 |
| 60% LAR - 40% CIR | 5% | £113,689,727 | £97,006,068 | £96,405,107 | £94,902,313 | £92,800,402 | £92,349,564 |
| 60% LAR - 40% CIR | 10% | £105,181,907 | £89,194,997 | £88,594,036 | £87,091,242 | £84,989,331 | £84,538,493 |
| 60% LAR - 40% CIR | 15% | £96,676,087 | £81,383,926 | £80,783,065 | £79,280,271 | £77,178,360 | £76,727,522 |
| 60% LAR - 40% CIR | 20% | £88,170,267 | £73,572,855 | £72,972,894 | £71,470,100 | £69,368,189 | £68,917,351 |
| 60% LAR - 40% CIR | 25% | £79,664,447 | £65,761,784 | £65,161,823 | £63,659,029 | £61,557,118 | £61,106,280 |
| 60% LAR - 40% CIR | 30% | £71,158,627 | £57,950,713 | £57,350,752 | £55,847,958 | £53,746,047 | £53,295,209 |
| 60% LAR - 40% CIR | 35% | £62,652,807 | £50,139,642 | £49,539,681 | £48,036,887 | £45,934,976 | £45,484,138 |
| 60% LAR - 40% CIR | 40% | £54,146,987 | £42,328,571 | £41,728,610 | £40,225,816 | £38,123,905 | £37,673,067 |
| 60% LAR - 40% CIR | 45% | £45,641,167 | £34,517,500 | £33,917,539 | £32,414,745 | £30,312,834 | £29,861,996 |
| 60% LAR - 40% CIR | 50% | £37,135,347 | £26,706,429 | £26,106,468 | £24,603,674 | £22,501,763 | £22,050,925 |
| 60% LAR - 40% CIR | 50% | £37,135,347 | £26,706,429 | £26,106,468 | £24,603,674 | £22,501,763 | £22,050,925 |

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

£40,420,000

| Tenure | % AH | Base Build Costs and Access Prt M(2) & Building Safety Levy | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3) & Biodiversity | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|---|---|--|---|--|--|
| 60% LAR - 40% CIR | 0% | £126,986,182 | £109,599,275 | £108,998,157 | £107,495,363 | £105,391,452 | £104,940,614 |
| 60% LAR - 40% CIR | 5% | £118,479,012 | £101,796,354 | £101,195,235 | £99,692,441 | £97,588,530 | £97,137,692 |
| 60% LAR - 40% CIR | 10% | £109,971,192 | £93,995,423 | £93,394,267 | £91,891,473 | £89,787,562 | £89,336,724 |
| 60% LAR - 40% CIR | 15% | £101,466,372 | £86,194,492 | £85,593,336 | £84,090,542 | £81,986,631 | £81,535,793 |
| 60% LAR - 40% CIR | 20% | £92,960,552 | £78,393,561 | £77,792,405 | £76,289,611 | £74,185,700 | £73,734,862 |
| 60% LAR - 40% CIR | 25% | £84,454,732 | £70,592,630 | £70,001,474 | £68,509,680 | £66,405,769 | £66,013,931 |
| 60% LAR - 40% CIR | 30% | £75,948,912 | £62,791,700 | £62,190,544 | £60,697,750 | £58,593,839 | £58,192,001 |
| 60% LAR - 40% CIR | 35% | £67,443,092 | £54,990,769 | £54,389,613 | £52,896,819 | £50,792,908 | £50,391,070 |
| 60% LAR - 40% CIR | 40% | £58,937,272 | £47,189,838 | £46,588,682 | £45,095,888 | £42,991,977 | £42,590,139 |
| 60% LAR - 40% CIR | 45% | £50,431,452 | £39,388,907 | £38,787,751 | £37,294,957 | £35,191,046 | £34,790,208 |
| 60% LAR - 40% CIR | 50% | £41,925,632 | £31,587,976 | £31,006,820 | £29,514,026 | £27,410,115 | £27,008,277 |
| 60% LAR - 40% CIR | 50% | £41,925,632 | £31,587,976 | £31,006,820 | £29,514,026 | £27,410,115 | £27,008,277 |

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

£20,601,000

| Tenure | % AH | Base Build Costs and Access Prt M(2) & Building Safety Levy | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3) & Biodiversity | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CL, Building Regs, 2022 & Staircases, Wchair Prt M(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|-------------------|------|---|---|--|---|--|--|
| 60% LAR - 40% CIR | 0% | £132,648,753 | £115,261,847 | £114,660,729 | £113,157,935 | £111,054,024 | £110,603,186 |
| 60% LAR - 40% CIR | 5% | £124,141,984 | £107,459,926 | £106,858,808 | £105,356,014 | £103,252,103 | £102,801,265 |
| 60% LAR - 40% CIR | 10% | £115,635,215 | £99,658,854 | £99,057,736 | £97,554,942 | £95,451,031 | £95,000,193 |
| 60% LAR - 40% CIR | 15% | £107,128,446 | £91,857,883 | £91,256,765 | £89,753,971 | £87,649,060 | £87,198,222 |
| 60% LAR - 40% CIR | 20% | £98,621,677 | £84,056,912 | £83,455,794 | £81,953,000 | £79,848,089 | £79,397,251 |
| 60% LAR - 40% CIR | 25% | £89,115,907 | £76,255,941 | £75,654,823 | £74,152,029 | £72,047,118 | £71,596,280 |
| 60% LAR - 40% CIR | 30% | £79,610,137 | £68,454,970 | £67,853,852 | £66,351,058 | £64,246,147 | £63,795,309 |
| 60% LAR - 40% CIR | 35% | £70,104,367 | £60,653,999 | £60,052,881 | £58,550,087 | £56,445,176 | £56,038,338 |
| 60% LAR - 40% CIR | 40% | £60,598,597 | £52,853,028 | £52,251,910 | £50,748,116 | £48,643,205 | £48,192,367 |
| 60% LAR - 40% CIR | 45% | £51,092,827 | £45,052,057 | £44,450,939 | £42,948,145 | £40,843,234 | £40,392,396 |
| 60% LAR - 40% CIR | 50% | £41,587,057 | £37,251,086 | £36,649,968 | £35,147,174 | £33,042,263 | £32,591,425 |
| 60% LAR - 40% CIR | 50% | £41,587,057 | £37,251,086 | £36,649,968 | £35,147,174 | £33,042,263 | £32,591,425 |

APPENDIX 3 – APPRAISAL RESULTS OF PBSA TYPOLOGIES TESTING DRAFT POLICY CC6

LB Camden
Local Plan Viability Testing 2025

| | |
|---|--|
| C7 - 200 Bed Student Accommodation Only | |
|---|--|

| | |
|------------|-----------------------------|
| Value Area | Central London (CIL Zone A) |
|------------|-----------------------------|

| | |
|--------------------------|---------|
| No Conventional AH Units | 0 |
| Site Area | 0.21 Ha |

| | |
|-----------------------|------|
| Sales value Inflation | Base |
| Build cost Inflation | Base |
| Tenure | N/A |

Residual land values:

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario | £2,374,662 | £2,083,341 | £2,129,104 | £1,987,311 | £16,310,696 | £16,190,205 |
| 10% Affordable Student Accommodation Scenario | £10,431,446 | £17,076,394 | £16,544,146 | £15,796,374 | £14,725,699 | £14,569,246 |
| 20% Affordable Student Accommodation Scenario | £15,789,236 | £13,494,026 | £12,959,189 | £12,210,416 | £11,146,741 | £10,980,290 |
| 30% Affordable Student Accommodation Scenario | £12,145,022 | £9,309,069 | £9,374,211 | £9,685,459 | £7,595,784 | £7,395,332 |
| 35% Affordable Student Accommodation Scenario | £10,323,416 | £8,116,589 | £7,581,752 | £8,832,979 | £5,763,304 | £5,602,853 |
| 40% Affordable Student Accommodation Scenario | £8,501,809 | £6,324,111 | £5,789,274 | £5,040,501 | £3,970,826 | £3,810,375 |
| 50% Affordable Student Accommodation Scenario | £4,858,596 | £2,735,154 | £2,294,316 | £1,455,544 | £385,859 | £225,417 |

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

£97,649,000

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario | £2,268,372 | £1,671,651 | £1,577,196 | £1,155,352 | £2,158,634 | £2,038,095 |
| 10% Affordable Student Accommodation Scenario | £11,974,941 | £23,427,308 | £23,982,144 | £4,716,916 | £5,790,591 | £5,641,042 |
| 20% Affordable Student Accommodation Scenario | £42,178,054 | £7,912,365 | £7,417,104 | £9,326,374 | £9,346,549 | £9,208,003 |
| 30% Affordable Student Accommodation Scenario | £8,361,268 | £10,597,221 | £11,132,059 | £11,880,831 | £12,550,056 | £12,110,958 |
| 35% Affordable Student Accommodation Scenario | £6,102,874 | £12,389,701 | £12,993,938 | £13,873,311 | £14,792,896 | £14,303,437 |
| 40% Affordable Student Accommodation Scenario | £4,124,041 | £15,142,173 | £15,461,179 | £15,461,309 | £15,358,464 | £15,005,415 |
| 50% Affordable Student Accommodation Scenario | £10,647,654 | £17,787,136 | £18,301,974 | £18,060,745 | £20,133,421 | £20,280,873 |

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

£57,186,000

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario | £11,685,802 | £8,656,861 | £8,750,044 | £7,371,271 | £6,307,586 | £5,141,745 |
| 10% Affordable Student Accommodation Scenario | £7,422,389 | £5,959,624 | £5,855,986 | £3,788,314 | £2,716,639 | £2,558,188 |
| 20% Affordable Student Accommodation Scenario | £3,779,176 | £1,484,966 | £950,129 | £201,356 | £389,319 | £1,028,770 |
| 30% Affordable Student Accommodation Scenario | £1,529,822 | £2,969,989 | £2,864,825 | £2,868,891 | £4,453,376 | £4,413,725 |
| 35% Affordable Student Accommodation Scenario | £1,585,944 | £3,292,471 | £4,427,308 | £5,127,581 | £5,245,756 | £5,406,507 |
| 40% Affordable Student Accommodation Scenario | £3,507,251 | £5,684,949 | £8,219,795 | £8,988,593 | £8,039,234 | £8,188,685 |
| 50% Affordable Student Accommodation Scenario | £7,150,464 | £6,265,808 | £9,804,744 | £10,565,616 | £11,623,941 | £11,763,463 |

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

£46,420,000

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario | £14,586,462 | £12,175,741 | £11,640,904 | £10,892,131 | £9,822,456 | £9,682,005 |
| 10% Affordable Student Accommodation Scenario | £10,943,249 | £8,590,794 | £8,055,848 | £7,307,174 | £6,237,499 | £6,077,048 |
| 20% Affordable Student Accommodation Scenario | £7,300,036 | £5,005,626 | £4,470,889 | £3,722,216 | £2,652,541 | £2,492,090 |
| 30% Affordable Student Accommodation Scenario | £3,656,822 | £1,420,869 | £866,031 | £137,259 | £392,418 | £1,062,869 |
| 35% Affordable Student Accommodation Scenario | £1,435,216 | £3,111,811 | £3,906,448 | £3,982,291 | £4,453,376 | £4,413,725 |
| 40% Affordable Student Accommodation Scenario | £1,839,549 | £2,144,098 | £2,698,626 | £3,447,659 | £4,517,574 | £4,477,625 |
| 50% Affordable Student Accommodation Scenario | £3,695,604 | £5,735,045 | £8,283,894 | £7,052,658 | £8,109,351 | £8,288,783 |

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

£20,601,000

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario | £16,749,452 | £16,337,731 | £15,962,894 | £15,954,121 | £15,949,446 | £15,933,395 |
| 10% Affordable Student Accommodation Scenario | £15,105,239 | £12,752,774 | £12,217,936 | £11,489,164 | £10,399,489 | £10,239,038 |
| 20% Affordable Student Accommodation Scenario | £11,462,026 | £9,167,816 | £8,632,979 | £7,884,206 | £6,814,531 | £6,654,080 |
| 30% Affordable Student Accommodation Scenario | £7,818,812 | £5,582,859 | £5,048,021 | £4,299,249 | £3,229,574 | £3,069,122 |
| 35% Affordable Student Accommodation Scenario | £5,997,206 | £3,790,379 | £3,255,542 | £2,506,769 | £1,437,094 | £1,276,643 |
| 40% Affordable Student Accommodation Scenario | £4,175,599 | £1,007,001 | £1,463,064 | £2,142,291 | £3,983,394 | £3,915,803 |
| 50% Affordable Student Accommodation Scenario | £5,321,369 | £1,647,606 | £2,107,846 | £2,210,696 | £3,040,541 | £2,970,793 |

LB Camden
Local Plan Viability Testing 2025

| C7 - 200 Bed Student Accommodation and conventional Affordable Housing only | | Value Area | | | | |
|---|--|---|--|---|--|--|
| | | Central London (CIL Zone A) | | | | |
| No Conventional Units | 44 | Sales value inflation | | | | |
| Site Area | 0.21 Ha | Build cost inflation | | | | |
| Residual land values: | | Tenure | | | | |
| | | LAR : CIR | | | | |
| | | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | | | | | |
| Student Accommodation with 35% Conventional AH (LAR : CIL) | £15,670,635 | £12,136,407 | £11,473,573 | £10,404,812 | £9,887,150 | £9,830,702 |
| Student Accommodation with 50% Conventional AH (LAR : CIL) | £12,520,688 | £9,454,961 | £7,978,566 | £6,568,017 | £4,817,907 | £4,520,026 |
| Residual Land values compared to benchmark land values | | £97,648,000 | | | | |
| Higher Value Secondary Offices | | | | | | |
| | | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | | | | | |
| Student Accommodation with 35% Conventional AH (LAR : CIL) | £18,888,349 | £13,655,228 | £12,770,334 | £13,077,373 | £11,888,383 | £11,888,384 |
| Student Accommodation with 50% Conventional AH (LAR : CIL) | £8,375,802 | £6,959,976 | £4,971,194 | £6,480,743 | £7,191,151 | £7,493,951 |
| 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, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | | | | | |
| Student Accommodation with 35% Conventional AH (LAR : CIL) | £3,561,875 | £1,273,347 | £3,535,347 | £1,534,572 | £3,107,410 | £3,107,410 |
| Student Accommodation with 50% Conventional AH (LAR : CIL) | £321,628 | £3,594,976 | £4,971,194 | £6,480,743 | £7,191,151 | £7,493,951 |
| Residual Land values compared to benchmark land values | | £40,420,000 | | | | |
| Lower Value Secondary Offices / Community Space | | | | | | |
| | | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | | | | | |
| Student Accommodation with 35% Conventional AH (LAR : CIL) | £7,082,735 | £3,648,207 | £2,985,373 | £1,916,612 | £398,950 | £142,502 |
| Student Accommodation with 50% Conventional AH (LAR : CIL) | £3,452,428 | £4,971,194 | £6,480,743 | £7,191,151 | £6,480,743 | £6,480,743 |
| Residual Land values compared to benchmark land values | | £20,601,000 | | | | |
| Secondary Industrial/Storage/Distribution | | | | | | |
| | | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | | | | | |
| Student Accommodation with 35% Conventional AH (LAR : CIL) | £13,244,725 | £7,816,189 | £7,747,843 | £3,076,882 | £4,560,949 | £4,305,192 |
| Student Accommodation with 50% Conventional AH (LAR : CIL) | £8,004,478 | £4,127,851 | £3,409,748 | £2,202,807 | £481,697 | £193,798 |

LB Camden
Local Plan Viability Testing 2025

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

| | |
|-----------------------|---------|
| No Conventional Units | 44 |
| Site Area | 0.21 Ha |

Residual land values:

| | |
|------------|-----------------------------|
| Value Area | Central London (CIL Zone A) |
|------------|-----------------------------|

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

| Tenure | Base Build Costs and Access 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) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base BUILD COSTS, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario & 35% Conventional AH | £15,670,935 | £12,136,407 | £11,473,573 | £10,404,812 | £8,887,150 | £8,830,702 |
| 10% Affordable Student Accommodation Scenario & 35% Conventional AH | £11,927,722 | £8,551,449 | £7,888,616 | £6,816,854 | £5,302,193 | £5,245,745 |
| 20% Affordable Student Accommodation Scenario & 35% Conventional AH | £8,284,509 | £4,968,452 | £4,303,658 | £3,234,897 | £1,717,235 | £1,660,787 |
| 30% Affordable Student Accommodation Scenario & 35% Conventional AH | £4,841,298 | £1,381,534 | £718,701 | £265,402 | £1,898,220 | £2,156,582 |
| 35% Affordable Student Accommodation Scenario & 35% Conventional AH | £2,815,690 | £-417,214 | £-1,090,192 | £-2,175,252 | £-3,716,049 | £-3,976,411 |
| 40% Affordable Student Accommodation Scenario & 35% Conventional AH | £998,083 | £-2,237,043 | £-3,509,991 | £-4,865,061 | £-5,535,878 | £-5,796,239 |
| 50% Affordable Student Accommodation Scenario & 35% Conventional AH | £-2,685,490 | £-5,676,701 | £-6,545,649 | £-7,638,718 | £-8,175,935 | £-8,436,897 |

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

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base BUILD COSTS, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario & 35% Conventional AH | £15,670,935 | £12,136,407 | £11,473,573 | £10,404,812 | £8,887,150 | £8,830,702 |
| 10% Affordable Student Accommodation Scenario & 35% Conventional AH | £11,927,722 | £8,551,449 | £7,888,616 | £6,816,854 | £5,302,193 | £5,245,745 |
| 20% Affordable Student Accommodation Scenario & 35% Conventional AH | £8,284,509 | £4,968,452 | £4,303,658 | £3,234,897 | £1,717,235 | £1,660,787 |
| 30% Affordable Student Accommodation Scenario & 35% Conventional AH | £4,841,298 | £1,381,534 | £718,701 | £265,402 | £1,898,220 | £2,156,582 |
| 35% Affordable Student Accommodation Scenario & 35% Conventional AH | £2,815,690 | £-417,214 | £-1,090,192 | £-2,175,252 | £-3,716,049 | £-3,976,411 |
| 40% Affordable Student Accommodation Scenario & 35% Conventional AH | £998,083 | £-2,237,043 | £-3,509,991 | £-4,865,061 | £-5,535,878 | £-5,796,239 |
| 50% Affordable Student Accommodation Scenario & 35% Conventional AH | £-2,685,490 | £-5,676,701 | £-6,545,649 | £-7,638,718 | £-8,175,935 | £-8,436,897 |

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

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base BUILD COSTS, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario & 35% Conventional AH | £15,670,935 | £12,136,407 | £11,473,573 | £10,404,812 | £8,887,150 | £8,830,702 |
| 10% Affordable Student Accommodation Scenario & 35% Conventional AH | £11,927,722 | £8,551,449 | £7,888,616 | £6,816,854 | £5,302,193 | £5,245,745 |
| 20% Affordable Student Accommodation Scenario & 35% Conventional AH | £8,284,509 | £4,968,452 | £4,303,658 | £3,234,897 | £1,717,235 | £1,660,787 |
| 30% Affordable Student Accommodation Scenario & 35% Conventional AH | £4,841,298 | £1,381,534 | £718,701 | £265,402 | £1,898,220 | £2,156,582 |
| 35% Affordable Student Accommodation Scenario & 35% Conventional AH | £2,815,690 | £-417,214 | £-1,090,192 | £-2,175,252 | £-3,716,049 | £-3,976,411 |
| 40% Affordable Student Accommodation Scenario & 35% Conventional AH | £998,083 | £-2,237,043 | £-3,509,991 | £-4,865,061 | £-5,535,878 | £-5,796,239 |
| 50% Affordable Student Accommodation Scenario & 35% Conventional AH | £-2,685,490 | £-5,676,701 | £-6,545,649 | £-7,638,718 | £-8,175,935 | £-8,436,897 |

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

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base BUILD COSTS, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario & 35% Conventional AH | £15,670,935 | £12,136,407 | £11,473,573 | £10,404,812 | £8,887,150 | £8,830,702 |
| 10% Affordable Student Accommodation Scenario & 35% Conventional AH | £11,927,722 | £8,551,449 | £7,888,616 | £6,816,854 | £5,302,193 | £5,245,745 |
| 20% Affordable Student Accommodation Scenario & 35% Conventional AH | £8,284,509 | £4,968,452 | £4,303,658 | £3,234,897 | £1,717,235 | £1,660,787 |
| 30% Affordable Student Accommodation Scenario & 35% Conventional AH | £4,841,298 | £1,381,534 | £718,701 | £265,402 | £1,898,220 | £2,156,582 |
| 35% Affordable Student Accommodation Scenario & 35% Conventional AH | £2,815,690 | £-417,214 | £-1,090,192 | £-2,175,252 | £-3,716,049 | £-3,976,411 |
| 40% Affordable Student Accommodation Scenario & 35% Conventional AH | £998,083 | £-2,237,043 | £-3,509,991 | £-4,865,061 | £-5,535,878 | £-5,796,239 |
| 50% Affordable Student Accommodation Scenario & 35% Conventional AH | £-2,685,490 | £-5,676,701 | £-6,545,649 | £-7,638,718 | £-8,175,935 | £-8,436,897 |

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

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base BUILD COSTS, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario & 35% Conventional AH | £11,244,125 | £7,811,169 | £7,147,335 | £6,076,574 | £4,558,912 | £4,502,464 |
| 10% Affordable Student Accommodation Scenario & 35% Conventional AH | £7,601,512 | £4,225,259 | £3,562,426 | £2,491,313 | £975,983 | £919,535 |
| 20% Affordable Student Accommodation Scenario & 35% Conventional AH | £3,958,299 | £260,282 | £-122,592 | £-1,091,313 | £-2,608,975 | £-2,865,423 |
| 30% Affordable Student Accommodation Scenario & 35% Conventional AH | £1,315,086 | £-844,974 | £-1,507,565 | £-2,641,612 | £-4,124,433 | £-4,381,781 |
| 35% Affordable Student Accommodation Scenario & 35% Conventional AH | £-1,306,920 | £-1,743,424 | £-2,418,372 | £-3,241,442 | £-4,242,259 | £-4,500,221 |
| 40% Affordable Student Accommodation Scenario & 35% Conventional AH | £-3,958,927 | £-5,269,276 | £-6,183,021 | £-7,243,377 | £-8,263,688 | £-8,521,650 |
| 50% Affordable Student Accommodation Scenario & 35% Conventional AH | £-7,611,200 | £-10,202,411 | £-11,675,955 | £-13,660,568 | £-15,501,745 | £-15,759,107 |

LB Camden
Local Plan Viability Testing 2025

| | |
|--|--|
| CT - 200 Bed Student Accommodation and 50% of Floorspace Conventional Affordable Housing | |
|--|--|

| | |
|------------|-----------------------------|
| Value Area | Central London (CIL Zone A) |
|------------|-----------------------------|

| | |
|-----------------------|---------|
| No Conventional Units | 63 |
| Site Area | 0.21 Ha |

| | |
|-----------------------|-----------|
| Sales value inflation | Base |
| Build cost inflation | Base |
| Tenure | LAR - CIR |

Residual land values:

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|---|--|
| 100% Private Student Accommodation Scenario & 50% Conventional AH | £12,330,688 | £9,454,061 | £7,735,956 | £6,520,017 | £4,817,907 | £4,520,006 |
| 10% Affordable Student Accommodation Scenario & 50% Conventional AH | £3,647,475 | £4,866,104 | £4,150,968 | £3,844,056 | £1,422,949 | £351,049 |
| 20% Affordable Student Accommodation Scenario & 50% Conventional AH | £5,044,262 | £1,284,146 | £566,041 | £950,678 | £2,387,896 | £2,690,342 |
| 30% Affordable Student Accommodation Scenario & 50% Conventional AH | £1,401,049 | £2,339,918 | £3,694,680 | £4,290,335 | £8,027,553 | £9,330,001 |
| 35% Affordable Student Accommodation Scenario & 50% Conventional AH | £426,974 | £4,155,747 | £4,884,809 | £6,110,164 | £7,847,382 | £8,149,829 |
| 40% Affordable Student Accommodation Scenario & 50% Conventional AH | £2,278,378 | £4,975,576 | £6,734,637 | £7,929,993 | £9,667,211 | £9,969,658 |
| 50% Affordable Student Accommodation Scenario & 50% Conventional AH | £5,976,178 | £9,616,233 | £10,344,296 | £11,569,650 | £13,306,989 | £13,608,318 |

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

£97,649,000

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|---|--|
| 100% Private Student Accommodation Scenario & 50% Conventional AH | £11,516,815 | £15,637,488 | £16,739,339 | £18,992,212 | £19,273,341 | £19,571,241 |
| 10% Affordable Student Accommodation Scenario & 50% Conventional AH | £15,462,039 | £19,222,144 | £19,940,349 | £21,199,898 | £22,894,189 | £23,199,632 |
| 20% Affordable Student Accommodation Scenario & 50% Conventional AH | £10,106,441 | £20,542,236 | £22,517,470 | £24,267,425 | £26,103,343 | £26,408,470 |
| 30% Affordable Student Accommodation Scenario & 50% Conventional AH | £20,933,264 | £22,623,037 | £23,391,099 | £26,016,454 | £28,353,672 | £28,658,119 |
| 40% Affordable Student Accommodation Scenario & 50% Conventional AH | £22,782,969 | £26,841,899 | £27,570,927 | £28,438,293 | £31,171,261 | £31,476,268 |
| 50% Affordable Student Accommodation Scenario & 50% Conventional AH | £26,461,466 | £30,742,624 | £30,960,462 | £32,070,486 | £34,813,166 | £35,118,066 |

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

£67,186,000

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|---|--|
| 100% Private Student Accommodation Scenario & 50% Conventional AH | £321,625 | £1,153,973 | £4,823,344 | £4,992,027 | £7,991,052 | £7,991,052 |
| 10% Affordable Student Accommodation Scenario & 50% Conventional AH | £83,321,585 | £7,139,959 | £7,898,962 | £9,999,002 | £10,779,111 | £11,674,611 |
| 20% Affordable Student Accommodation Scenario & 50% Conventional AH | £91,864,708 | £1,617,914 | £1,443,019 | £1,669,738 | £4,366,448 | £4,366,448 |
| 30% Affordable Student Accommodation Scenario & 50% Conventional AH | £10,608,011 | £14,344,978 | £15,074,040 | £16,296,335 | £18,036,613 | £18,339,061 |
| 35% Affordable Student Accommodation Scenario & 50% Conventional AH | £12,550,034 | £16,194,817 | £16,889,869 | £18,119,224 | £19,885,444 | £20,187,892 |
| 40% Affordable Student Accommodation Scenario & 50% Conventional AH | £14,265,438 | £17,684,036 | £18,176,697 | £19,603,652 | £21,675,271 | £21,977,719 |
| 50% Affordable Student Accommodation Scenario & 50% Conventional AH | £17,984,248 | £21,824,255 | £22,381,335 | £23,678,719 | £26,319,592 | £26,621,979 |

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

£49,429,000

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|---|--|
| 100% Private Student Accommodation Scenario & 50% Conventional AH | £3,842,486 | £34,139 | £782,244 | £1,993,193 | £3,870,263 | £3,988,194 |
| 10% Affordable Student Accommodation Scenario & 50% Conventional AH | £199,275 | £1,817,957 | £1,817,957 | £4,164,162 | £4,366,448 | £4,366,448 |
| 20% Affordable Student Accommodation Scenario & 50% Conventional AH | £3,443,636 | £7,204,654 | £7,822,169 | £9,109,679 | £10,676,096 | £11,178,542 |
| 30% Affordable Student Accommodation Scenario & 50% Conventional AH | £7,087,161 | £10,824,118 | £11,563,180 | £12,778,838 | £14,615,753 | £14,918,201 |
| 35% Affordable Student Accommodation Scenario & 50% Conventional AH | £9,416,104 | £12,644,147 | £13,171,009 | £14,696,364 | £16,355,265 | £16,657,713 |
| 40% Affordable Student Accommodation Scenario & 50% Conventional AH | £10,784,576 | £14,483,778 | £15,180,337 | £16,418,103 | £18,119,411 | £18,421,859 |
| 50% Affordable Student Accommodation Scenario & 50% Conventional AH | £14,463,308 | £18,103,633 | £18,612,495 | £20,009,690 | £22,367,488 | £22,669,936 |

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

£20,691,000

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 & A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|---|--|
| 100% Private Student Accommodation Scenario & 50% Conventional AH | £6,088,418 | £4,737,871 | £3,889,697 | £3,889,697 | £5,889,697 | £5,889,697 |
| 10% Affordable Student Accommodation Scenario & 50% Conventional AH | £4,361,265 | £5,844,264 | £6,755,212 | £7,962,162 | £9,665,261 | £9,967,161 |
| 20% Affordable Student Accommodation Scenario & 50% Conventional AH | £713,052 | £3,042,084 | £3,760,169 | £4,976,889 | £6,714,766 | £7,016,662 |
| 30% Affordable Student Accommodation Scenario & 50% Conventional AH | £2,626,181 | £4,654,129 | £7,811,180 | £9,616,646 | £10,353,763 | £10,655,611 |
| 35% Affordable Student Accommodation Scenario & 50% Conventional AH | £4,763,184 | £9,481,957 | £9,211,019 | £10,436,374 | £12,173,692 | £12,475,639 |
| 40% Affordable Student Accommodation Scenario & 50% Conventional AH | £6,802,886 | £12,311,786 | £12,030,861 | £13,266,202 | £15,003,121 | £15,305,068 |
| 50% Affordable Student Accommodation Scenario & 50% Conventional AH | £10,541,368 | £14,944,443 | £14,670,505 | £16,895,890 | £19,683,076 | £19,984,923 |

LB Camden
Local Plan Viability Testing 2025

| | |
|---|--|
| C7 - 200 Bed Student Accommodation Only | |
|---|--|

| | |
|------------|--|
| Value Area | Rest of Camden, Highgate and Hampstead (CIL Zones B & C) |
|------------|--|

| | |
|--------------------------|---------|
| No Conventional AH Units | 0 |
| Site Area | 0.21 Ha |

| | |
|-----------------------|------|
| Sales value Inflation | Base |
| Build cost Inflation | Base |
| Tenure | N/A |

Residual land values:

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario | £16,596,591 | £14,389,343 | £14,054,305 | £13,285,734 | £12,748,099 | £12,055,007 |
| 10% Affordable Student Accommodation Scenario | £16,491,159 | £11,425,035 | £10,890,197 | £10,141,425 | £9,071,751 | £8,911,590 |
| 20% Affordable Student Accommodation Scenario | £12,205,755 | £8,280,727 | £7,745,989 | £6,997,117 | £5,927,442 | £5,786,991 |
| 30% Affordable Student Accommodation Scenario | £9,010,352 | £5,136,419 | £4,601,581 | £3,852,809 | £2,783,134 | £2,622,862 |
| 35% Affordable Student Accommodation Scenario | £7,412,651 | £3,564,265 | £3,029,428 | £2,280,655 | £1,210,980 | £1,050,529 |
| 40% Affordable Student Accommodation Scenario | £5,814,949 | £1,962,111 | £1,457,273 | £708,501 | £-366,685 | £-529,584 |
| 50% Affordable Student Accommodation Scenario | £2,619,945 | £-1,168,177 | £-1,712,076 | £-2,472,973 | £-3,558,970 | £-3,721,868 |

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

£97,649,000

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario | £1,990,720 | £5,936,947 | £8,471,285 | £7,225,328 | £8,030,531 | £5,480,053 |
| 10% Affordable Student Accommodation Scenario | £5,105,132 | £9,081,255 | £9,916,993 | £10,304,865 | £11,434,539 | £11,894,991 |
| 20% Affordable Student Accommodation Scenario | £3,300,325 | £11,225,463 | £12,960,407 | £13,500,173 | £14,793,848 | £14,729,259 |
| 30% Affordable Student Accommodation Scenario | £1,495,058 | £15,369,671 | £16,904,709 | £16,653,481 | £17,723,156 | £17,683,058 |
| 35% Affordable Student Accommodation Scenario | £1,093,693 | £16,942,925 | £17,476,962 | £18,225,635 | £18,296,310 | £19,405,761 |
| 40% Affordable Student Accommodation Scenario | £1,460,341 | £16,614,179 | £16,649,017 | £19,907,709 | £20,072,895 | £21,039,474 |
| 50% Affordable Student Accommodation Scenario | £1,686,745 | £21,670,987 | £22,219,066 | £22,979,283 | £24,059,380 | £24,228,158 |

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

£57,186,000

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario | £6,387,501 | £2,560,283 | £2,025,445 | £1,276,674 | £206,999 | £6,597 |
| 10% Affordable Student Accommodation Scenario | £3,392,098 | £4,967,988 | £4,849,695 | £4,849,695 | £4,933,266 | £4,967,791 |
| 20% Affordable Student Accommodation Scenario | £196,695 | £3,728,333 | £4,283,171 | £5,011,943 | £6,081,818 | £6,242,069 |
| 30% Affordable Student Accommodation Scenario | £2,989,768 | £4,444,756 | £4,607,493 | £5,979,632 | £6,225,566 | £6,386,318 |
| 35% Affordable Student Accommodation Scenario | £4,598,409 | £4,444,756 | £5,979,632 | £9,728,405 | £10,758,090 | £10,958,531 |
| 40% Affordable Student Accommodation Scenario | £5,184,111 | £10,916,849 | £10,981,787 | £11,300,569 | £12,378,745 | £12,538,644 |
| 50% Affordable Student Accommodation Scenario | £3,389,415 | £15,478,637 | £15,221,636 | £4,446,003 | £10,568,000 | £10,759,058 |

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

£46,420,000

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario | £10,108,361 | £8,081,143 | £5,546,305 | £4,797,534 | £3,727,859 | £3,967,407 |
| 10% Affordable Student Accommodation Scenario | £6,312,958 | £2,036,835 | £2,401,997 | £1,653,225 | £583,561 | £423,099 |
| 20% Affordable Student Accommodation Scenario | £3,717,055 | £7,472 | £748,411 | £1,601,085 | £2,567,158 | £2,711,794 |
| 30% Affordable Student Accommodation Scenario | £322,152 | £3,351,781 | £3,886,019 | £4,636,391 | £5,705,096 | £5,885,618 |
| 35% Affordable Student Accommodation Scenario | £2,979,549 | £4,923,035 | £4,923,035 | £6,182,261 | £7,271,230 | £7,437,917 |
| 40% Affordable Student Accommodation Scenario | £2,673,251 | £4,456,068 | £7,030,527 | £7,776,599 | £8,654,655 | £9,017,764 |
| 50% Affordable Student Accommodation Scenario | £5,886,655 | £9,657,077 | £10,200,076 | £10,861,173 | £12,047,170 | £12,210,058 |

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

£20,601,000

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario | £14,270,351 | £10,343,133 | £9,788,285 | £9,389,584 | £7,869,840 | £7,729,397 |
| 10% Affordable Student Accommodation Scenario | £11,074,840 | £7,088,825 | £6,563,987 | £5,815,215 | £4,745,541 | £4,585,080 |
| 20% Affordable Student Accommodation Scenario | £7,879,545 | £3,954,217 | £3,416,679 | £2,670,907 | £1,601,232 | £1,440,781 |
| 30% Affordable Student Accommodation Scenario | £4,684,142 | £10,209 | £273,371 | £474,401 | £1,144,116 | £1,010,426 |
| 35% Affordable Student Accommodation Scenario | £3,086,441 | £781,945 | £1,296,782 | £2,045,556 | £3,115,230 | £3,275,681 |
| 40% Affordable Student Accommodation Scenario | £1,468,739 | £2,334,099 | £2,869,937 | £3,617,709 | £4,692,890 | £4,935,794 |
| 50% Affordable Student Accommodation Scenario | £1,468,968 | £4,465,967 | £5,020,866 | £4,746,163 | £7,664,160 | £8,006,078 |

LB Camden
Local Plan Viability Testing 2025

| CT - 200 Bed Student Accommodation and conventional Affordable Housing | | Value Area | | | | | Rest of Camden, Highgate and Hampstead (CIL Zones B & C) |
|--|--|---|--|--|--|--|--|
| No Conventional Units | 44 | Sales value inflation | Base | Build cost inflation | Base | Tenure | LAR : CIR |
| Site Area | 0.21 Ha | | | | | | |
| Residual land values: | | | | | | | |
| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
| Student Accommodation with 35% Conventional AH (LAR : CIL) | £11,092,835 | £7,729,972 | £7,067,078 | £5,988,316 | £4,480,855 | £4,224,207 | £11,513,510 |
| Student Accommodation with 50% Conventional AH (LAR : CIL) | £7,852,587 | £4,047,266 | £3,320,491 | £2,122,251 | £1,411,412 | £1,151,510 | |
| Residual Land values compared to benchmark land values | | | | | | £97,648,000 | |
| Higher Value Secondary Offices | | | | | | | |
| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
| Student Accommodation with 35% Conventional AH (LAR : CIL) | £9,111,189 | £4,428,318 | £4,173,625 | £3,383,769 | £2,564,878 | £2,302,783 | £10,852,783 |
| Student Accommodation with 50% Conventional AH (LAR : CIL) | £4,255,376 | £2,047,426 | £1,719,625 | £1,069,769 | £664,878 | £552,783 | |
| Residual Land values compared to benchmark land values | | | | | | £57,186,000 | |
| Medium Value Secondary Offices | | | | | | | |
| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
| Student Accommodation with 35% Conventional AH (LAR : CIL) | £3,315,225 | £4,229,124 | £3,941,295 | £2,510,122 | £2,225,245 | £2,044,053 | £7,254,053 |
| Student Accommodation with 50% Conventional AH (LAR : CIL) | £4,158,471 | £2,941,426 | £2,673,596 | £1,688,239 | £1,197,848 | £1,189,550 | |
| Residual Land values compared to benchmark land values | | | | | | £40,420,000 | |
| Lower Value Secondary Offices / Community Space | | | | | | | |
| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
| Student Accommodation with 35% Conventional AH (LAR : CIL) | £2,604,635 | £759,293 | £1,421,122 | £2,481,894 | £4,007,540 | £4,281,280 | £4,281,280 |
| Student Accommodation with 50% Conventional AH (LAR : CIL) | £6,686,441 | £4,640,026 | £4,358,226 | £3,360,629 | £2,006,106 | £1,812,466 | |
| Residual Land values compared to benchmark land values | | | | | | £20,601,000 | |
| Secondary Industrial/Storage/Distribution | | | | | | | |
| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
| Student Accommodation with 35% Conventional AH (LAR : CIL) | £8,188,626 | £3,363,705 | £2,740,345 | £1,973,185 | £1,524,215 | £1,498,885 | £8,988,885 |
| Student Accommodation with 50% Conventional AH (LAR : CIL) | £3,226,377 | £2,644,642 | £2,468,226 | £1,505,688 | £1,044,794 | £1,012,700 | |

LB Camden
Local Plan Viability Testing 2025

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

| | |
|-----------------------|---------|
| No Conventional Units | 44 |
| Site Area | 0.21 Ha |

Residual land values:

| | |
|------------|--|
| Value Area | Rest of Camden, Highgate and Hampstead (CIL Zones B & C) |
|------------|--|

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

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base BUILD COSTS, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario & 35% Conventional AH | £11,092,635 | £7,726,972 | £7,687,678 | £5,988,318 | £4,480,655 | £4,224,207 |
| 10% Affordable Student Accommodation Scenario & 35% Conventional AH | £7,497,432 | £4,546,604 | £4,507,310 | £2,849,008 | £1,336,347 | £1,079,899 |
| 20% Affordable Student Accommodation Scenario & 35% Conventional AH | £4,702,029 | £1,441,266 | £1,399,462 | £294,730 | £1,835,547 | £2,095,909 |
| 30% Affordable Student Accommodation Scenario & 35% Conventional AH | £1,508,608 | £1,728,997 | £2,401,945 | £3,487,615 | £5,027,831 | £5,288,193 |
| 35% Affordable Student Accommodation Scenario & 35% Conventional AH | £92,456 | £3,325,139 | £3,988,087 | £5,085,157 | £6,623,574 | £6,884,335 |
| 40% Affordable Student Accommodation Scenario & 35% Conventional AH | £1,744,645 | £4,921,282 | £5,594,239 | £6,278,289 | £8,220,116 | £8,480,478 |
| 50% Affordable Student Accommodation Scenario & 35% Conventional AH | £4,568,705 | £8,113,696 | £8,786,514 | £9,971,584 | £11,412,452 | £11,672,792 |

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

£97,648,000

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base BUILD COSTS, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario & 35% Conventional AH | £11,092,635 | £7,726,972 | £7,687,678 | £5,988,318 | £4,480,655 | £4,224,207 |
| 10% Affordable Student Accommodation Scenario & 35% Conventional AH | £7,497,432 | £4,546,604 | £4,507,310 | £2,849,008 | £1,336,347 | £1,079,899 |
| 20% Affordable Student Accommodation Scenario & 35% Conventional AH | £4,702,029 | £1,441,266 | £1,399,462 | £294,730 | £1,835,547 | £2,095,909 |
| 30% Affordable Student Accommodation Scenario & 35% Conventional AH | £1,508,608 | £1,728,997 | £2,401,945 | £3,487,615 | £5,027,831 | £5,288,193 |
| 35% Affordable Student Accommodation Scenario & 35% Conventional AH | £92,456 | £3,325,139 | £3,988,087 | £5,085,157 | £6,623,574 | £6,884,335 |
| 40% Affordable Student Accommodation Scenario & 35% Conventional AH | £1,744,645 | £4,921,282 | £5,594,239 | £6,278,289 | £8,220,116 | £8,480,478 |
| 50% Affordable Student Accommodation Scenario & 35% Conventional AH | £4,568,705 | £8,113,696 | £8,786,514 | £9,971,584 | £11,412,452 | £11,672,792 |

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

£57,186,000

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base BUILD COSTS, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario & 35% Conventional AH | £11,092,635 | £7,726,972 | £7,687,678 | £5,988,318 | £4,480,655 | £4,224,207 |
| 10% Affordable Student Accommodation Scenario & 35% Conventional AH | £7,497,432 | £4,546,604 | £4,507,310 | £2,849,008 | £1,336,347 | £1,079,899 |
| 20% Affordable Student Accommodation Scenario & 35% Conventional AH | £4,702,029 | £1,441,266 | £1,399,462 | £294,730 | £1,835,547 | £2,095,909 |
| 30% Affordable Student Accommodation Scenario & 35% Conventional AH | £1,508,608 | £1,728,997 | £2,401,945 | £3,487,615 | £5,027,831 | £5,288,193 |
| 35% Affordable Student Accommodation Scenario & 35% Conventional AH | £92,456 | £3,325,139 | £3,988,087 | £5,085,157 | £6,623,574 | £6,884,335 |
| 40% Affordable Student Accommodation Scenario & 35% Conventional AH | £1,744,645 | £4,921,282 | £5,594,239 | £6,278,289 | £8,220,116 | £8,480,478 |
| 50% Affordable Student Accommodation Scenario & 35% Conventional AH | £4,568,705 | £8,113,696 | £8,786,514 | £9,971,584 | £11,412,452 | £11,672,792 |

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

£40,420,000

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base BUILD COSTS, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario & 35% Conventional AH | £2,604,635 | £759,289 | £741,122 | £2,489,884 | £4,007,545 | £4,263,993 |
| 10% Affordable Student Accommodation Scenario & 35% Conventional AH | £1,989,788 | £4,546,604 | £4,507,310 | £2,849,008 | £1,336,347 | £1,079,899 |
| 20% Affordable Student Accommodation Scenario & 35% Conventional AH | £3,786,374 | £7,046,904 | £7,709,738 | £9,782,930 | £10,323,747 | £10,584,109 |
| 30% Affordable Student Accommodation Scenario & 35% Conventional AH | £8,961,574 | £10,211,197 | £10,690,145 | £11,928,215 | £13,318,031 | £13,776,393 |
| 35% Affordable Student Accommodation Scenario & 35% Conventional AH | £4,640,669 | £11,613,536 | £12,498,497 | £13,671,867 | £16,114,174 | £16,572,536 |
| 40% Affordable Student Accommodation Scenario & 35% Conventional AH | £10,209,749 | £13,499,422 | £14,082,429 | £15,167,496 | £18,708,516 | £19,166,878 |
| 50% Affordable Student Accommodation Scenario & 35% Conventional AH | £13,446,605 | £18,138,788 | £18,912,014 | £19,366,244 | £23,000,662 | £23,458,024 |

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

£20,601,000

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base BUILD COSTS, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario & 35% Conventional AH | £8,788,658 | £2,981,705 | £2,942,759 | £2,829,707 | £1,472,202 | £1,216,654 |
| 10% Affordable Student Accommodation Scenario & 35% Conventional AH | £3,571,222 | £2,504,445 | £2,504,445 | £1,472,202 | £2,889,863 | £3,246,311 |
| 20% Affordable Student Accommodation Scenario & 35% Conventional AH | £376,819 | £2,884,914 | £3,507,749 | £4,630,940 | £5,161,757 | £5,422,119 |
| 30% Affordable Student Accommodation Scenario & 35% Conventional AH | £1,819,884 | £6,055,207 | £6,726,155 | £7,613,225 | £8,354,041 | £8,614,403 |
| 35% Affordable Student Accommodation Scenario & 35% Conventional AH | £4,418,676 | £7,651,349 | £8,324,297 | £9,498,367 | £10,950,184 | £11,210,546 |
| 40% Affordable Student Accommodation Scenario & 35% Conventional AH | £8,660,395 | £9,317,490 | £10,000,438 | £11,068,366 | £13,548,328 | £13,808,690 |
| 50% Affordable Student Accommodation Scenario & 35% Conventional AH | £15,584,615 | £13,456,776 | £14,112,724 | £14,167,754 | £16,758,619 | £17,018,981 |

LB Camden
Local Plan Viability Testing 2025

CT - Student Accommodation and 50% of Floorspace Conventional Affordable Housing

| | |
|-----------------------|---------|
| No Conventional Units | 63 |
| Site Area | 0.21 Ha |

Residual land values:

| | |
|-----------------------|--|
| Value Area | Rest of Camden, Highgate and Hampstead (CIL Zones B & C) |
| Sales value inflation | Base |
| Build cost inflation | Base |
| Tenure | LAR - CIR |

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario & 50% Conventional AH | £7,892,587 | £4,047,565 | £3,329,481 | £2,122,921 | £111,412 | £113,510 |
| 10% Affordable Student Accommodation Scenario & 50% Conventional AH | £4,667,184 | £303,257 | £16,163 | £1,037,378 | £2,774,596 | £3,077,043 |
| 20% Affordable Student Accommodation Scenario & 50% Conventional AH | £1,481,781 | £-2,275,245 | £-3,004,307 | £-4,229,662 | £-5,966,880 | £-6,269,327 |
| 30% Affordable Student Accommodation Scenario & 50% Conventional AH | £-1,703,074 | £-5,467,530 | £-8,198,981 | £-12,421,947 | £-15,159,105 | £-15,461,612 |
| 35% Affordable Student Accommodation Scenario & 50% Conventional AH | £-3,382,153 | £-7,063,672 | £-7,792,733 | £-9,016,089 | £-10,795,307 | £-11,097,754 |
| 40% Affordable Student Accommodation Scenario & 50% Conventional AH | £-5,004,233 | £-8,659,814 | £-9,388,876 | £-10,814,231 | £-12,351,449 | £-12,653,896 |
| 50% Affordable Student Accommodation Scenario & 50% Conventional AH | £-9,246,392 | £-11,856,098 | £-12,931,190 | | £-12,543,734 | £-12,846,181 |

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

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario & 50% Conventional AH | £15,845,163 | £16,895,033 | £17,119,163 | £17,153,689 | £16,826,816 | £16,826,816 |
| 10% Affordable Student Accommodation Scenario & 50% Conventional AH | £19,044,509 | £22,711,530 | £23,510,997 | £24,239,892 | £23,473,170 | £23,775,617 |
| 20% Affordable Student Accommodation Scenario & 50% Conventional AH | £22,466,344 | £25,414,520 | £26,106,624 | £26,664,411 | £25,694,256 | £26,044,256 |
| 35% Affordable Student Accommodation Scenario & 50% Conventional AH | £23,383,343 | £27,593,303 | £28,290,053 | £29,524,379 | £28,261,597 | £28,611,597 |
| 40% Affordable Student Accommodation Scenario & 50% Conventional AH | £25,310,523 | £28,198,108 | £29,895,786 | £31,101,521 | £29,897,730 | £30,297,730 |
| 50% Affordable Student Accommodation Scenario & 50% Conventional AH | £28,324,662 | £28,324,662 | £31,000,403 | £33,104,006 | £30,692,066 | £31,092,066 |

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

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario & 50% Conventional AH | £9,189,272 | £11,109,803 | £10,815,595 | £10,815,595 | £11,527,628 | £11,527,628 |
| 10% Affordable Student Accommodation Scenario & 50% Conventional AH | £7,351,876 | £11,109,803 | £11,963,307 | £13,066,439 | £14,783,699 | £15,086,103 |
| 20% Affordable Student Accommodation Scenario & 50% Conventional AH | £5,847,279 | £10,246,326 | £11,013,307 | £12,046,722 | £13,715,940 | £14,018,344 |
| 30% Affordable Student Accommodation Scenario & 50% Conventional AH | £13,765,134 | £11,478,599 | £10,256,851 | £10,431,007 | £21,168,225 | £21,470,672 |
| 35% Affordable Student Accommodation Scenario & 50% Conventional AH | £15,581,213 | £10,672,732 | £10,901,793 | £12,027,144 | £22,768,507 | £23,070,954 |
| 40% Affordable Student Accommodation Scenario & 50% Conventional AH | £17,015,668 | £10,669,870 | £12,307,606 | £12,623,021 | £24,050,029 | £24,352,476 |
| 50% Affordable Student Accommodation Scenario & 50% Conventional AH | £20,297,292 | £20,861,109 | £24,590,299 | £26,818,976 | £27,599,794 | £27,899,541 |

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

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario & 50% Conventional AH | £935,613 | £4,444,635 | £5,158,779 | £9,389,879 | £10,079,799 | £10,379,693 |
| 10% Affordable Student Accommodation Scenario & 50% Conventional AH | £1,631,016 | £4,294,326 | £4,803,907 | £5,010,015 | £11,292,372 | £11,592,266 |
| 20% Affordable Student Accommodation Scenario & 50% Conventional AH | £7,094,419 | £10,763,445 | £11,492,607 | £12,177,662 | £14,455,090 | £14,757,537 |
| 30% Affordable Student Accommodation Scenario & 50% Conventional AH | £10,246,274 | £11,995,730 | £14,664,791 | £16,010,147 | £17,647,366 | £17,949,813 |
| 35% Affordable Student Accommodation Scenario & 50% Conventional AH | £11,610,363 | £11,610,363 | £16,290,303 | £17,406,496 | £18,243,607 | £18,546,054 |
| 40% Affordable Student Accommodation Scenario & 50% Conventional AH | £13,492,433 | £17,148,014 | £17,877,076 | £19,102,431 | £20,839,640 | £21,142,086 |
| 50% Affordable Student Accommodation Scenario & 50% Conventional AH | £18,246,462 | £20,360,298 | £21,096,306 | £22,026,716 | £24,030,034 | £24,332,481 |

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

| Tenure | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3) & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9 & Embodied Carbon Policy CC4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4 & Sustainability Policy CC6 A2 & A3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Sustainability Policy CC3 & CC9, Embodied Carbon Policy CC4, Sustainability Policy CC6 A2 & A3 & Renewables offset CC6 A4 |
|---|--|---|--|---|--|--|
| 100% Private Student Accommodation Scenario & 50% Conventional AH | £1,588,317 | £4,422,963 | £4,141,057 | £5,363,586 | £7,100,806 | £7,403,253 |
| 10% Affordable Student Accommodation Scenario & 50% Conventional AH | £320,974 | £1,621,425 | £1,320,517 | £2,559,872 | £4,293,090 | £4,595,537 |
| 20% Affordable Student Accommodation Scenario & 50% Conventional AH | £2,884,426 | £4,724,746 | £4,022,601 | £4,768,121 | £10,485,976 | £10,788,423 |
| 30% Affordable Student Accommodation Scenario & 50% Conventional AH | £6,788,363 | £11,389,882 | £12,118,943 | £13,344,229 | £15,091,517 | £15,393,964 |
| 40% Affordable Student Accommodation Scenario & 50% Conventional AH | £9,303,443 | £12,996,094 | £13,716,086 | £14,940,441 | £16,697,800 | £17,000,247 |
| 50% Affordable Student Accommodation Scenario & 50% Conventional AH | £12,574,602 | £16,175,406 | £16,507,376 | £18,152,725 | £19,859,844 | £20,162,291 |